

For Sale | Owner-User Opportunity

3377 Mt. Diablo Blvd. | Lafayette, CA

Available SF:

±4,990 SF *(On two floors)*

±2,750 SF street level showroom

Sale Price:

$2,500,000

Contact Brokers

Lauren Hwang
Associate
CA License No. 02200380
lauren.hwang@colliers.com
+1 925 279 4641

Eric Erickson, SIOR
Executive Vice President
CA License No. 01177336
eric.erickson@colliers.com
+1 925 279 5580

Photo Gallery

Property Highlights:

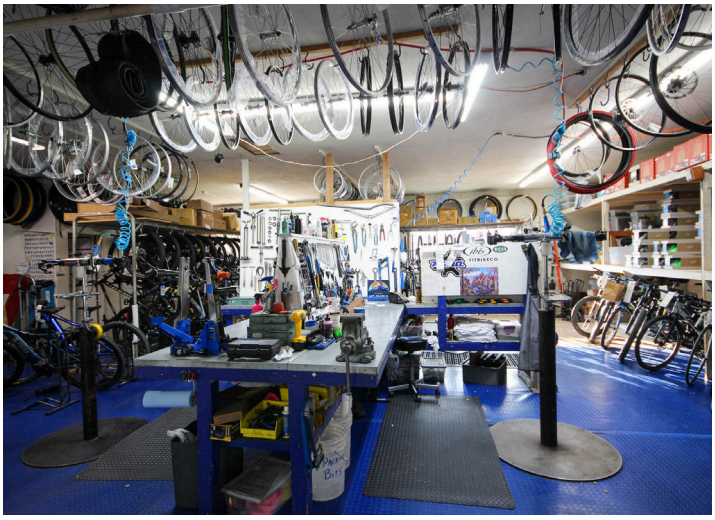
- 7 parking stalls behind the building
- Multi-tenant capable two story retail and office building totaling ±4,990 SF
- ±2,750 SF street level showroom
- ±2,240 SF on the lower level offering four office suites
- Located on Mt. Diablo Boulevard, the primary commercial corridor in downtown Lafayette
- Zoning: C1 Zoning











3377 Mt. Diablo Blvd. | Lafayette, CA

Sample SBA Loan

WELLS FARGO

For: 3377 Mt Diablo Blvd, Lafayette, Ca

Scenario A: WF - SBA 7(a) Loan		9/2/2026
Total Project Cost	**$2,500,000**	
Downpayment[3]	15%	$375,000
Wells Fargo 7(a) Loan Amount[5]	85%	$2,125,000
Estimated Rates & Terms	**Option A**	**Option B**
Loan Amount[5]	$2,125,000	$2,125,000
Interest Rate[6]	6.75%	7.00%
Fixed For (years)	5	25
Term/Amortization	25	25
Estimated Monthly Payment	**$14,682**	**$15,019**
	Option A : $2.94 PSF	Option B : $3.00 PSF
Estimated Fees[1]		
Title & Escrow	consult title company	
SBA Fee[2]	$57,266	
Appraisal & Review* - Estimate	$3,500	
Environmental Report* - Estimate	$2,300	
Total Estimated Fees	**$63,066**	
Total Estimated Cash Required	**$438,066**	

Indicative Rate based on like term US Treasury + Margin and assumes auto debit from a Wells Fargo business DDA account. Prepayment Penalty of 5%,3%,1% of oustanding loan amount. 25%/ year partial prepay allowed without penalty.

WFSBA Lending offers many loan products and options. Call or visit wellsfargo.com/biz/sba for more details.
IMPORTANT: All information contained herein, including the example finance scenario(s), is for discussion purposes only and should not be construed as an offer or a commitment to lend money on the part of Wells Fargo Bank, N.A. All financing is subject to credit approval and determination of U.S. SBA eligibility requirements by Wells Fargo SBA Lending.
Additional collateral may be required for a SBA 7(a) loan. You are not entitled to rely on any information contained herein, all of which is subject to change without notice.

