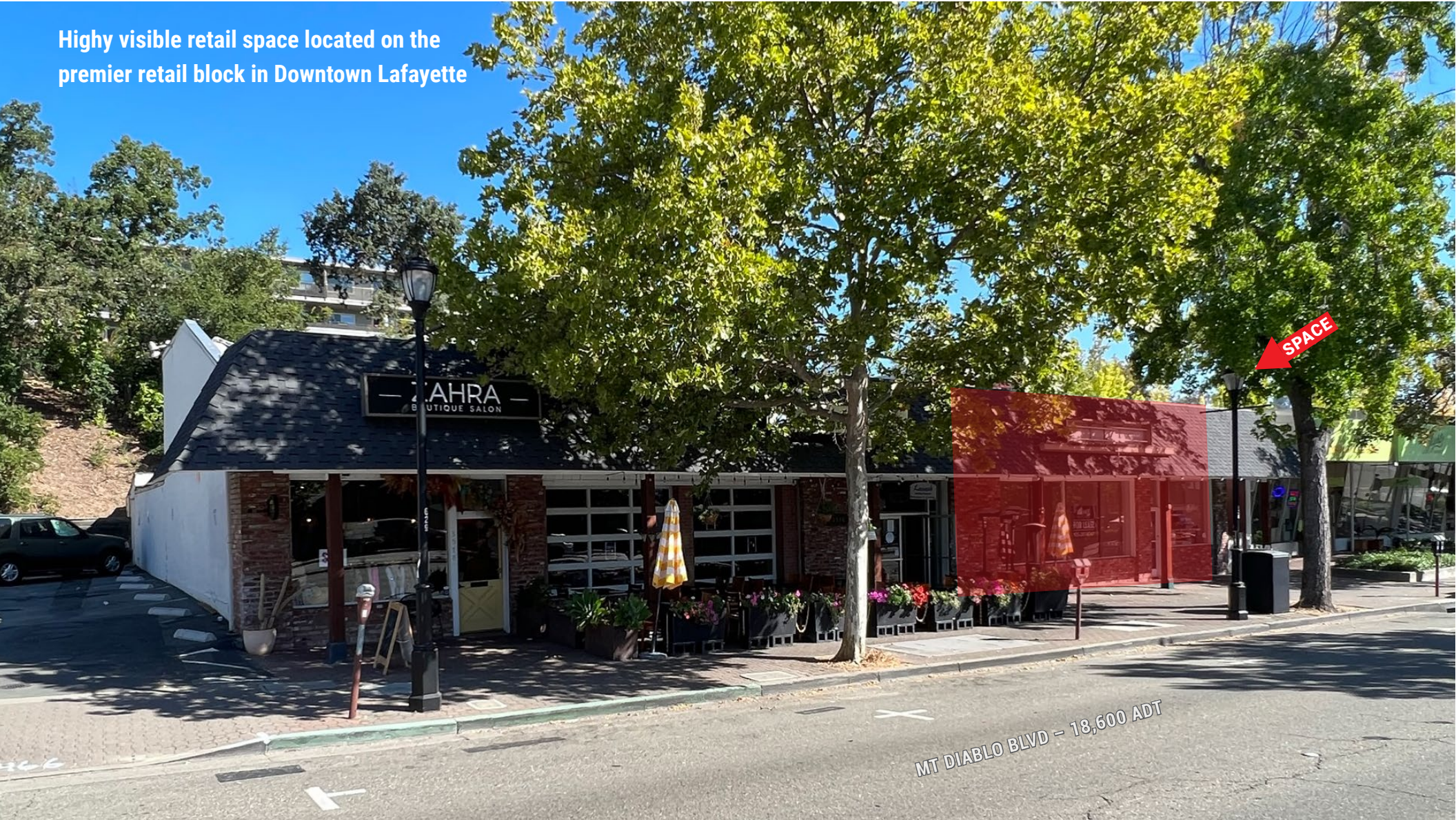


# 3574 Mt Diablo Blvd

@ Oak Hill Rd - Lafayette, CA

2,825 sf ground floor  
+ 1,910 sf mezzanine  
in premier location

Highly visible retail space located on the  
premier retail block in Downtown Lafayette



MT DIABLO BLVD - 18,600 ADT

Joe Kuvetakis joe@cumbelich.com t. 925.935.5400 x124

PARTNER **XTEAM**  
RETAIL ADVISORS

JohnCumbelich  
& Associates



# 3574 Mt Diablo Blvd

@ Oak Hill Rd – Lafayette, CA

the space



**2,825 sf ground level retail space + 1,910 sf mezzanine for lease in Lafayette, CA.** Located on the premier retail block in Downtown Lafayette, CA, the space is surrounded by retail, dining, daily needs and service providers.

Highly visible streetfront location with heavy pedestrian foot traffic and adjacent to the Safeway anchored Plaza Center. Located on the same corner as La Fiesta Square and The Clocktower – two of the busiest lifestyle centers in town. The site benefits from ample daytime and evening traffic driven by the diverse retail, services and dining in the area.

Lafayette's strategic location along Highway 24, the East Bay's major east/west traffic artery, contributes to the site's significant drawing power and the site is ideally situated to serve the East Bay and Oakland/Berkeley including the distinctive and affluent surrounding communities of Walnut Creek, Orinda and Moraga.



