



For Sale | Formerly approved in 2022 for a 139 unit AL/MC Facility

1220 Rossmoor Parkway
Walnut Creek, CA

±28,974 SF Medical Office Building
on ±4.42 Acres

Call for Offers: September 12, 2025

 RCM Data Room

Call Brokers For Pricing:

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1220 Rossmoor Parkway
Walnut Creek, CA

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1220 Rossmoor Parkway
Walnut Creek, CA

Executive Summary

Originally constructed in 1970 as a medical office building, 1220 Rossmoor Parkway (the “Property”) served the Rossmoor Active Adult community for decades. The Property was last leased to John Muir Hospital for over 15 years, and now represents a rare redevelopment opportunity in one of Northern California’s most senior-focused markets.

The Property is ideally located just 0.45 miles from the gates of Rossmoor, the largest senior community in Northern California with ±10,000 residents. It sits at the center of a vibrant health-care and residential care corridor, surrounded by assisted living,

skilled nursing, and memory care facilities. The location is also just minutes from Highway 24 and I-680, providing easy access to and from neighboring communities.

Directly adjacent to the site is the newly renovated Rossmoor Shopping Center, a ±120,000 RSF retail destination anchored by Safeway, CVS Pharmacy, and Starbucks, along with a variety of shops and services that serve as key amenities to the surrounding population. The Property is centrally positioned between the affluent communities of Alamo and Lafayette, offering strong demographics and a built-in base of demand.

Zoned to permit care-related uses, the site was previously approved by the City of Walnut Creek in 2022 for a 139-unit assisted living facility—validating its potential for senior housing or healthcare development. This is a unique opportunity to redevelop in a location that is already established as a hub for senior living and services.



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Property Overview

Colliers

BUILDING SIZE:
±28,974 SF

SITE AREA:
±4.42 Acres

1220 Rossmoor Parkway

PARKING:
111 stalls
3.83/1000

SIGNAGE:
Building &
Monument

ZONING:
PD 930
(General Plan Office)

