

Walnut Creek Downtown Retail Market Overview

First Quarter 2026



Occupancy Gains
Build Momentum



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Retail Trade Areas

Retail Area	Total SF	Vacant SF	Vacancy Rate
1 Broadway Plaza	981,151	45,000	4.6%
2 Historic Downtown	590,567	54,560	9.2%
3 West of California	166,912	13,214	7.9%
4 Plaza Escuela	177,886	3,043	1.7%
5 Target	141,558	0	0.0%
6 East of Broadway	121,379	9,120	7.5%
7 Olympia Place	105,319	11,649	11.1%
8 The Corners	87,320	8,154	9.3%
9 North of Civic	96,318	20,042	20.8%
10 Main Street Plaza	78,141	7,000	9.0%
11 South of Newell	61,469	0	0.0%
12 Newell Promenade/Agora	75,830	9,000	11.9%
TOTALS:	2,683,850	180,782	6.74%

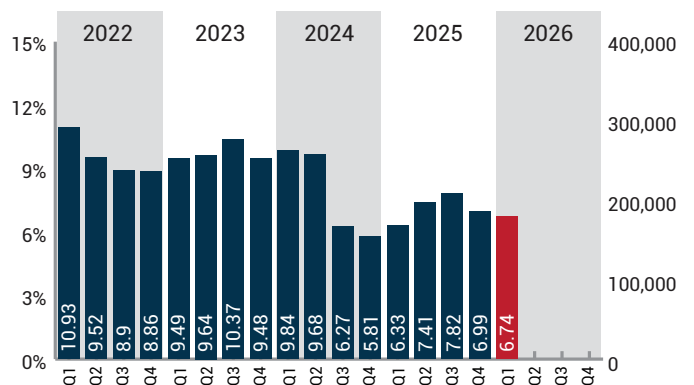
Q1: Downtown occupancy ticks higher

John Cumbelich & Associates' Q1 report on the downtown Walnut Creek retail market captured a downtown market where net positive absorption occurred for the second consecutive quarter. Select small new vacancies were more than offset by leasing gains, resulting in a positive net absorption of 6,807 SF.

New leases with Base Hair Stuido (expansion), BodyRok, Doppio Zero Restaurant, Ananas Coffee Shop, Bacio di Latte Gelato, Masu Sushi and others resulted in 35,022 SF in positive absorption. New vacancies totaled 28,215 SF and were tinged with some emotion for old timers, as Genova Delicatessen closed its doors after serving the extended community for 58 years. May its long-time staff enjoy a well-deserved vacation! Still another Walnut Creek stalwart, Skipolini's Pizza, also closed its downtown location after a memorable 25-year run that established it as a family favorite. Unlike Genova, Skipolini's is continuing to grow its family of brands and reinvesting the proceeds of the sale of their property into new establishments.

Among the higher profile leases that occurred during Q1 was the absorption of a portion of the former Vineyard Vines location at 1500 Mt. Diablo by Bacio di Latte, as well as the Main Street lease by Doppio Zero in the former SanDai/Prima space. These dining brands showcase how the restaurant leasing business in Walnut Creek is

