

±76,823 SF AVAILABLE FOR LEASE

2700 YGNACIO VALLEY RD

WALNUT CREEK, CA

Chris M. Baker
Executive Director
+1 925 627 2888
chris.baker@cushwake.com
LIC # 01334466

CUSHMAN & WAKEFIELD

The Shadelands submarket offers excellent proximity to John Muir Hospital, large Healthcare Networks and numerous Medical Office Buildings making it an ideal location for office tenants that do business in the healthcare or related industries. Example ideal users for this asset include:

DIGITAL HEALTHCARE | **TELEMEDICINE** | **MENTAL HEALTH**

HEALTH TECH | **LIFE SCIENCE** | **BIO SCIENCE**

MED TECH DEVICES & EQUIPMENT



BUILDING HIGHLIGHTS

CLASS A BUILDING
LOCATED IN THE WALNUT CREEK SHADELANDS SUBMARKET

HIGHLY VISIBLE LOCATION
ON YGNACIO VALLEY ROAD

SIGNAGE
POSSIBLE MOUNUMENT OR BUILDING SIGNAGE OPPORTUNITY

CONTIGUOUS
PERIMETER GLASS LINE

ADJACENT TO
THE NEWLY CONSTRUCTING ORCHARDS SHOPPING CENTER

±76,823 SF TOTAL
THREE STORY BUILDING

4.4/1,000 SF
ABUNDANT PARKING FREE OF CHARGE

AMENITIES


TRADER JOE'S
Black Bear Diner
CVS pharmacy
SAFEWAY
NOAH'S BAGELS
Genova
Treat Blvd
Contra Costa Canal Trail
Oak Grove Rd
NOB HILL FOODS
BevMo!
MOD
CRUNCH
PETCO
SAFEWAY
Sutter Health
one medical
WELLS FARGO
INTERSTATE 680
BART
Free Shuttle to BART
Bancroft Rd
Ygnacio Valley Rd
Applebee's
WHOLE FOODS MARKET
PETsMART
Walgreens
ACE
Sports Basement
www.sportsbasement.com
FITNESS 19
T.J.maxx
SUBWAY

LOCATION



DEMOGRAPHICS (THREE MILES)

