

# FOR SALE

## RARE OWNER USER OFFICE/MEDICAL OFFICE BUILDING

### 1233 ALPINE ROAD, WALNUT CREEK, CA 94596

CALL BROKER FOR PRICING



**Edward F. Del Beccaro**  
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San Francisco Bay Area  
Regional Manager

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# 1233 ALPINE ROAD

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- Call Broker For Pricing
- APN: 184-041-024-3
- Building Size: +/-7,348 SF
- Owner User Opportunity with potential for entire first floor to be delivered vacant
- Year Built: 1974 / Renovated 1991
- Zoning: Office Commercial (Buyer To Verify Zoning & Approved Uses)
- Zoned for Office & Medical Uses (Buyer To Verify Zoning & Approved Uses)
- Solar Panels installed on roof
- +/- 25 parking stalls and available street parking (Buyer To Verify)
- SBA Financing Opportunity
- Location Description: Strategically positioned in Downtown Walnut Creek, 1233 Alpine Road offers immediate access to I-680 and Highway 24. The property is within walking distance of premier shopping, acclaimed restaurants, entertainment, and a wide array of downtown amenities.



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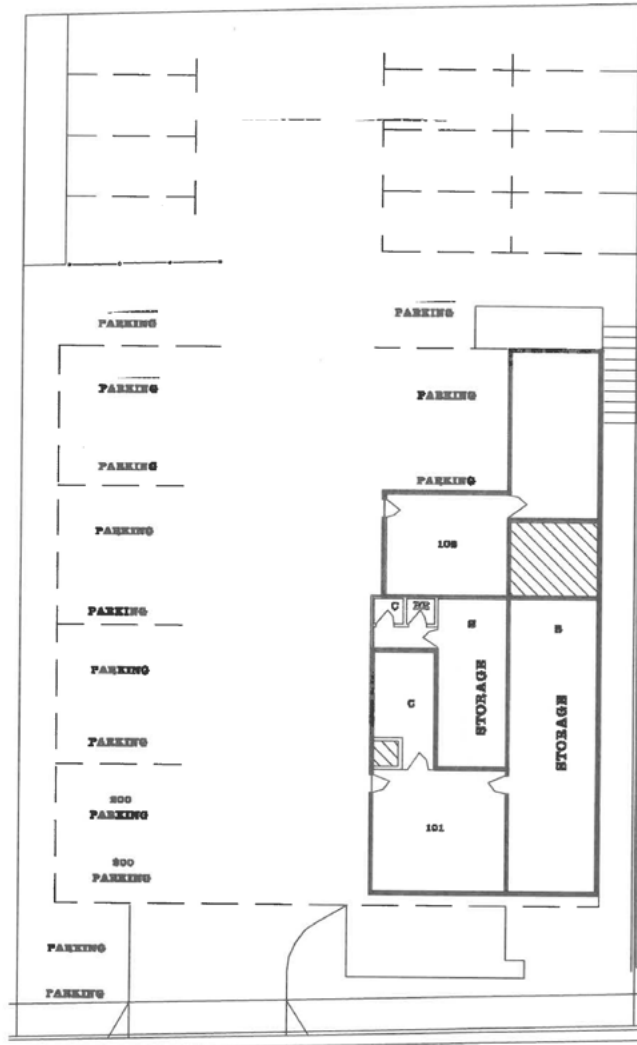
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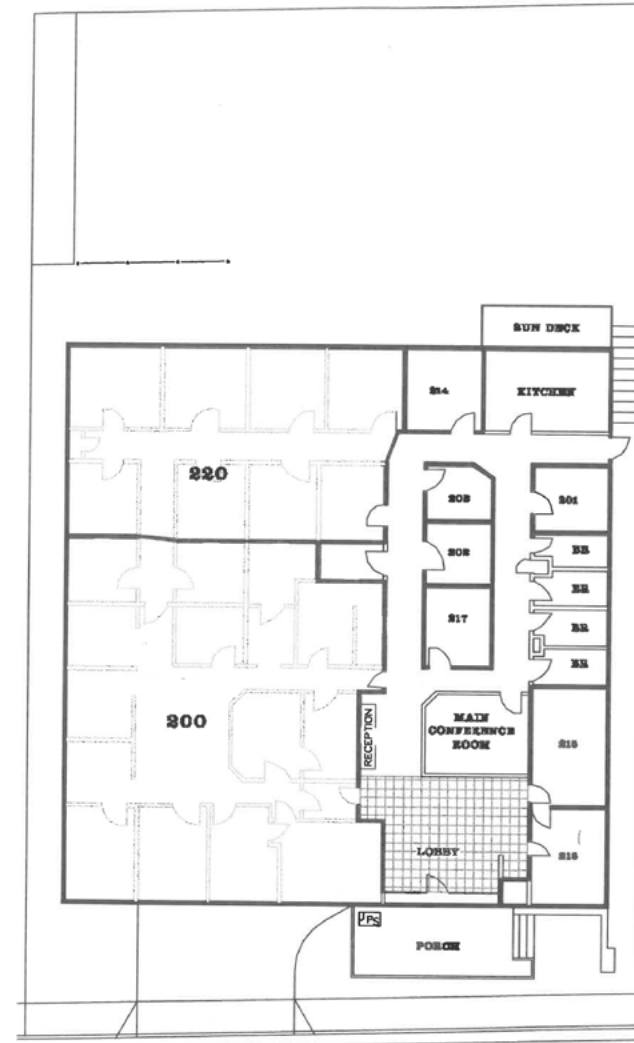
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**DOWNSTAIRS OFFICES**



**UPSTAIRS OFFICES**

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| Demographics     | 1 Mi      | 3 Mi      | 5 Mi      |
|------------------|-----------|-----------|-----------|
| Population       | 19,278    | 104,100   | 201,396   |
| Avg HH Size      | 2.0       | 2.2       | 2.4       |
| Median HH Income | \$136,490 | \$152,082 | \$156,364 |
| Employees        | 30,540    | 58,436    | 94,470    |

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