Overall WC Downtown Vacancy Rate

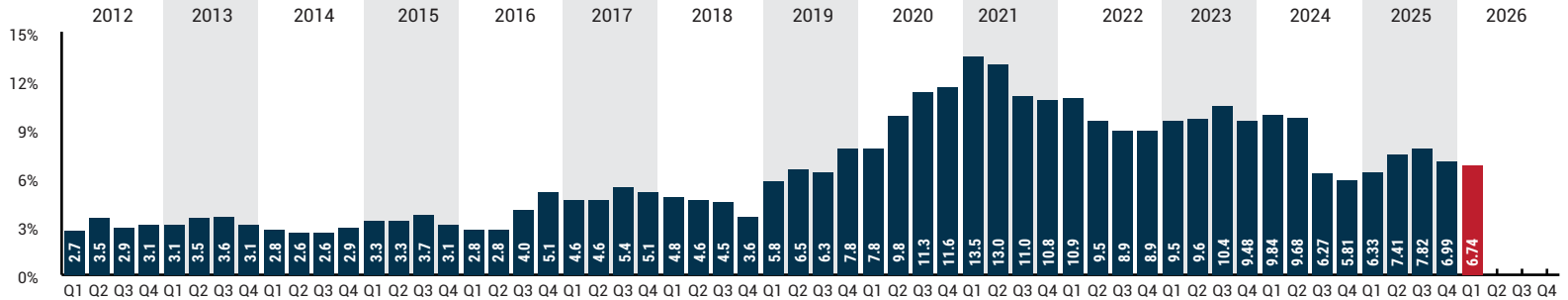


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Historical Walnut Creek Downtown Vacancy Rate



THE OVERALL DOWNTOWN VACANCY RATE DECREASED 0.25% IN Q1 2026

generally a zero-sum game. Each time two new brands enter the market, two old brands move out (e.g. Genova, Skipolini's). The other trend is the move towards elevated dining brands that seek to use downtown Walnut Creek as a platform to capture the Central Contra Costa County audience. The arrival of these new additions follows the pattern of Original Joe's, Stereo 41, Kitava Kitchen to capture a larger audience that extends well beyond Walnut Creek. Prior examples include brands casting a wide net in the county such as Rooftop, Gott's and Teleferic Barcelona.

Mid-sized spaces continue to vex the market, representing the bulk of the leasing challenge in the market. These vacancies include both retail and dining spaces, such as the vacancies formerly occupied by California Pizza Kitchen (5,500 SF), Big 5 Sporting Goods (8,884 SF), Mattress Firm (4,556 SF), Premier Bath & Kitchens (5,394 SF), First Republic Bank (6,650 SF), Yoga Flow (7,000 SF) and others. In peer markets, mid-sized users typically have access to more parking via suburban shopping centers, and adjacency with high-traffic anchor tenants. The differing dynamics of Walnut Creek's downtown give users pause, when comparing our inventory of mid-sized spaces with vacancies next to Target, Costco or Walmart in competing locations.

Yet despite the challenges of the still available former Pinstripes vacancy and select mid-sized boxes, the period ended with a strong 6.74% vacancy rate. This marked only fourth time in the past 25 quarters in which the vacancy rate has settled below 6.75%. Market fundamentals appear to be sound as Q2 begins, with hopes that a 27,000 SF lease of the former Pinstripes vacancy will push vacancy to a new post-Covid low.



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Walnut Creek's Retail Market

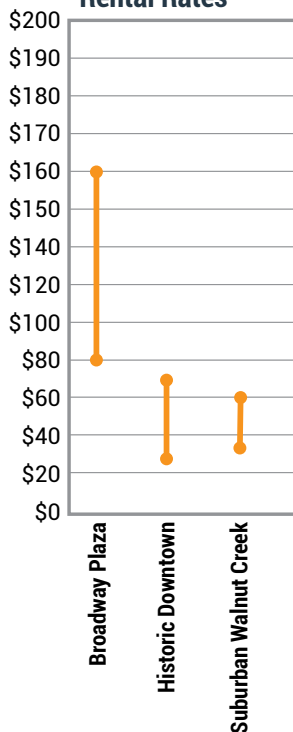
The Walnut Creek retail market is the premier shopping destination in the East Bay and home to a wide variety of premium branded retailers.

Tiffany & Co., Nordstrom, Coach, Crate & Barrel, Banana Republic, Talbots, Apple Store, Anthropologie, Pottery Barn and numerous other best-of-class retailers serve the entire East Bay market from stores located in this unique, open air retail landscape that mixes successful restaurant, retail and entertainment destinations.

Downtown Walnut Creek offers a rare mixture of newer retail centers and an historic shopping district that blend seamlessly.