APN:
189-040-029-2

TWO STORY
Medical office
building
with basement

LOCATION:
0.45 Miles from
the Rossmoor
community



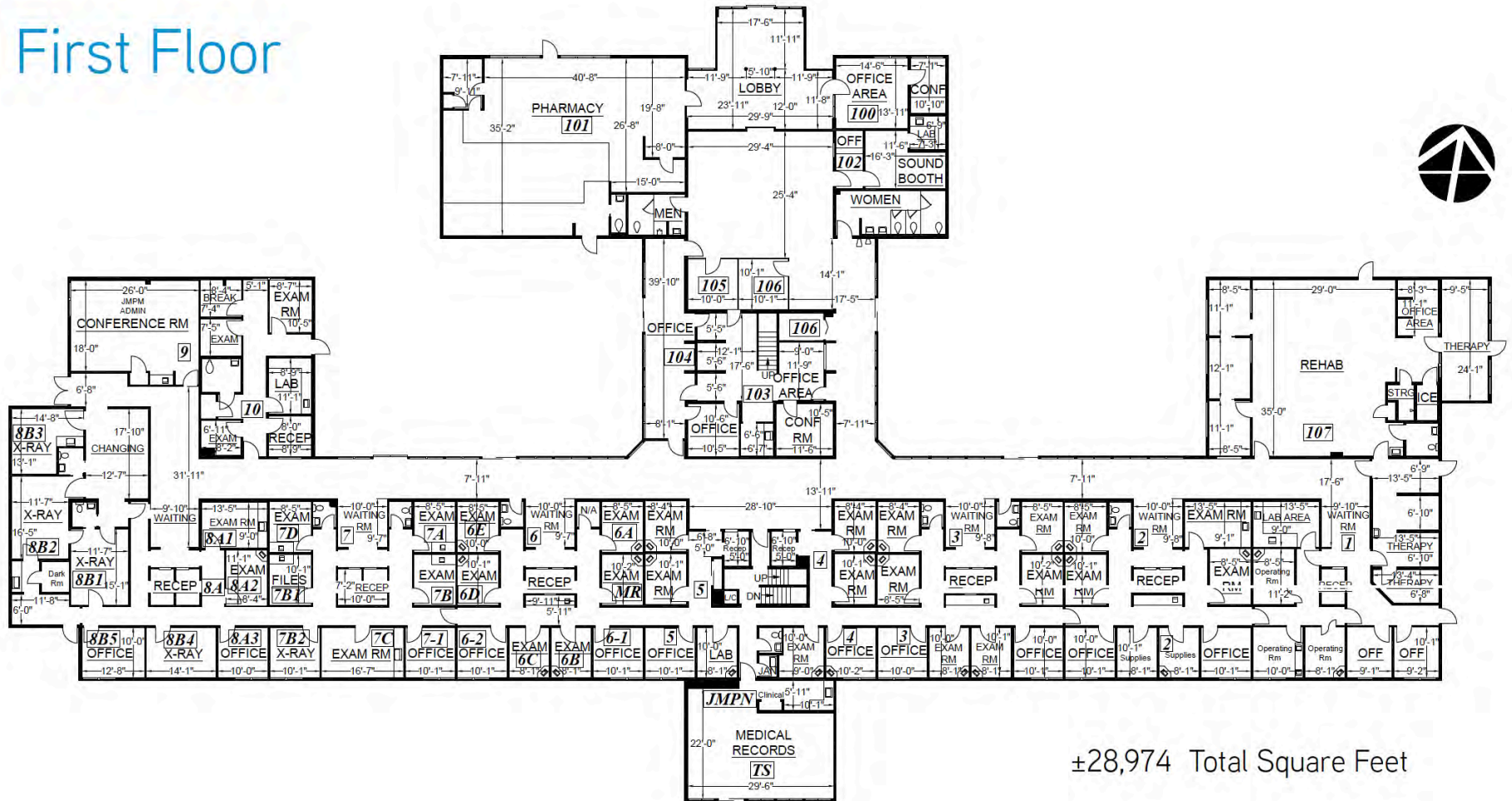
Exterior Photos

1220 Rossmoor Parkway, Walnut Creek, CA



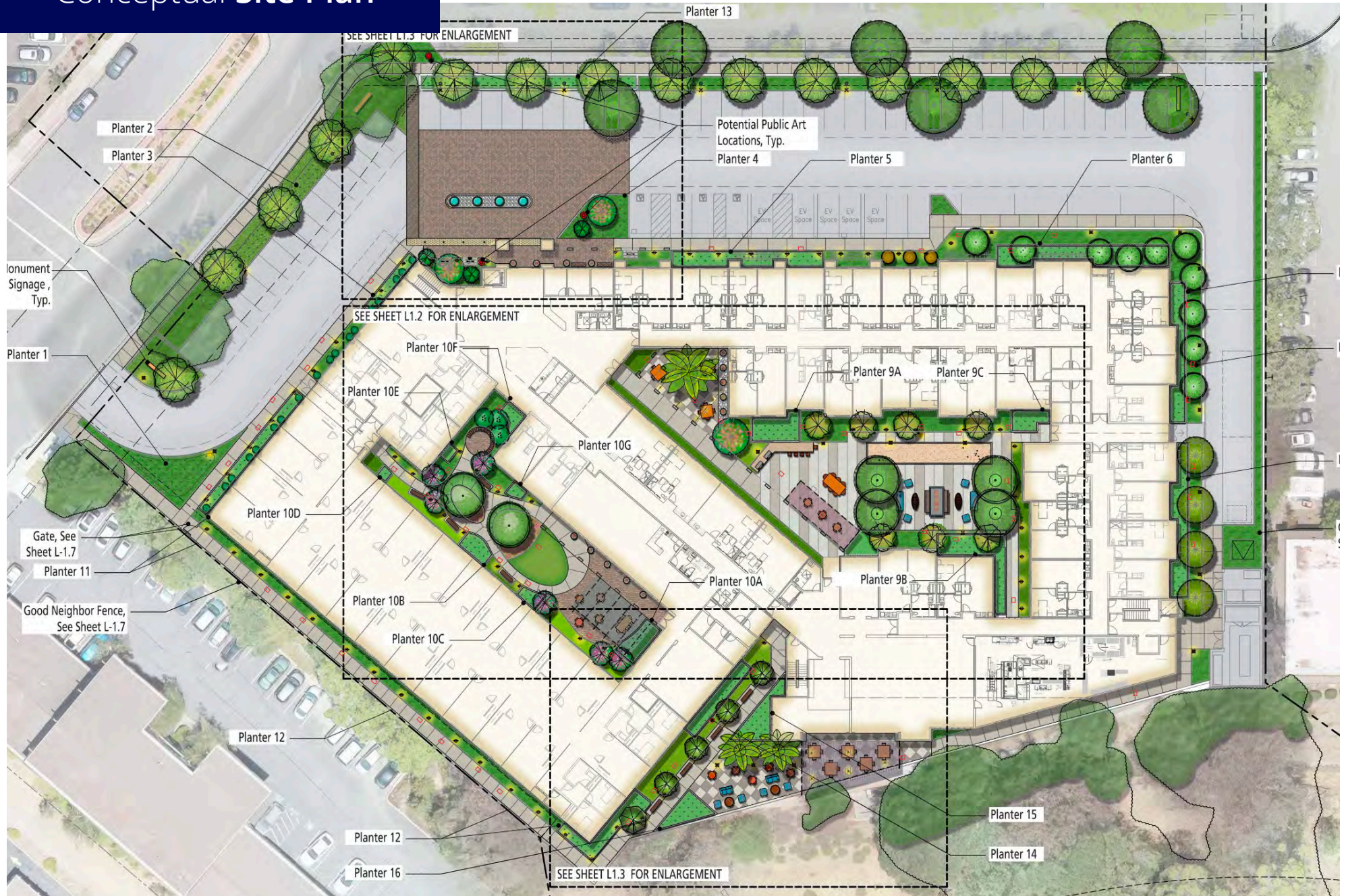
Current Floor Plan

First Floor



±28,974 Total Square Feet

Conceptual Site Plan



Conceptual Site Plan



Previously Approved Project Data

Project Data

Site Area:	Gross: ±4.42 acres (±205,611 SF)
Existing Building on Site	Medical Office Building (to be Demolished)
Zoning	PUD
Construction Type	Type V-A over Type I Basement Sprinklered (per NFPA 13)

Senior Community Unit Mix (R2.1 Occupancy)

	Unit Count	Bed Count
Studio - 390 gsf	25	25
Shared - 517 gsf	5	10
Total Units/Beds	30 MC Units	35 Beds

Assisted Living

Unit Type	Unit Count	Bed Count
Studio A (390 GSF)	32	32
Studio B (438 GSF)	7	7
Studio C (406 GSF)	2	2
Open 1Br A (467 GSF)	9	9
Open 1Br B (509 GSF)	4	4
1-Bedroom A (592 GSF)	34	34
1-Bedroom B (664 GSF)	19	19
2-Bedroom A (892 GSF)	1	2
2-Bedroom B (817 GSF)	1	2
Total Units/Beds	109 AL Units	111 Beds

Totals

Description	Value
Total Units	139 Units
Total Beds	146 Beds (non-ambulatory allowed)

* All units shall be adaptable and in an accessible path of travel in this elevator-served building

Parking

Parking Required	64 = 37 (@ .25 per res. bed) + 27 employees
Parking Provided	76 --> 3 standard accessible, 1 van accessible, 6 ev spaces (3 installed, 3 future)
	65 in parking lot, 11 parallel parking along roosmoor parkway court

Bike Rack for 6 Bikes

Gross Building Area

Second Level	±52,857 gsf	32
First Level	±53,734 GSF	7
Total Above Grade	106,591 GSF	2
Basement Level	±7,157 GSF	9
Total Building Area	113,748 GSF	4

Building Height

2-stories; 30'-6" Max (See Building/Site Sections)

