

1375 Locust

Walnut Creek, CA

A NEW RETAIL DEVELOPMENT
LOCATED IN WALNUT CREEK'S
HISTORIC DOWNTOWN.

SURROUNDED BY A VIBRANT
COLLECTION OF GLOBAL
BRANDS AND ONE-OF-A-KIND
LOCAL CONCEPTS,
THE SUBJECT FEATURES
10,700 SF OF GROUND FLOOR
RETAIL & RESTAURANT SPACE.



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INTERNATIONAL

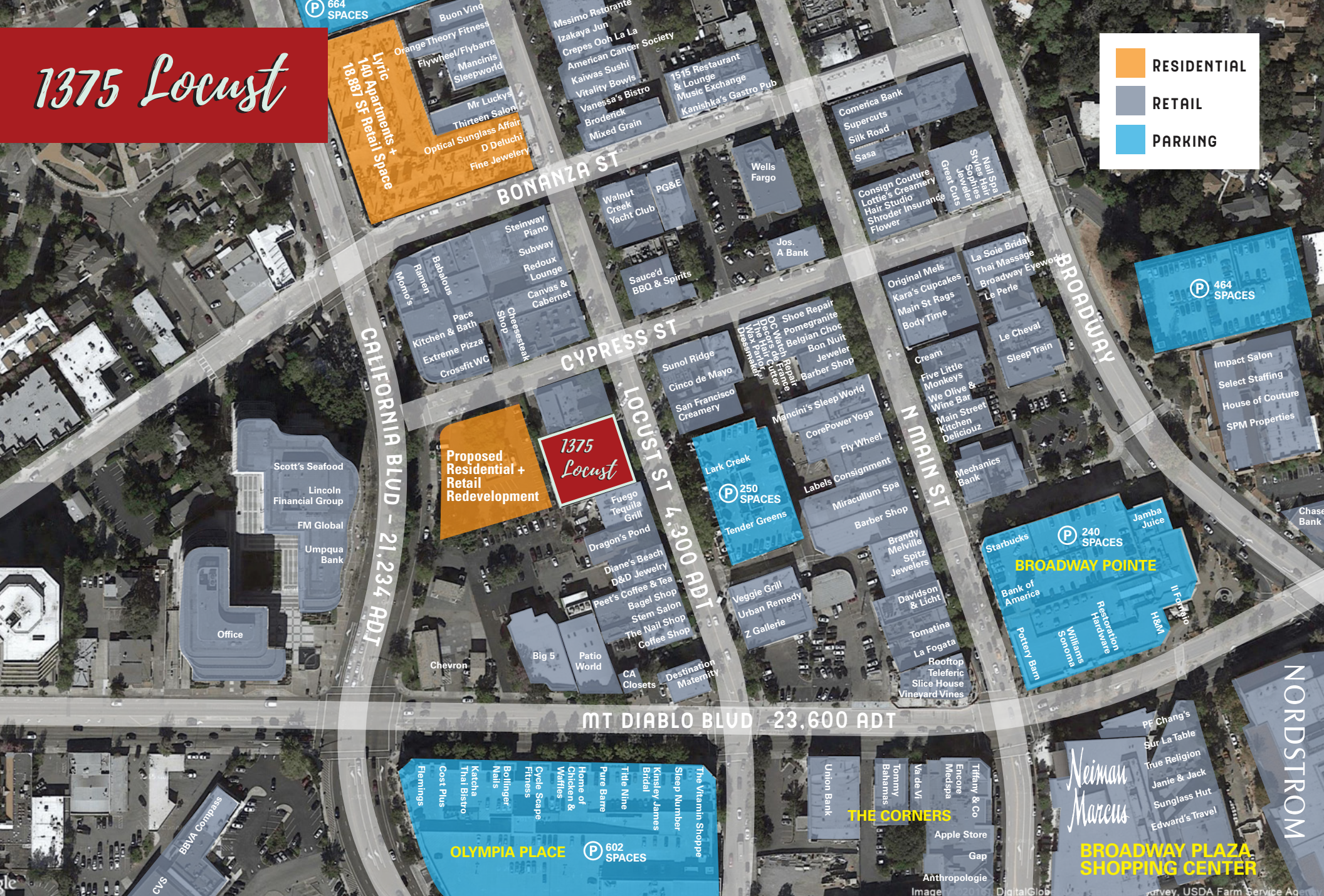
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RESIDENTIAL