Rental Rates



Key Findings from the Retail Sector

- Vineyard Vines space demised, backfilled by Bacio di Latte
- Genova & Skipolini's shutter after decades in downtown
- BodyRok to open on California Blvd. How much fitness can downtown sustain?
- The former Pinstripes space at Broadway Plaza is the largest downtown vacancy.
- The overall downtown vacancy rate decreased 0.25% from 6.99% to 6.74% in Q1 2026
- Overall absorption totaled 35,022 SF with 6,807 SF positive net absorption

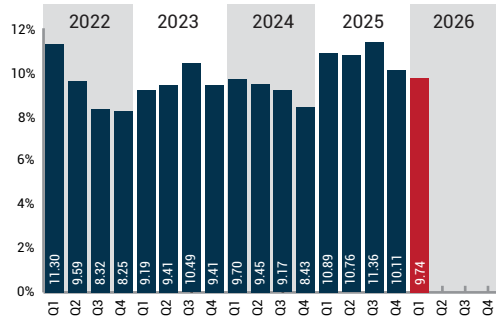


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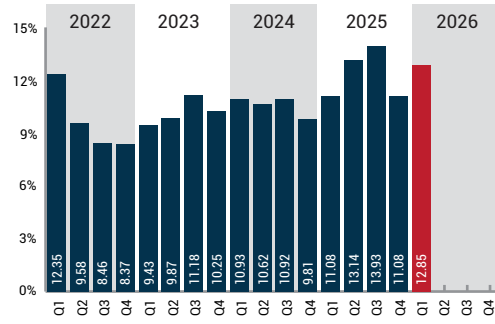
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Results

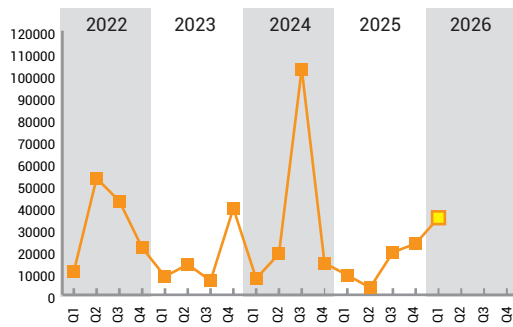
Vacancy Rate Excluding Anchors 30k+ SF



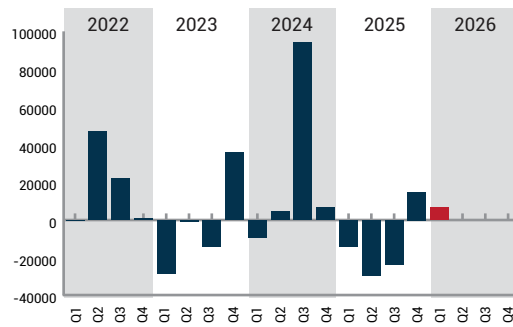
Vacancy Rate Excluding Spaces 10k+ SF



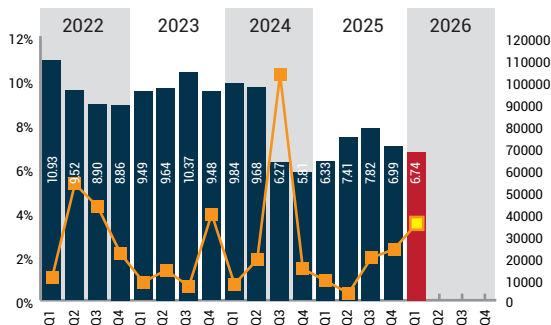
Gross Absorption (SF)



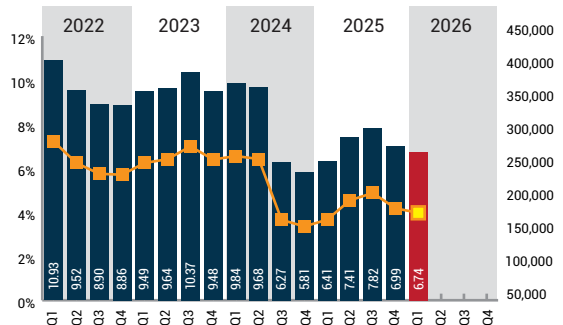
Net Absorption (SF)