1. Estimated closing costs include fees incurred for a typical loan project and do not include title fees (when applicable). Additionally, title fees are not eligible to be included in the financing.
2. SBA guaranty fee is predetermined and assessed by the U.S. SBA — Wells Fargo SBA Lending collects this fee on behalf of the U.S. SBA and does not keep any portion of this fee.
3. The equity that an applicant is required to contribute prior to closing on a SBA loan is an estimate only — Actual amount depends on many factors impacting the credit strength of the applicant(s) and guarantor(s).
4. The CDC debenture loan amount for SBA 504 loans includes the SBA guaranty fee equal to 2.15% of the loan amount.
5. Estimated loan amount is based on typical SBA 7(a) and/or 504 loan structures — Actual amount will depend upon the specific project requirements and other factors.
6. Interest rate and monthly payment ranges are estimates only and based on general market conditions and typical risk factors of similar projects and are subject to change without notice. Actual rate and monthly payment amounts, as determined by Wells Fargo Bank, N.A., will vary dependent upon the market conditions and the credit strength of the applicant(s) and guarantor(s).

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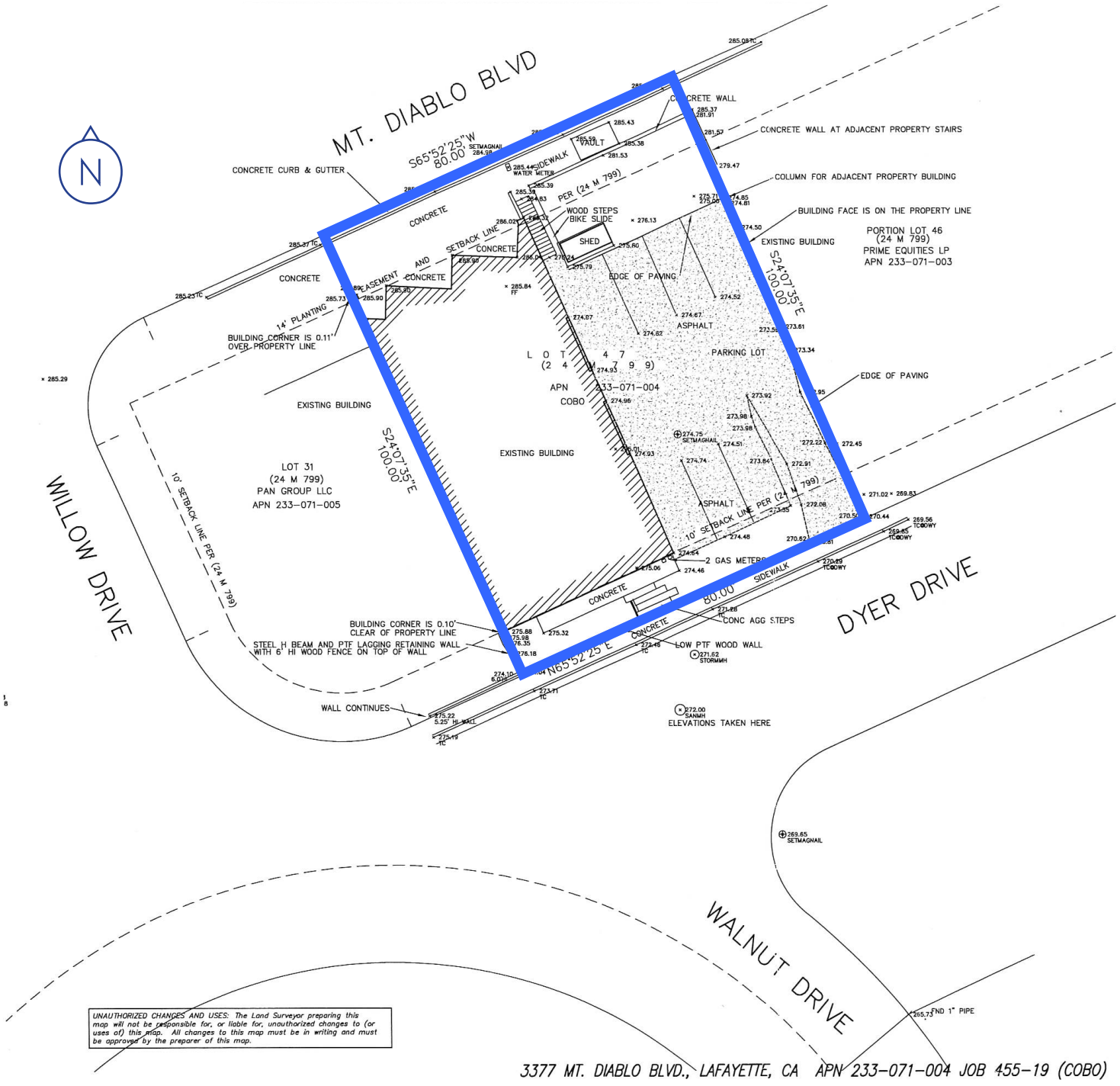
EQUAL HOUSING LENDER

Let's talk today.