RETAIL

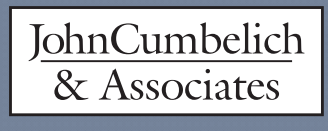
PARKING



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THE PROJECT



ABOUT

1375 Locust Street is a new downtown Walnut Creek development comprised of two buildings – a complete remodel of an existing structure, plus a matching new building occupying the existing parking lot. Located on Walnut Creek’s most charming retail street, the project is surrounded by first class retail and dining brands such as Lark Creek Café, Z Gallerie, Tender Greens, Peet’s Coffee and Veggie Grill.

Perfectly positioned to capture the 1,000+ new residential downtown Walnut Creek units that have been developed or approved in the post-recession recovery, the project offers new construction, outdoor seating, first class neighbors and proximate parking – all in a fast growing residential downtown.

THINGS TO DO AND SEE

SHOPPING

The subject property is strategically positioned in the center of the charming Historic downtown and the institutionally owned New downtown anchored by Marcus, Nordstrom and Macy’s. Nearby premium brands include Tiffany & Co., Pottery Barn, Crate & Barrel, Restoration Hardware, Gap, Uniqlo, Apple, and H&M.

DINING

Walnut Creek is home to scores of award winning dining establishments including Lark Creek, Va de Vi, Tender Greens, Prima, Vic Stewart’s, Flemings, Teleferic, Sunol Ridge, and The Cheesecake Factory.

ENTERTAINMENT

A thriving art scene centered around Leshner Center for the Performing Arts, the premier destination for the arts in Contra Costa county plus a 14 screen Century Theatre.



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THE NEIGHBORHOOD



THE VERY BEST LOCAL & REGIONAL BRANDS

PARKING 250 SPACES

SAUCED Sunol Ridge Lark Creek TENDER GREENS veggiegrill Urban Remedy Z GALLERIE

CYPRESS ST LOCUST ST MT DIABLO BLVD

1375 Locust FUEGO Tequila Grill Diane's BEACHWEAR Peets Coffee & Tea stem salon COFFEE SHOP DESTINATION MATERNITY

HISTORIC DOWNTOWN

575,350 square feet of retail

HIGHLY EDUCATED

62.2% of shoppers hold a bachelor's degree or higher

FIRST TO MARKET

Teleferic, Vineyard Vines,

HIGHLY AFFLUENT

Average household income of \$128,505

207,520

Population within a five mile radius

DAYTIME POPULATION

76,942 employees nearby

NEW URBAN HOUSING

855 approved, 512 under construction, 217 under review

2,441,725

Square feet of retail in downtown core

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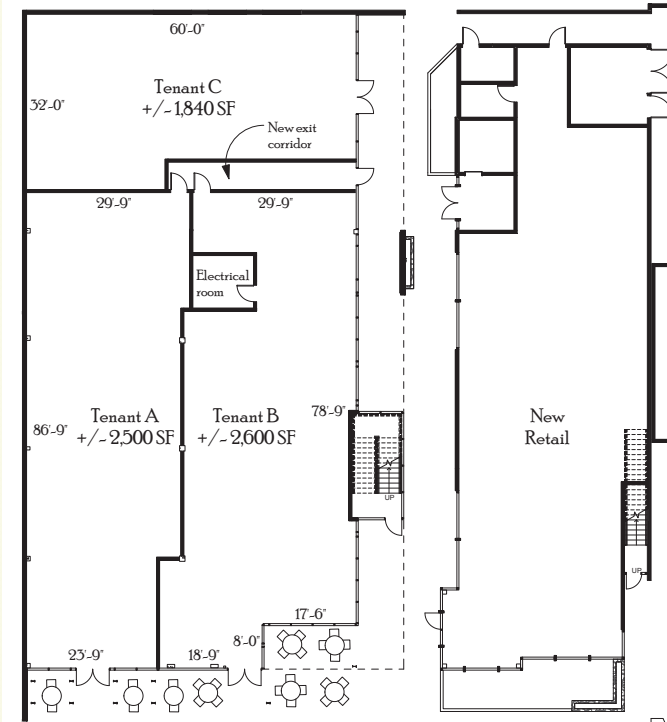
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SITE PLAN