Vacancy Rate vs Absorption (SF)



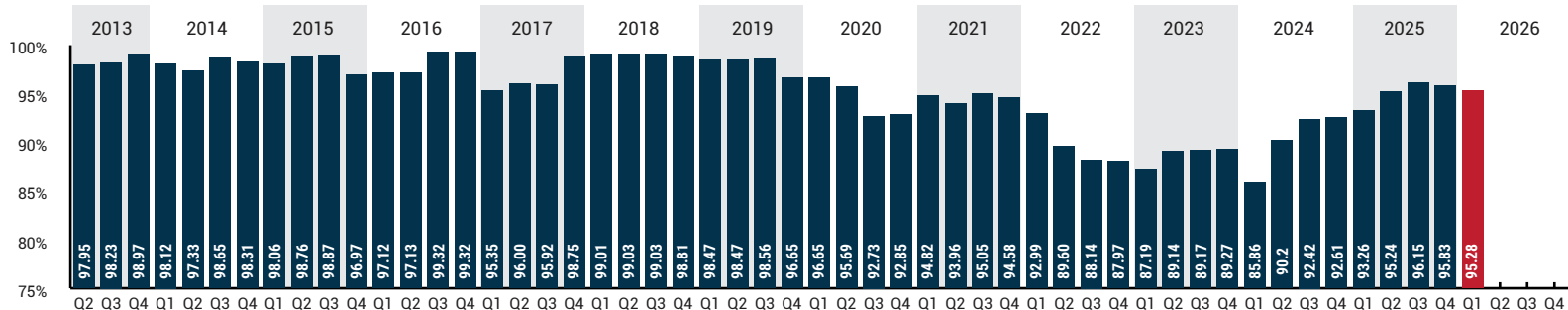
Vacancy Rate vs Available (SF)



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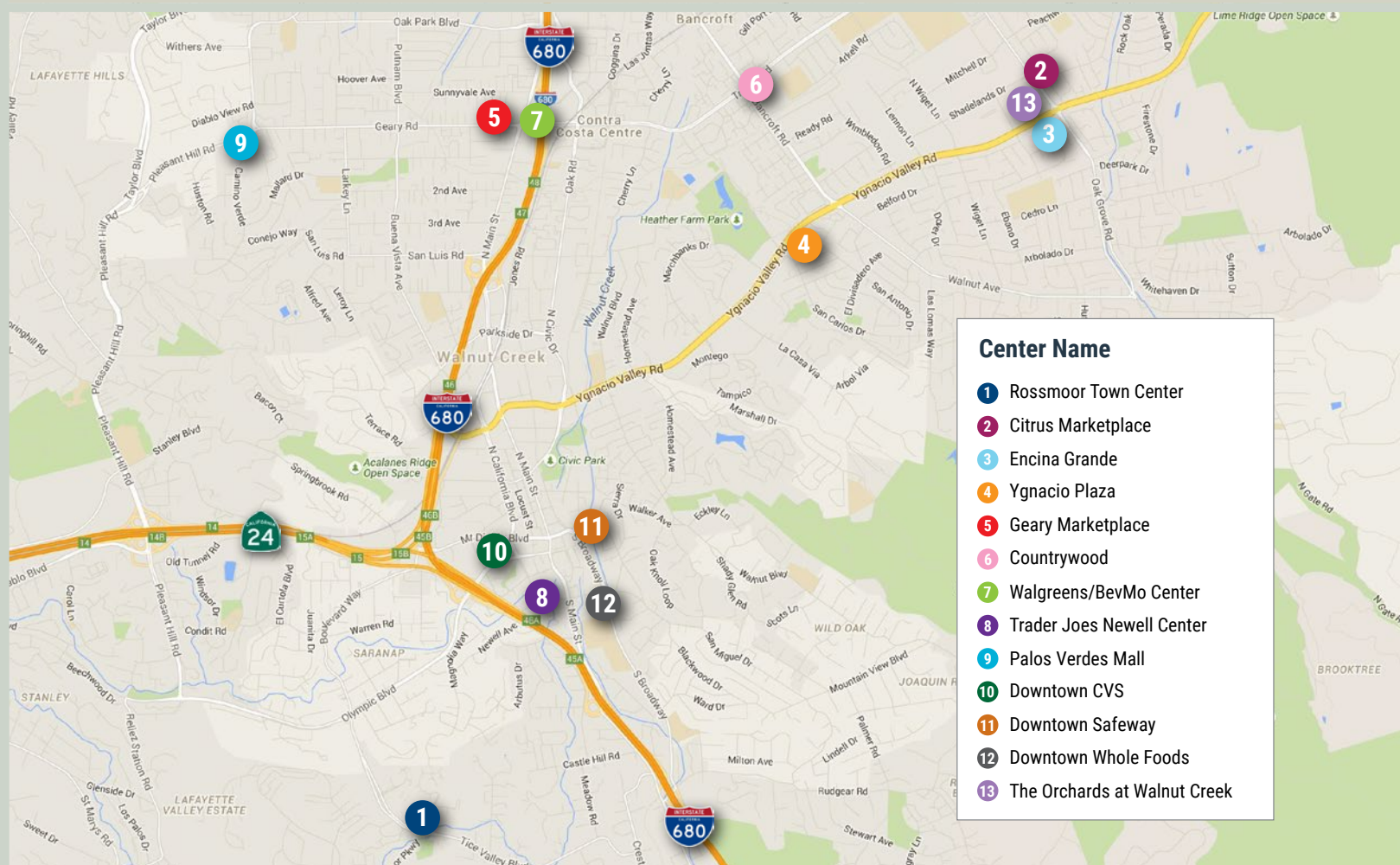
Historical Neighborhood Center Occupancy Rate