Prepared By:
Cheryl Hayes
VP, SBA Business Development Officer
Phone: (510) 507-1837
cheryl.hayes@wellsfargo.com

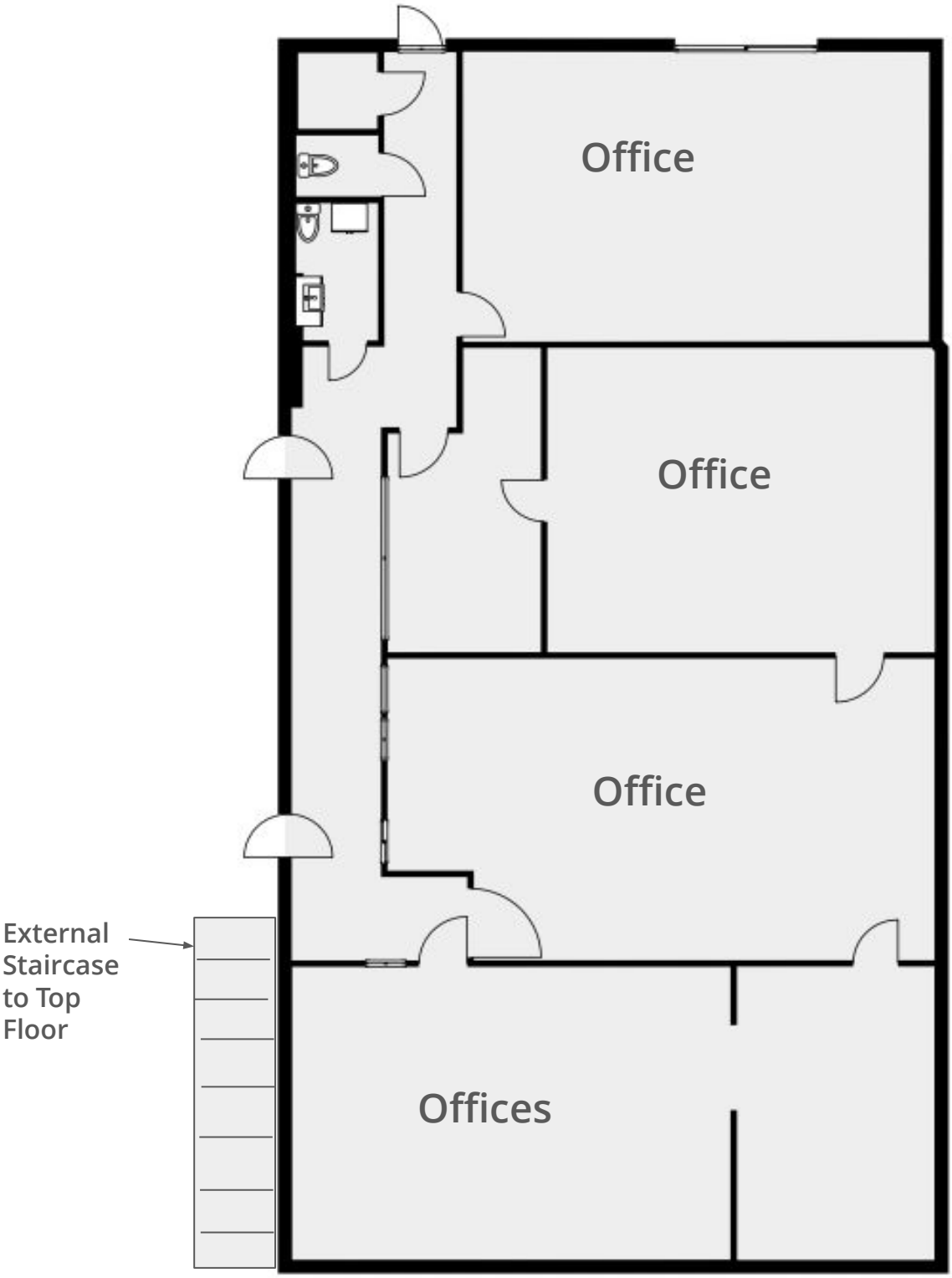