FIRST FLOOR PLAN



TWO TENANT STUDY



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RENDERING



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CONCEPTUAL ELEVATION



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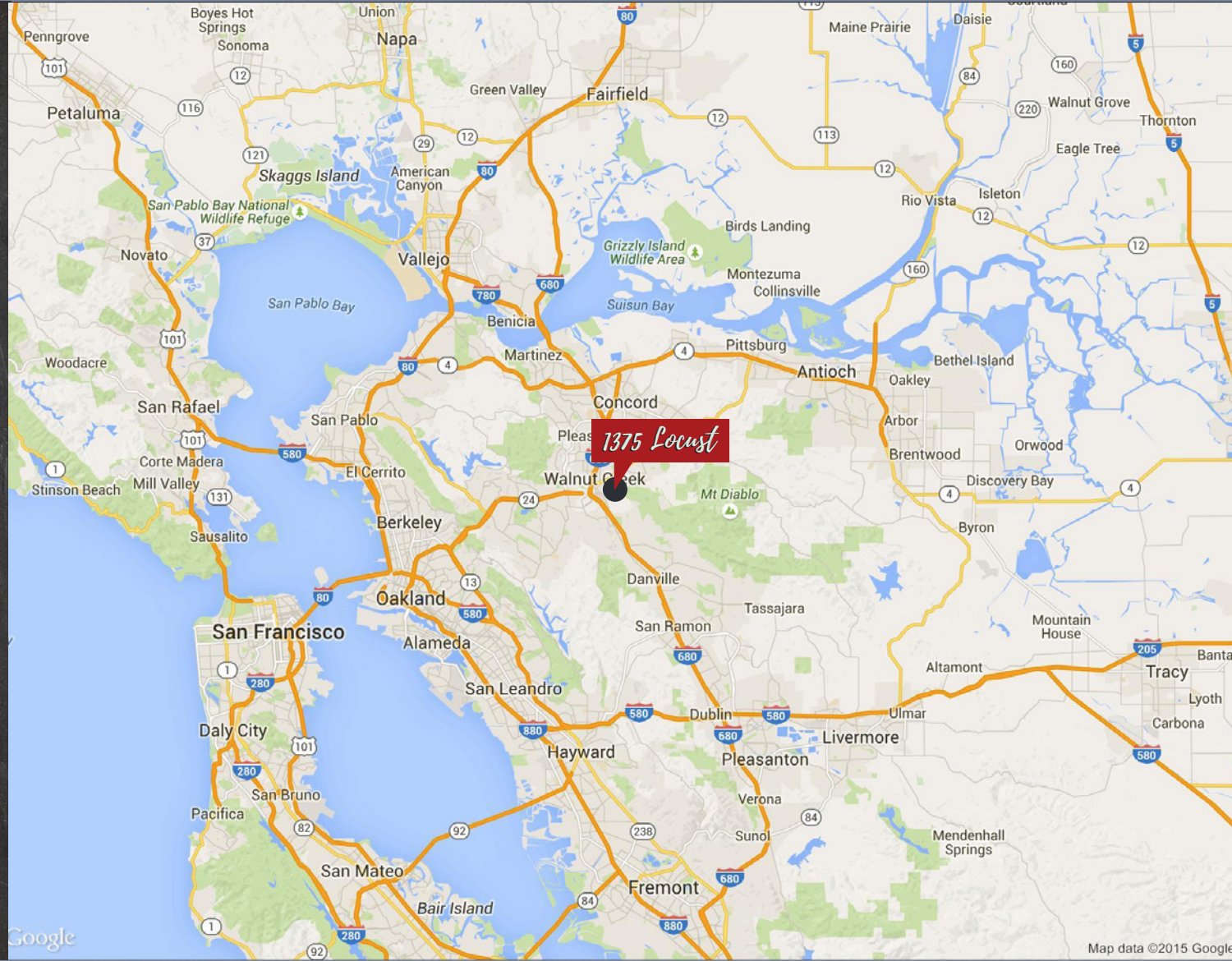
LOCATION MAP