Conceptual Elevation Plan



Conceptual Elevation Plan



Conceptual Renderings



Conceptual Renderings



MEMORY CARE GARDEN



VIEWING TERRACE

Aerial Overview



savers

Chevron



CVS/pharmacy

WELLS FARGO

SAFeway

CHASE

Davita
Kidney Care

ROSSMOOR PARKWAY

Permitted Uses



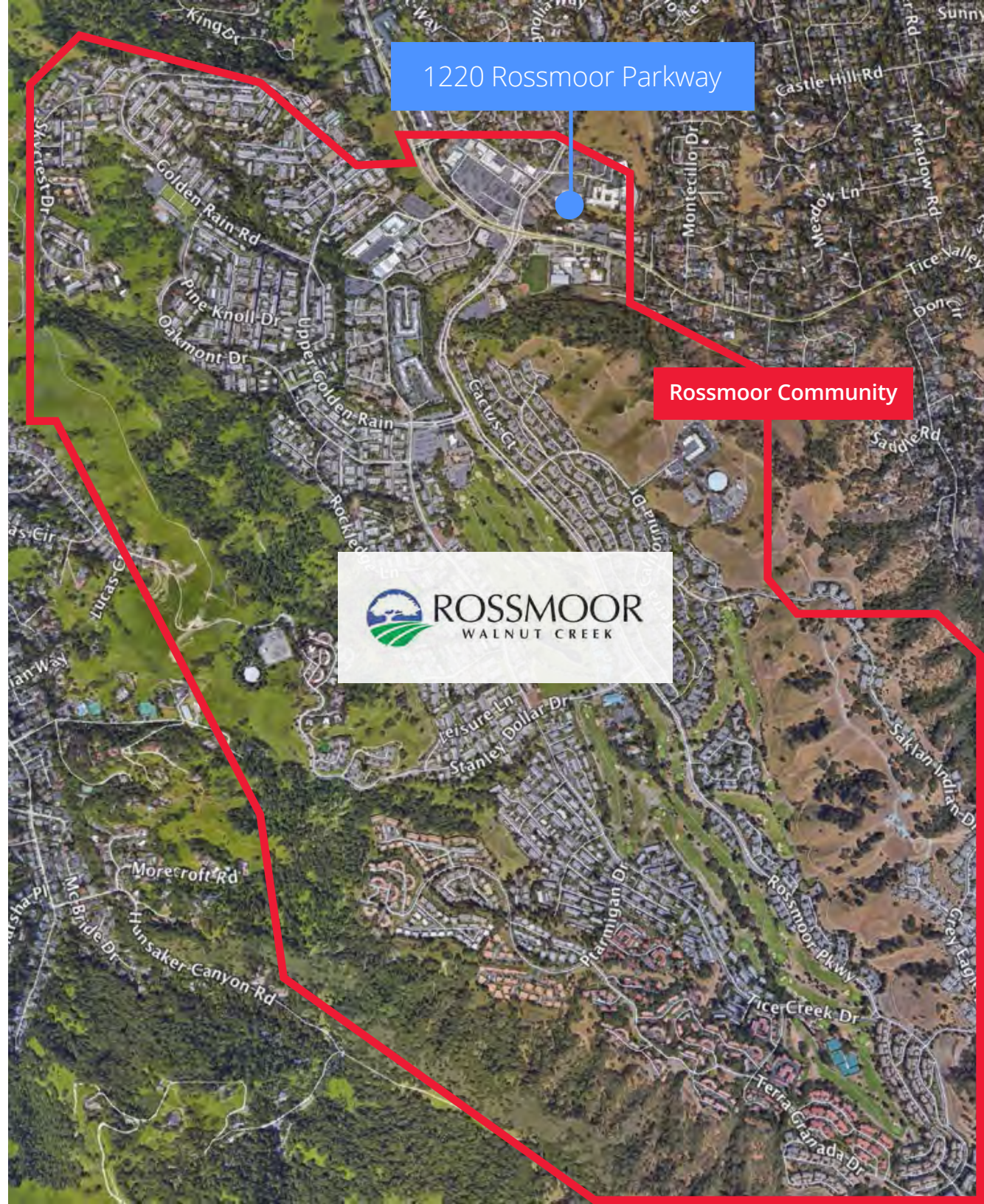
Permitted & Conditionally Permitted Uses	Permitted Use	Use Permit Required
Residential Uses		
<i>Adult Day Care Home</i>	X	
<i>Congregate Living Facility</i>	X	
<i>Group Residential</i>	X	
<i>Multiple Family Residential</i>	X	
<i>Residential Care Home</i>	X	
Commercial Use		
<i>Animal Hospital</i>	*Limited	
<i>Offices, Medical</i>	X	
Community Facility Use		
<i>College, Public or Private</i>	X	
<i>Natural History / Science Museum</i>		X
<i>Residential Care Facility</i>	X	
<i>Schools, Public or Private</i>	X	
<i>Skilled Nursing Facilities</i>	X	