*Sample only

Site Plan



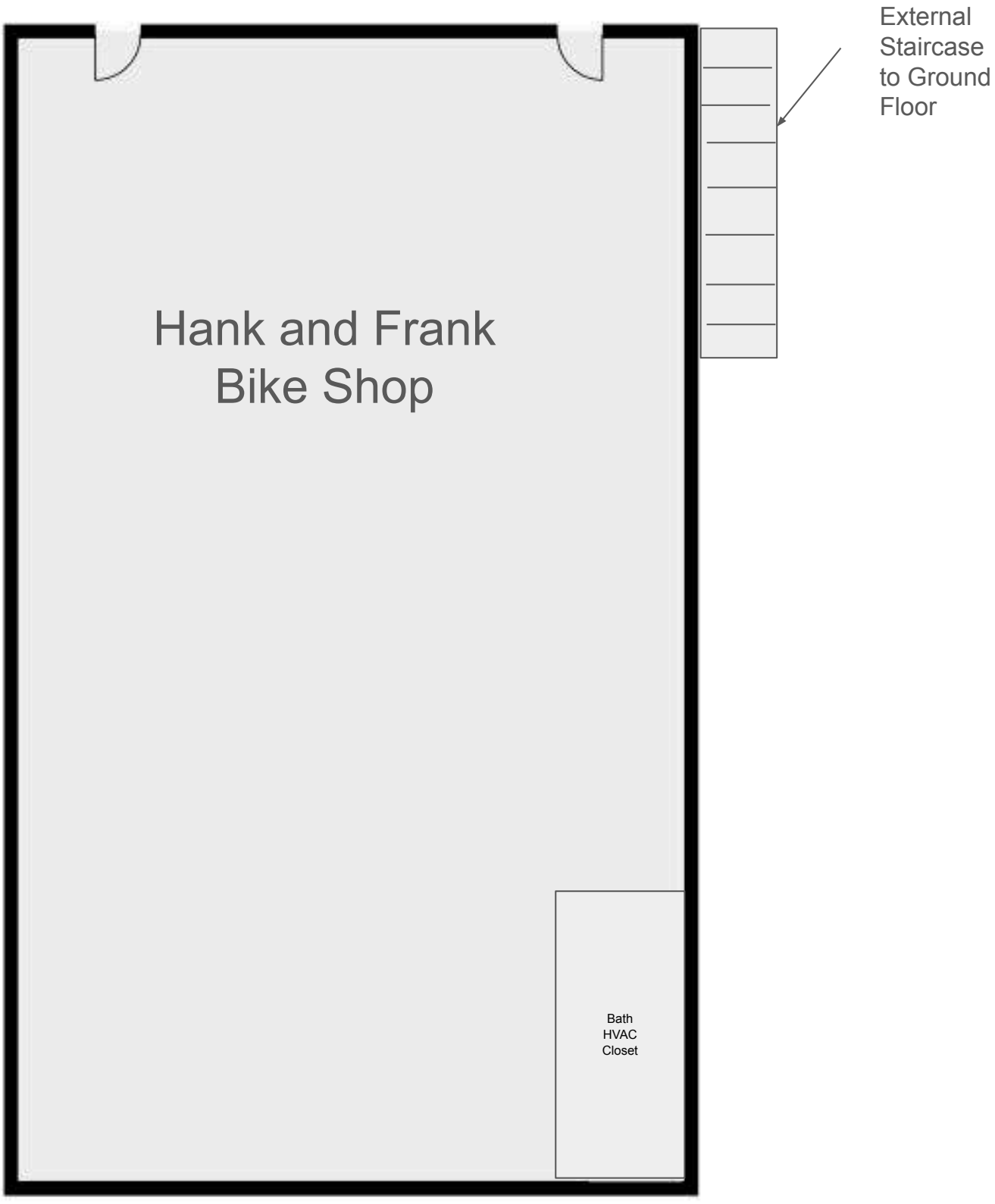
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Ground Floor Plan