DOWNTOWN WALNUT CREEK

Walnut Creek is the East Bay Area's premier city for upscale retailers, restaurateurs and consumers. Downtown Walnut Creek is home to legendary retailers and high profile restaurants.

Walnut Creek is the financial, professional services and arts center for the Diablo Valley, which serves over 2.5 people in the East Bay. The downtown core includes several of the premier office buildings in the East Bay and is home to dozens of Fortune 500 employers.

The central business district offers a unique blend of first call retail businesses, premier office buildings, high density apartment and condominium projects and thriving arts scene centered around the Leshner Regional Center for the Arts, which hosts over 500 performances annually. Supporting this vibrant environment are eight multi level, downtown parking structures.



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		1 MI RADIUS	2 MI RADIUS	3 MI RADIUS
POPULATION	2016 Estimated Population	17,076	102,985	207,520
	2016 Estimated Population	18,004	108,555	218,661
	2010 Census Population	15,589	96,607	196,387
	2000 Census Population	15,088	95,223	193,988
	Projected Annual Growth 2016 to 2021	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2016	0.8%	0.5%	0.4%
	2016 Median Age	38	46	43
DAYTIME POPULATION	ADJ Daytime Demographics Age 16 years or Over	32,079	108,608	168,950
HOUSEHOLDS	2016 Estimated Households	8,169	46,625	84,661
	2021 Projected Households	8,544	48,768	88,558
	2010 Census Households	7,581	44,088	80,935
	2000 Census Households	7,364	43,265	79,994
	Projected Annual Growth 2016 to 2021	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2016	0.7%	0.5%	0.4%
RACE AND ETHNICITY	2016 Estimated White	74.3%	77.3%	73.2%
	2016 Estimated Black or African American	2.5%	1.8%	2.2%
	2016 Estimated Asian or Pacific Islander	13.1%	13.6%	13.4%
	2016 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.3%
	2016 Estimated Other Races	9.9%	7.1%	10.9%
	2016 Estimated Hispanic	13.7%	9.4%	16.1%
INCOME	2016 Estimated Average Household Income	\$104,722	\$124,101	\$128,505
	2016 Estimated Median Household Income	\$87,001	\$103,104	\$106,003
	2016 Estimated Per Capita Income	\$50,160	\$56,267	\$52,516
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade 0 to 8)	1.3%	1.0%	3.0%
	2016 Estimated Some High School (Grade Level 9 to 11)	2.6%	1.7%	2.8%
	2016 Estimated High School Graduate	10.7%	10.7%	12.3%
	2018 Estimated Some College	18.1%	17.0%	17.6%
	2016 Estimated Associates Degree Only	5.7%	7.0%	7.3%
	2018 Estimated Bachelors Degree Only	38.4%	37.3%	34.2%
	2016 Estimated Graduate Degree	23.2%	25.2%	22.8%
BUSINESS	2016 Estimated Total Businesses	3,124	7,894	12,087
	2016 Estimated Total Employees	27,686	73,812	101,583
	2016 Estimated Employee Population per Business	8.9	9.4	8.4
	2016 Estimated Residential Population per Business	5.5	13	17.2

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