Community Overview

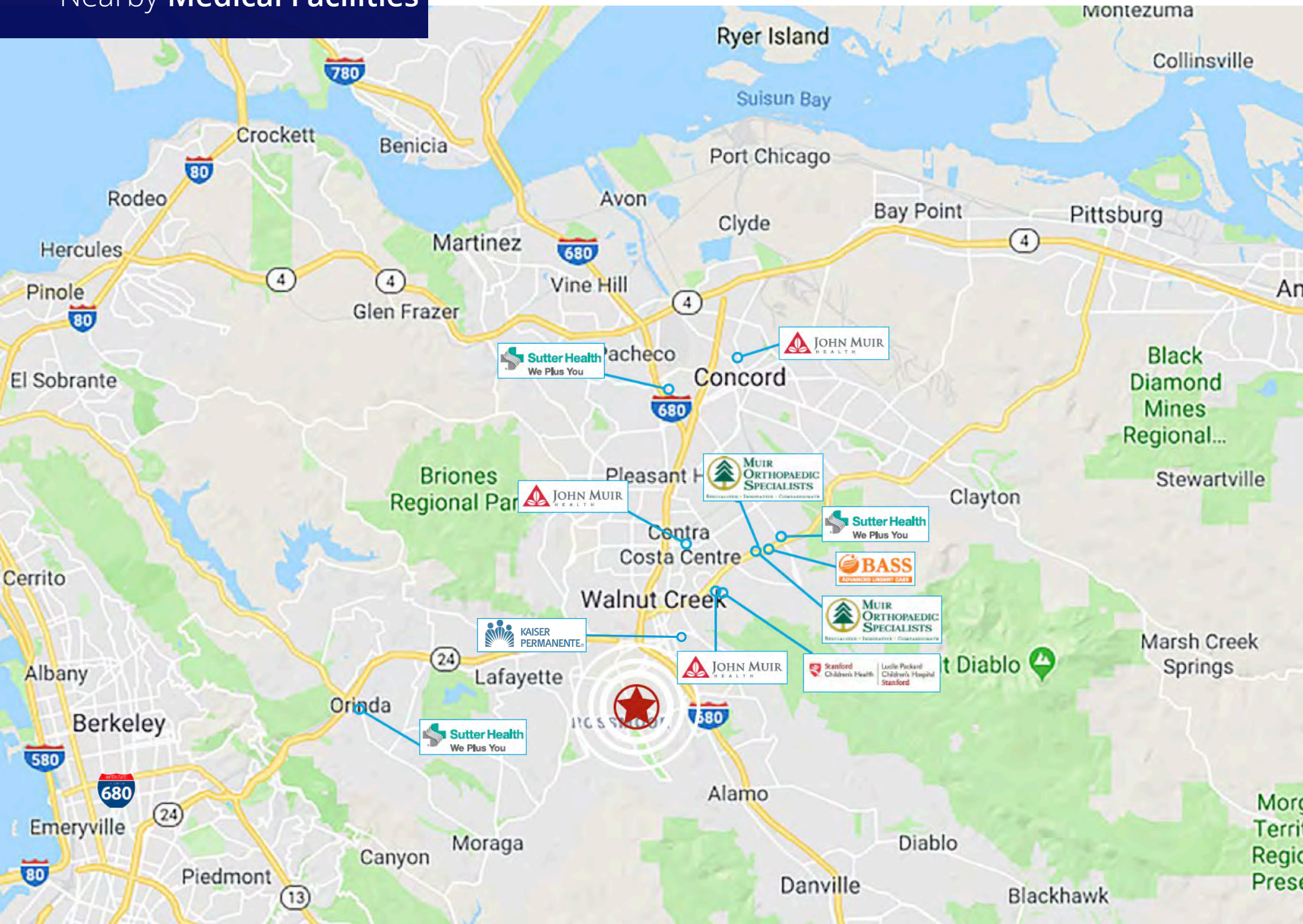
Demographic Statistics Population 6 Mile Radius

Age	Total Population
65-69	±13,906
70-74	±12,876
75-79	±11,685
80-84	±7,660
85+	±8,632