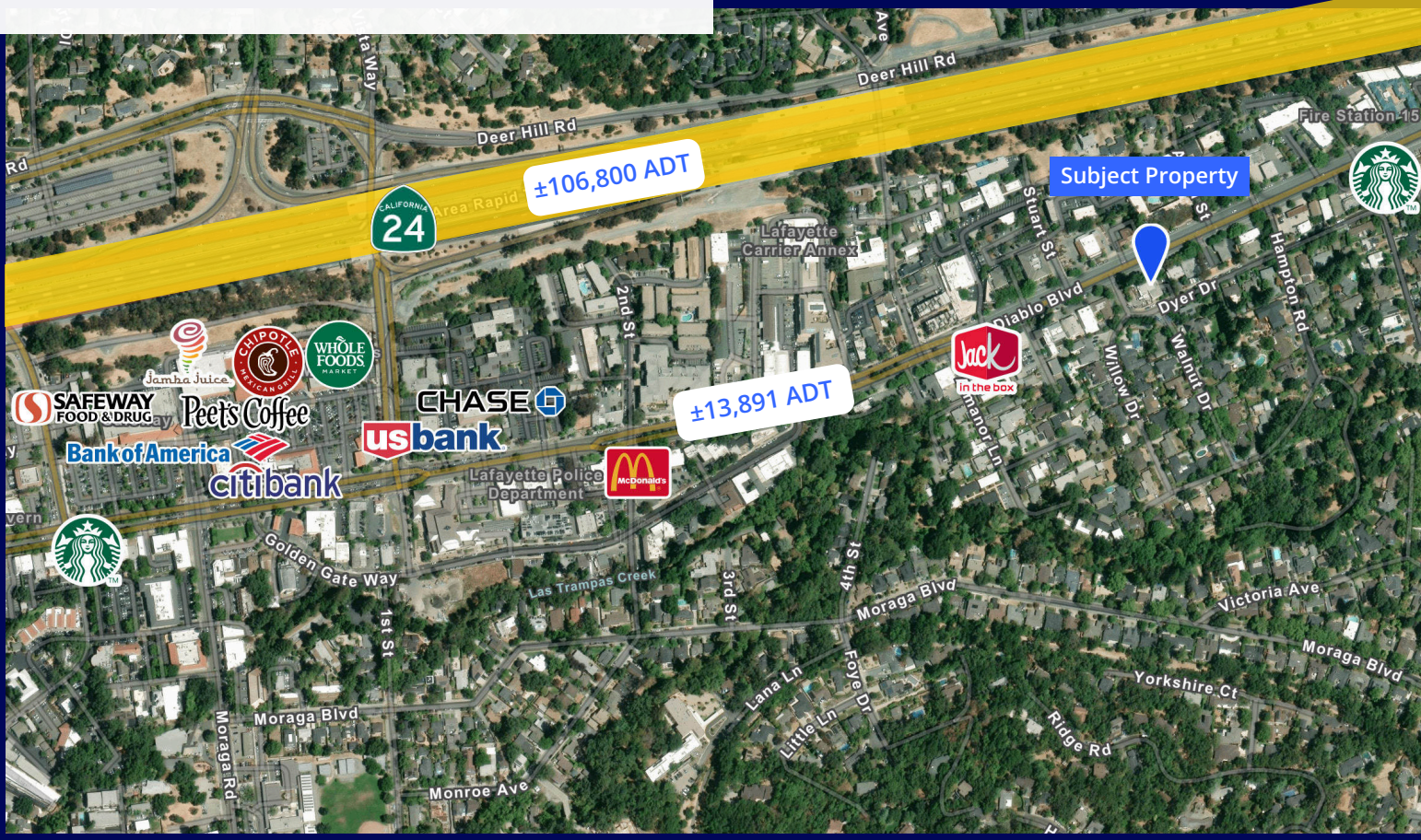
Mt Diablo (No Access)

