

## Investor/Owner-User Opportunity

8 Camino Encinas | Orinda, CA

### Highlights



Built in 1989



Up to ±2,603 RSF available for an Owner-User



5.12/1,000 parking ratio



Zoning: Downtown Office (DO)



±8,207 SF per rent roll ±8,672 SF per county ±39,640 SF lot



APN: 273-041-010-3



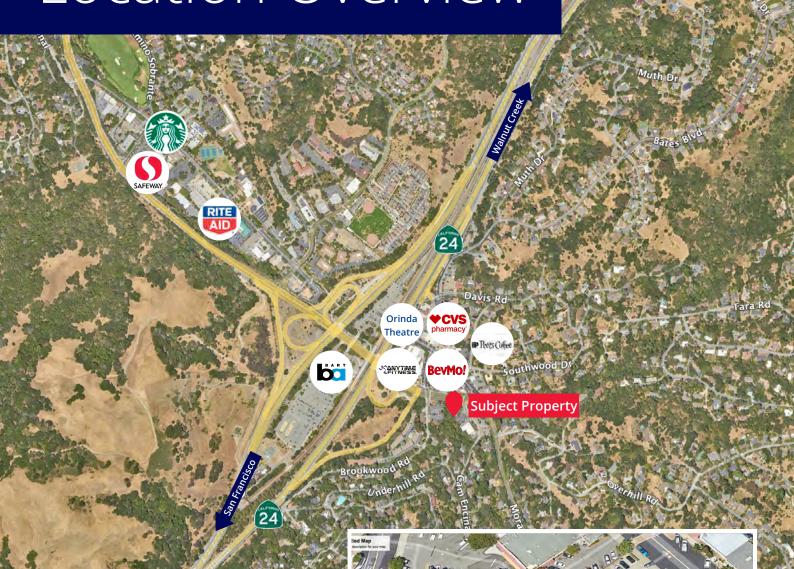
**Contact Brokers** 

**Eric Erickson, SIOR** 

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## Location Overview

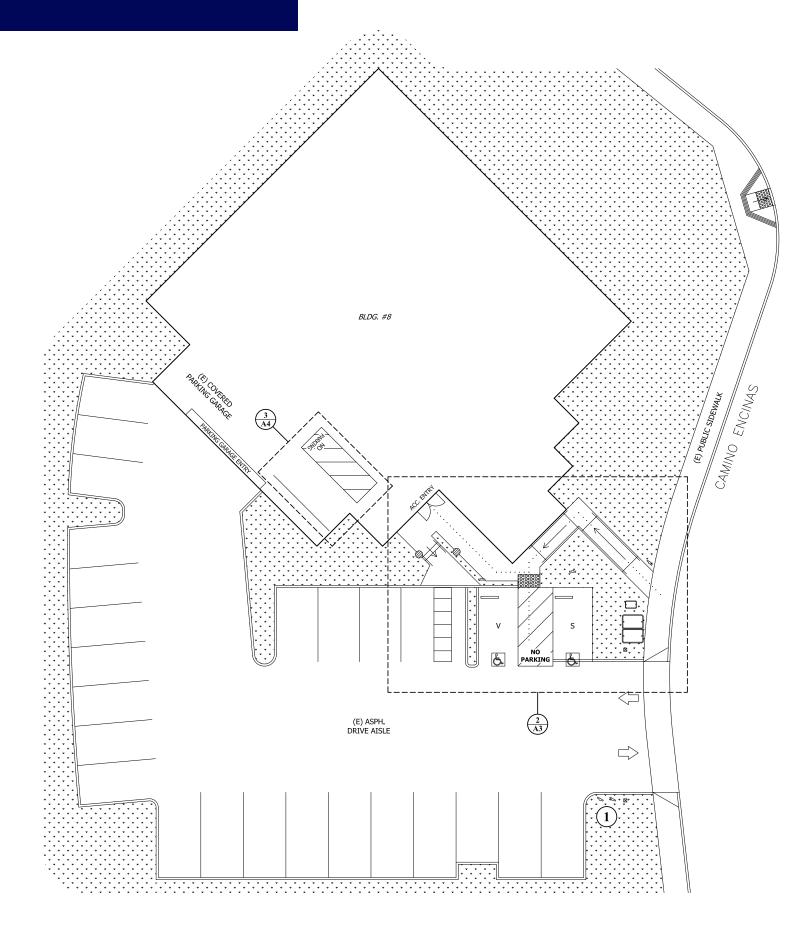


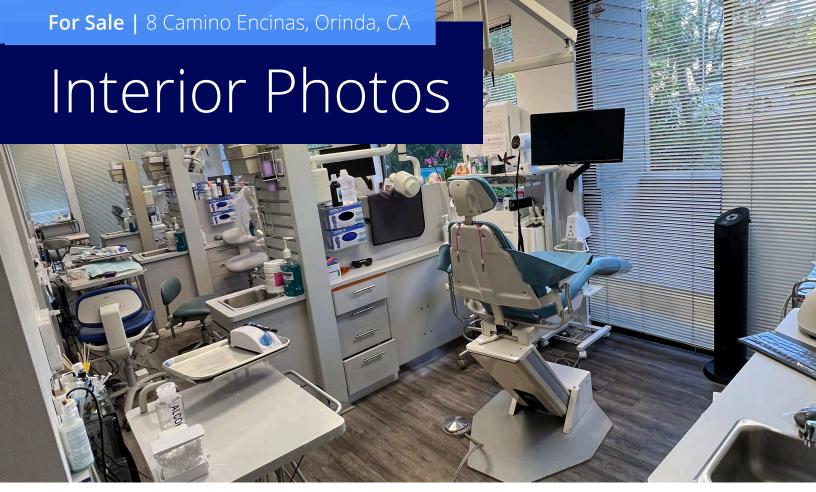
### **Investment Highlights**

- Located in the heart of Orinda.
  Conveniently located within ¼
  mile of Highway 24 to either San
  Francisco or East Bay.
- 8 minute walk from Orinda BART.
- Amenity rich location.
- Covered parking, elevator, sprinklered building.
- Tenant signage on a high traffic corner in Orinda.



# Site Plan

























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