

## **WHY "Commuter Dream?"**

[www.SanFranciscoBayAreaCommuterDreamCondo.com](http://www.SanFranciscoBayAreaCommuterDreamCondo.com)

**FOR SALE:** San Francisco Bay Area "**Commuter Dream**" Condo. 3 Bed/3 Bath/Den/2-Car *Attached* Garage & onsite curbside guest parking located at Walnut Creek's *Contra Costa Centre* **BART (Bay Area Rapid Transit)**, adjacent to miles of trails and near 680/24.

Award-winning, David Baker-designed "*MUST SEE*" three-story contemporary-style "loft," built in 2002, commanding a coveted commuter location across from a major San Francisco Bay Area *Transit Center* that serves BART and Silicon Valley "tech buses."

In 2019, the San Francisco Bay Area now represents California's worst commute -- <https://sanfrancisco.cbslocal.com/video/3011504-states-worst-commute-times-are-in-the-bay-area/> -- and comes in "second to last -- 99<sup>th</sup> out of 100 -- leading the Nation in annual hours spent in congestion per auto commuter and highest gas prices." <https://www.sfgate.com/cars/article/Bay-Area-traffic-study-WalletHub-driving-worst-13066745.php>

In light of the Bay Area's much publicized traffic gridlock -- *reportedly up 80% since 2010* --, this "commuter dream" oversized condo offers a compelling investment, thanks to its convenient, priceless proximity to a Bay Area Rapid Transit (BART) Station at a major Bay Area Transit Center (*Contra Costa Centre*) that also serves Silicon Valley "tech buses."

Nestled within the prime center of a quiet neighborhood adjacent to *Iron Horse Regional Trails*, near *the best private* schools and quality day care, medical and *corporate headquarters, fine hotels, restaurants and shopping* -- and priced *below* fair market value --, this dramatic end-unit represents a "WOW MUST SEE" contemporary statement *and*, perhaps, a wise residential income investment. Continued unresolved Bay Area traffic gridlock will only ensure the condo's annual appreciation.

Underscoring the priceless *present* and *future* market value of this luxury Bay Area "Commuter Dream" condo across from rapid transit, the award-winning property came to market following unexpected 2019 cut-backs to future rapid transit expansion long planned for other regions of the Golden State. <https://www.nbcnews.com/news/us-news/california-s-new-governor-slams-brakes-san-francisco-los-angeles-n970851>

### **NO SIGNS & NO LOCKBOX.**

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