First Floor Plan



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Property Profile



Demographics

Total population

1 mile: 7,986
2 miles: 27,073
3 miles: 65,869

Median household income

1 mile: $164,342
2 miles: $170,934
3 miles: $153,005

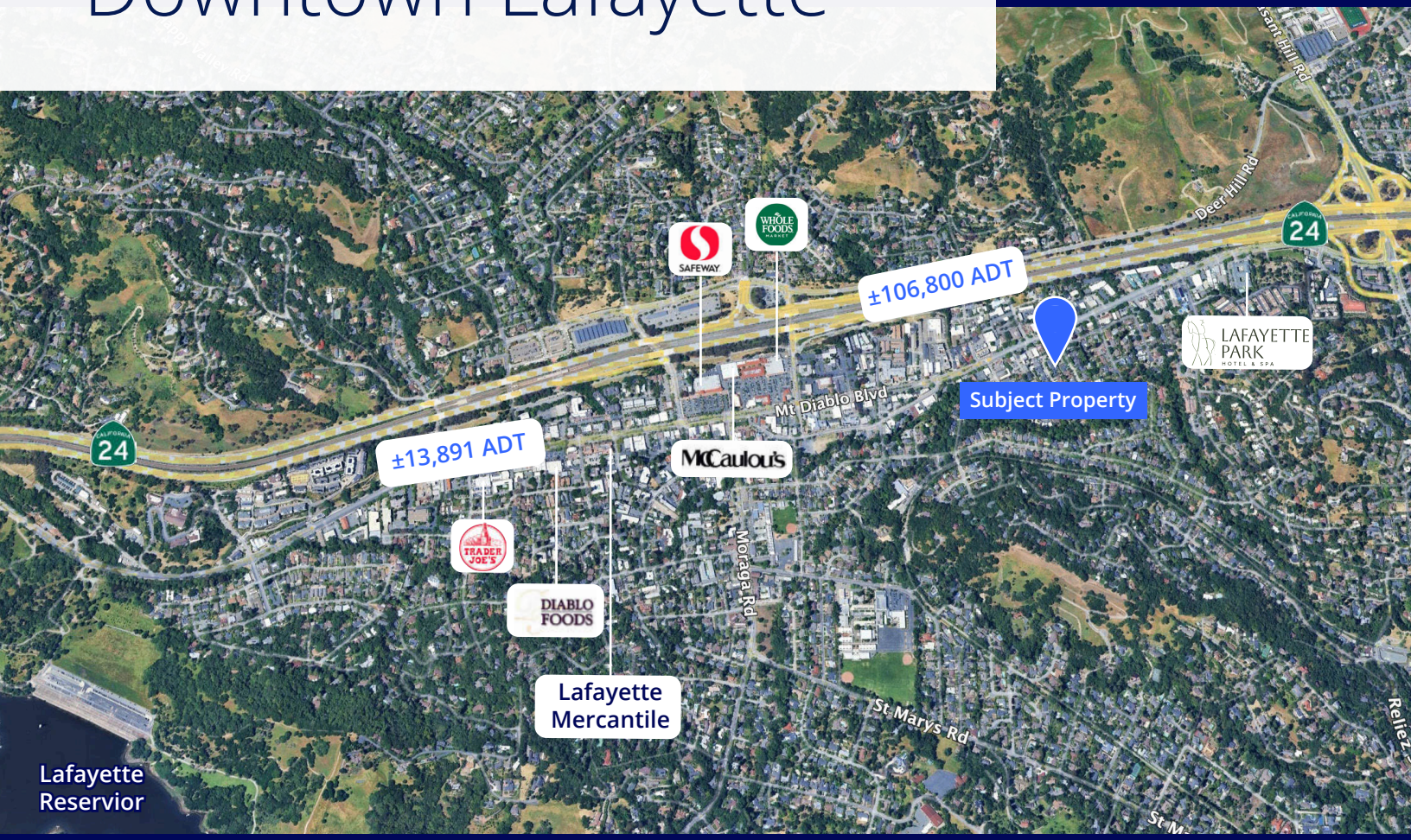
Businesses

1 mile: 851
2 miles: 1,621
3 miles: 5,224

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Downtown Lafayette



Location Highlights

Retail

Mighty Pilates
Chico's
McLaughlin
Bluemercury
The Shade Store

Restaurants

Social Bird Kitchen & Bar
Batch & Brine
Lafayette Public House
The Breakfast Club
Postino
Vitality Bowls
Headlands Brewing

Transportation & Access

BART - Lafayette
1.2 miles
Freeways
Easy access to Hwy 24
Cities
3.1 miles to Walnut Creek
13 miles to Oakland
22 miles to San Francisco

Travel

Airports
33 miles to OAK
32 miles to SFO
46 miles to SJC