GROCERY ANCHORED CENTERS OCCUPANCY DROPPED 0.55% IN Q1 2026

Neighborhood Center Summary

Occupancy levels edged slightly lower in Q1 2026, moving from 95.83% to 95.28%. Still among the highest occupancy levels in the region, Walnut Creek's thirteen grocery anchored centers boast full occupancy at seven assets, and less than 5,000 SF of available space at three of the five centers with vacancy. The bulk of the market's 51,279 SF in vacancy at the end of Q1 was the 20,698 SF available at the Palos Verdes center and 10,311 SF at Rossmoor Town Center.



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Featured Retailer



LUCID SEEKING 20,000 – 30,000 SF
EAST BAY, NORTH BAY & SACRAMENTO

Submit Sites to
John Cumbelich

ABOUT THE FIRM

John Cumbelich & Associates is a San Francisco Bay Area firm that provides commercial real estate services to Fortune 500 retailers and select owners and developers of retail commercial properties.

The firm's expertise is in developing store networks for retailers seeking to penetrate the Northern California marketplace, and the representation of premier power center and lifestyle developments.

John Cumbelich

Chief Executive Officer
john@cumbelich.com
CA DRE #01006249

Tim Seiler

Partner
tim@cumbelich.com
CA DRE #01076263

Joe Kuvetakis

Partner
joe@cumbelich.com
CA DRE #01854159


Catherine Macken

Associate Broker
catherine@cumbelich.com
CA DRE #02136323

Joe Cumbelich

Associate Broker
joe.cumbelich@cumbelich.com
CA DRE #02278794

Featured Retailer



clayroom

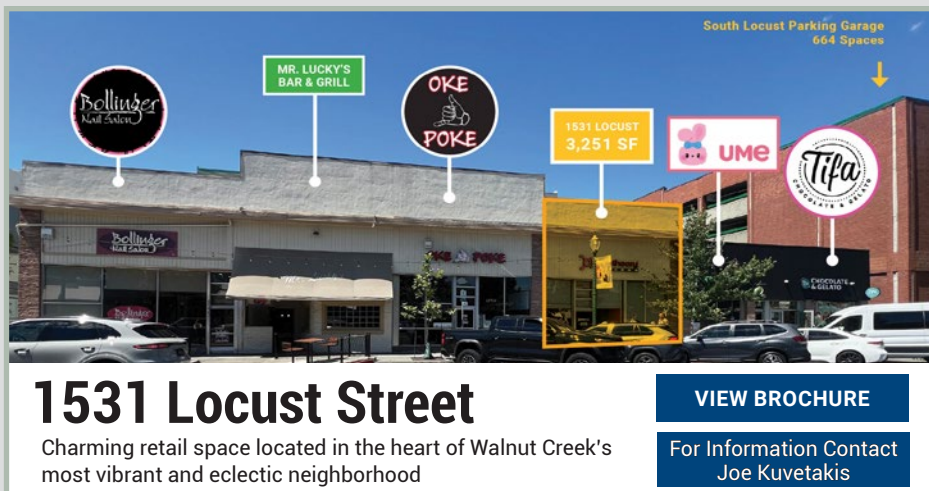
seeking new locations

3,000 – 6,000 SF

Piedmont Ave,
Temescal, Rockridge,
Emeryville, West
Oakland, Alameda

Submit Sites to
Catherine Macken

Featured Listing



South Locust Parking Garage
664 Spaces

MR. LUCKY'S BAR & GRILL

OKE POKE