115,904
POPULATION

$105,808
MEDIAN HOUSEHOLD INCOME

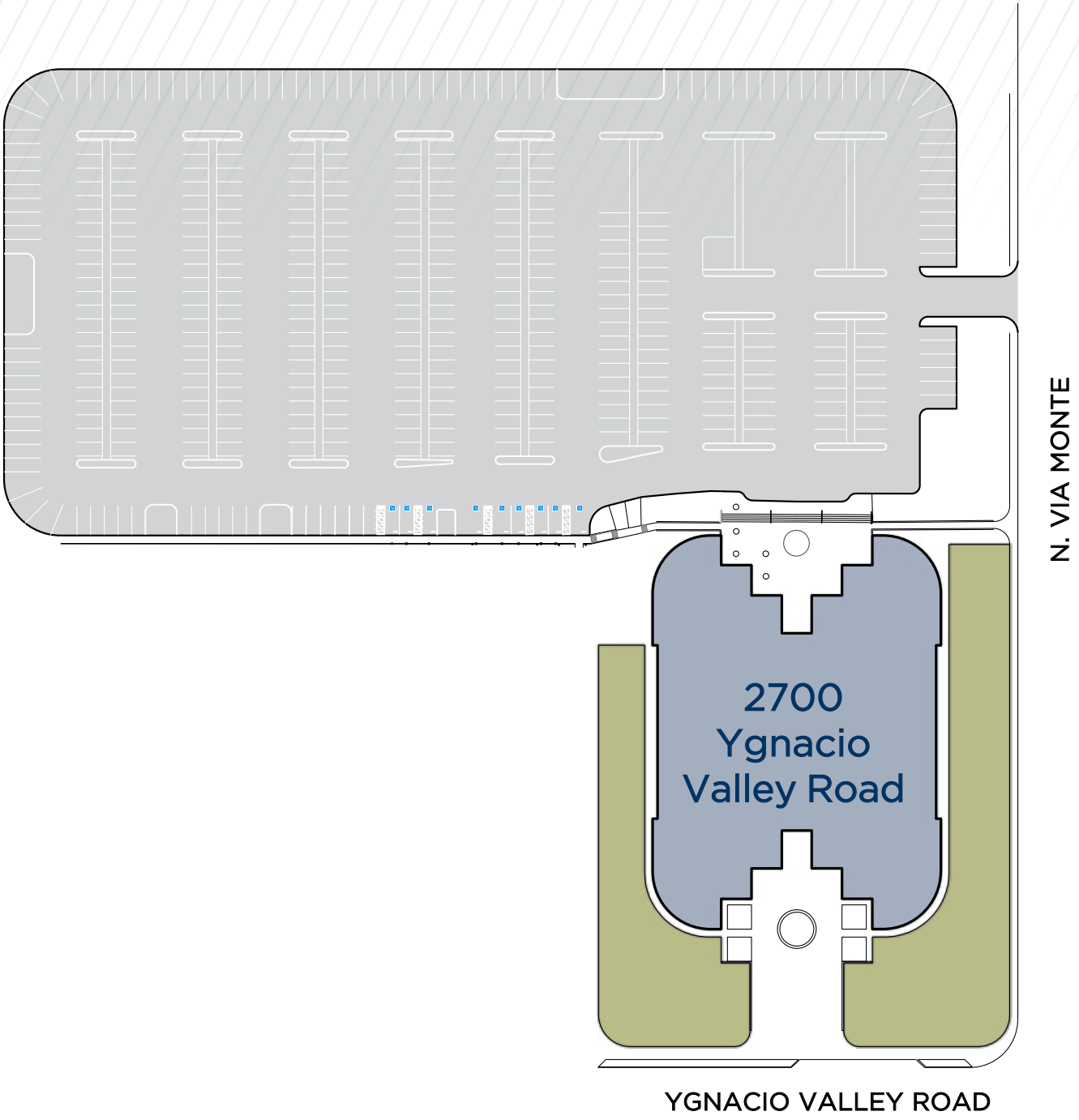
46,201
HOUSEHOLDS

40.9
MEDIAN AGE

18.3%
POPULATION AGE 65+

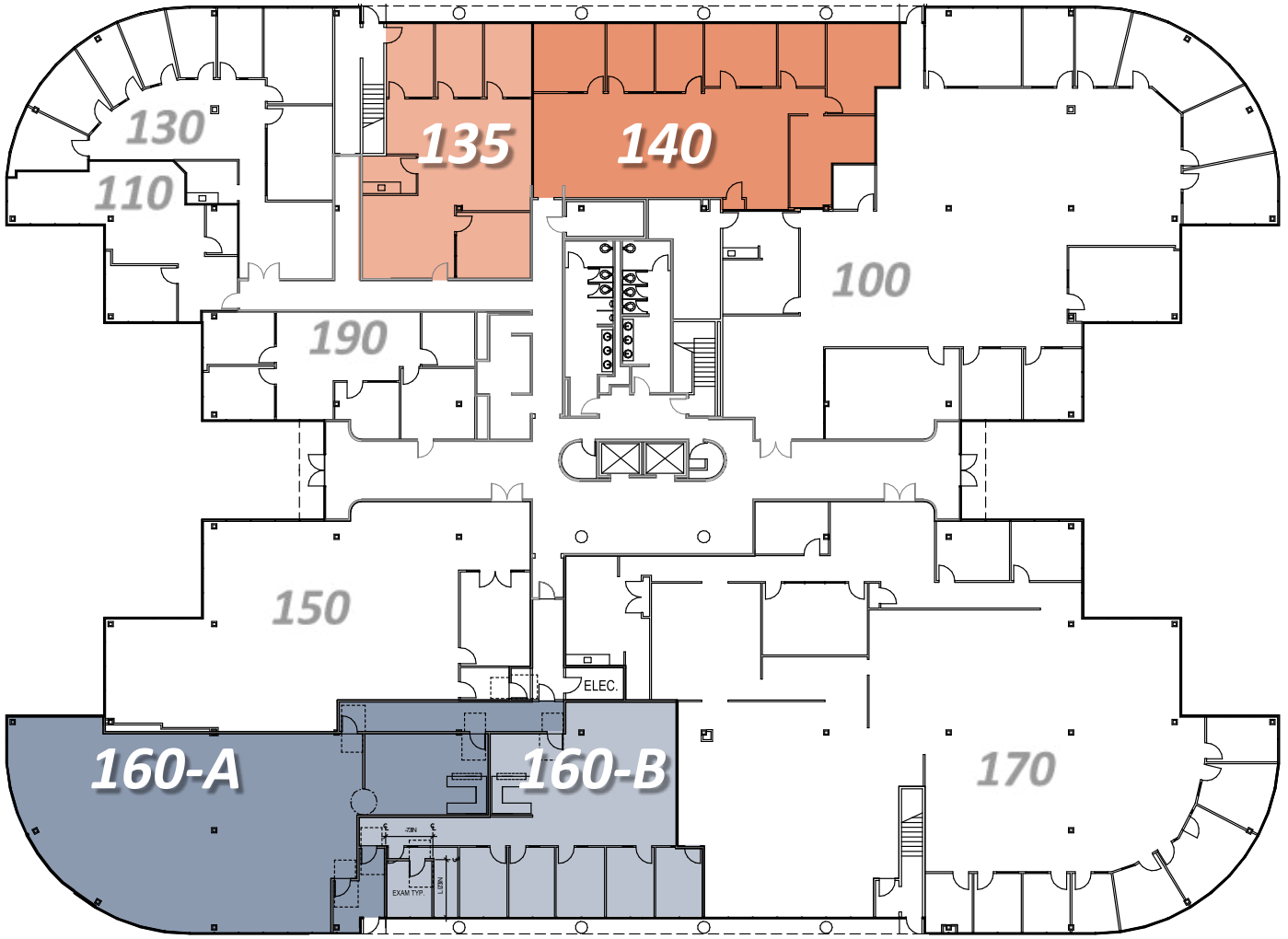
54.9%
BACHELOR'S DEGREE OR HIGHER

SITE PLAN



PARKING
477 Parking Stalls
(4.4 per 1,000 SF)