Source: ESRI, U.S. Census

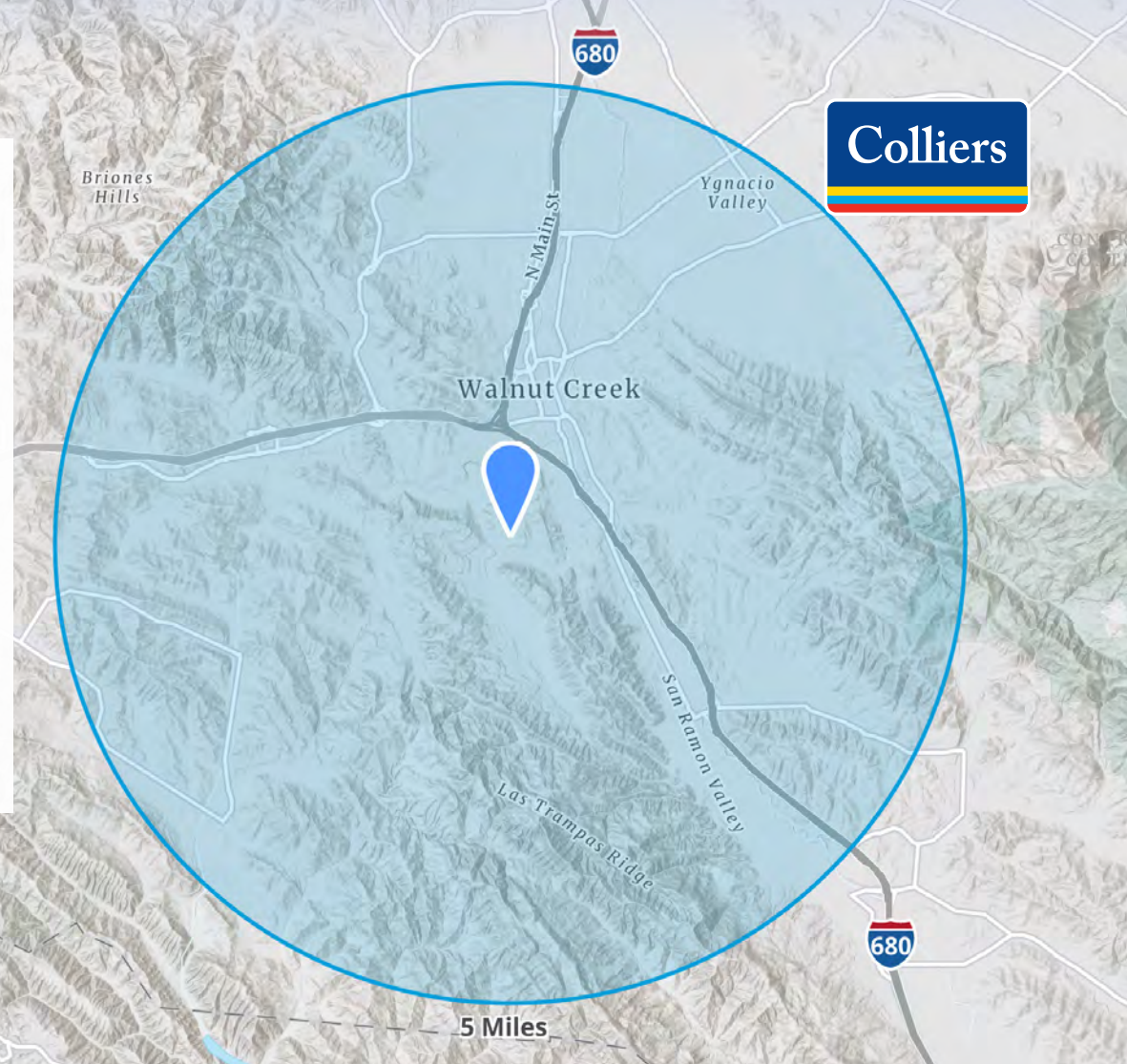


Nearby Medical Facilities



Location Overview

Walnut Creek, located in Contra Costa County, California, is a vibrant town with a population of 69,809. Known for its appealing blend of urban and suburban living, Walnut Creek is considered one of the best places to live in the state. Residents enjoy a diverse range of amenities, including numerous restaurants, coffee shops, and parks that cater to a variety of tastes and lifestyles. The town attracts a mix of young professionals and retirees, creating a dynamic community with a balance of experience and energy. The political climate is generally moderate, reflecting the town's diverse population. Additionally, Walnut Creek is renowned for its highly-rated public schools, making it an ideal location for families seeking quality education.



Demographics *5 mile radius*



593,187
Total Population



6.2%
Population Change
Since 2000



\$1,180,092
Median Home
Value



\$150,556
Median Household
Income



45,405
Families



25%
Population 65+ Years

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the text are three horizontal stripes in red, yellow, and blue.

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The image shows the main entrance of a building at night. The entrance is labeled "Main Entrance" above a set of glass doors. The building has a covered walkway supported by several white columns. The interior of the building is visible through the glass doors, showing a modern office space with green chairs and a desk. The exterior is lit with warm lights, and there are some plants and a white bench in the foreground. The address "1220 Rossmoor Parkway" is visible on a sign near the entrance.

Main Entrance



RCM Data Room

For Sale
1220 Rossmoor Parkway, Walnut Creek, CA

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