1531 LOCUST
3,251 SF

UME

Tifa

1531 Locust Street

Charming retail space located in the heart of Walnut Creek's most vibrant and eclectic neighborhood

VIEW BROCHURE

For Information Contact
Joe Kuvetakis

John Cumbelich & Associates

PARTNER **XTEAM**
RETAIL ADVISORS

JOHN CUMBELICH & ASSOCIATES
1470 Maria Lane, Suite 420
Walnut Creek, CA 94596

TELEPHONE 925.935.5400
WWW.CUMBELICH.COM

[VIEW ALL LISTINGS](#)

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Completed Assignments – Walnut Creek, CA

TIFFANY & CO.

Tiffany & Co.
6,785 SF
The Corners



Terra Outdoor Living
10,000 SF
1902 Mt Diablo Blvd



RH
11,747 SF
Broadway Point

Crate&Barrel

Crate & Barrel
19,725 SF
1201 S Main St

PVOLVE

Pvolve
2,042 SF
Ygnacio Plaza



Macerich
2,509 SF
1401 Mt Diablo Blvd



Verizon
4,285 SF
Main Street Plaza



Xfinity
3,452 SF
Main Street Plaza



Wells Fargo Bank
5,400 SF
Oak Grove Plaza



Pottery Barn
16,760 SF
Broadway Point

TALBOTS

Talbots
13,525 SF
Plaza Escuela



Model Bakery
4,367 SF
1315 N Main St



California Pizza Kitchen
6,000 SF
Agora @ S Main



Gott's Roadside
5,500 SF
Main Street Plaza



LensCrafters
3,099 SF
The Corners

HIGHWIRE
—COFFEE ROASTERS—

Highwire Coffee
642 SF
The Waymark



World Famous Hot Boys
2,100 SF
1394 N Main St



Vineyard Vines
3,400 SF
1500 Mt Diablo Blvd



Pacific Catch
5,446 SF
Agora @ S Main



TD Ameritrade
4,988 SF
Agora @ S Main



Starbucks
1,700 SF
Agora @ S Main



Mike's Bikes
6,725 SF
The Mercer



Tommy Bahama
4,100 SF
The Corners



SkinSpirit
3,000 SF
The Mercer



Burger Lounge
2,376 SF
The Orchards

LUNA SEA LOUNGE

Luna Sea Lounge
1,145 SF
The Waymark



Rooftop
4,143 SF
1500 Mt Diablo Blvd



Teleferic Barcelona
4,495 SF
1500 Mt Diablo Blvd



Sasa
3,640 SF
1432 N Main St



AT&T
5,196 SF
1521 Olympic Blvd