1ST FLOOR

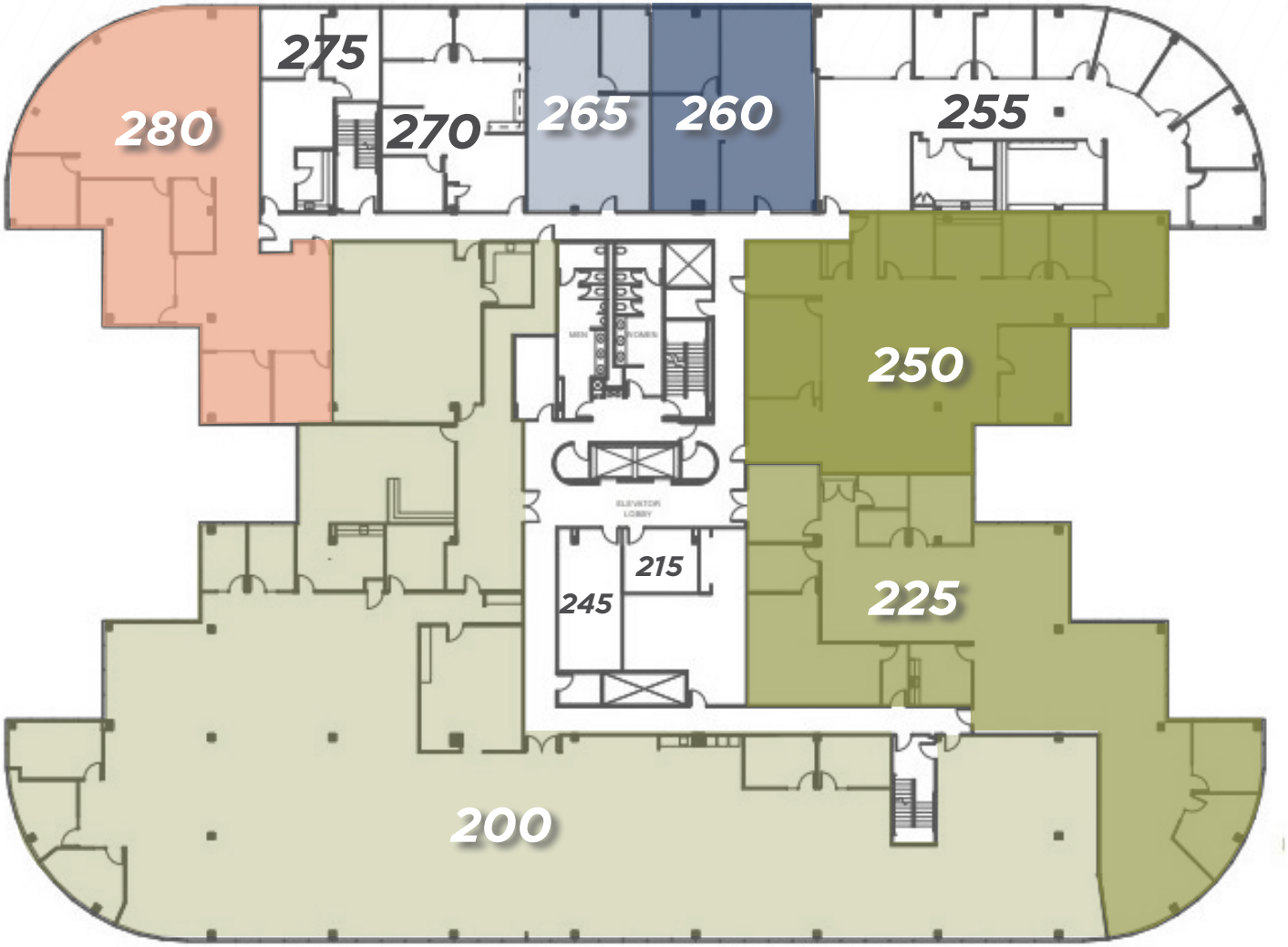


FIRST FLOOR

Suite 135:	±1,700 RSF
Suite 140:	±2,717 RSF
Suite 160:	±2,000 RSF - ±5,519 RSF

TOTAL VACANT SQUARE FOOTAGE:	±9,936 RSF

2ND FLOOR

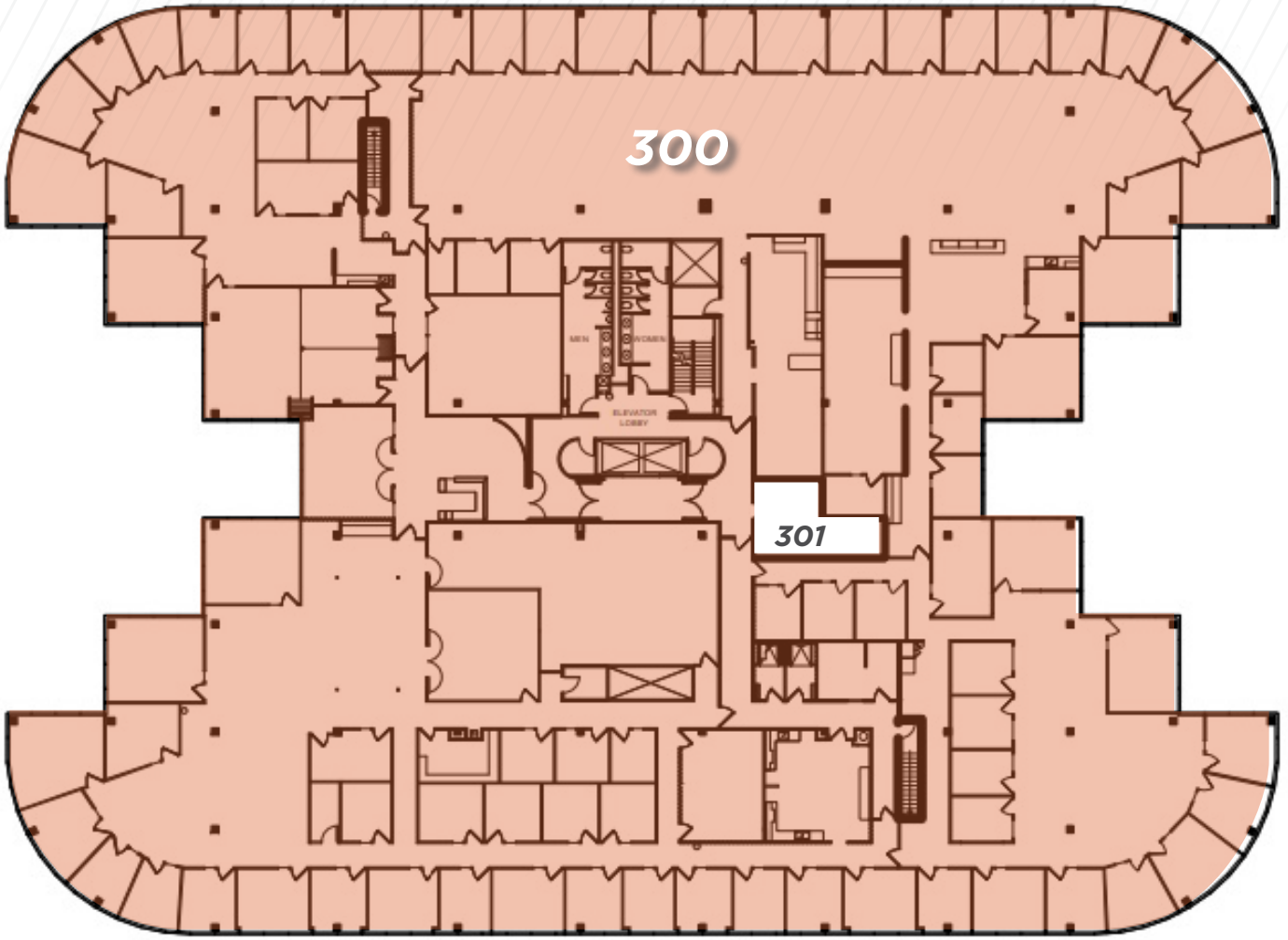


SECOND FLOOR

Suite 200:	±15,026 RSF
Suite 225:	±4,794 RSF
Suite 250:	±3,741 RSF
Suite 260:	±1,468 RSF
Suite 265:	±1,083 RSF
Suite 280:	±3,613 RSF

TOTAL VACANT SQUARE FOOTAGE:	±29,725 RSF

3RD FLOOR



THIRD FLOOR

Suite 300:	±37,162 RSF
TOTAL VACANT SQUARE FOOTAGE:	±37,162 RSF



Chris M. Baker
Executive Director
+1 925 627 2888
chris.baker@cushwake.com
LIC # 01334466

CUSHMAN & WAKEFIELD

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.