Located in a walker's paradise (93/100 score)



Captures an affluent market (\$239,384 avg income 5-mi radius)



Flexible layout for variety of users



Highly visible street-front location with large sunny windows



Surrounded by thriving retail, dining & services



Dedicated parking lot + ample street parking

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RETAIL ADVISORS

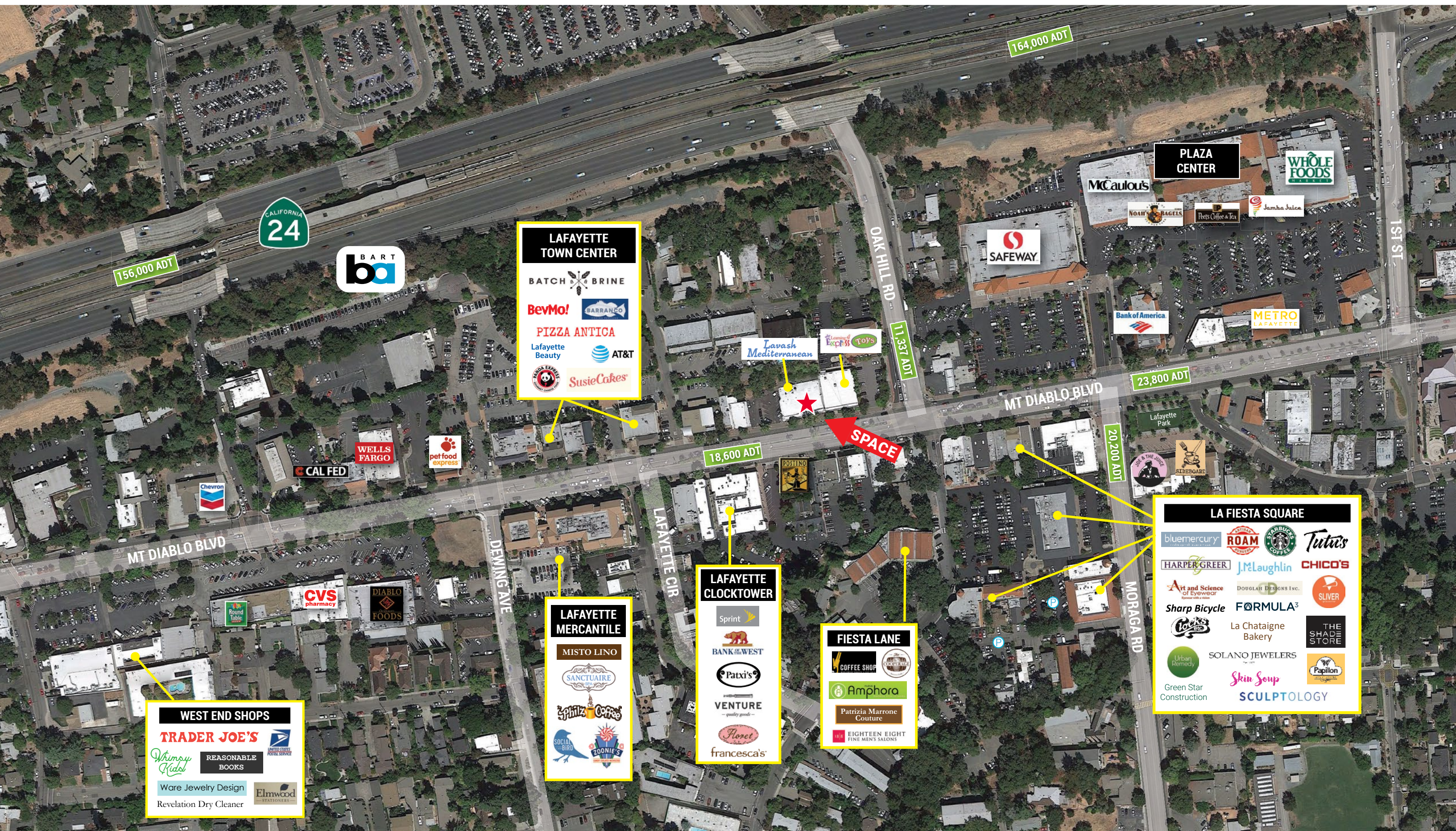
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& Associates



# 3574 Mt Diablo Blvd

@ Oak Hill Rd - Lafayette, CA

downtown lafayette retail



156,000 ADT

164,000 ADT

11,331 ADT

23,800 ADT

18,600 ADT

20,200 ADT



**LAFAYETTE TOWN CENTER**

- BATCH & BRINE
- BevMo!
- PIZZA ANTICA
- Lafayette Beauty
- SusieCakes
- AT&T

Lavash Mediterranean

Express Toys

SPACE

**LA FIESTA SQUARE**

- bluemercury
- ROAM
- Starbucks
- Tutu's
- HARPER GREER
- J. McLaughlin
- CHICO'S
- Art and Science of Eyewear
- DOUGLASS DESIGNS INC.
- SLIVER
- Sharp Bicycle
- FORMULA 3
- La Chataigne Bakery
- THE SHADE STORE
- Urban Remedy
- SOLANO JEWELERS
- Papillon
- Green Star Construction
- Skin Soup
- SCULPTOLOGY

**WEST END SHOPS**

- TRADER JOE'S
- Whimsy Kids
- REASONABLE BOOKS
- Ware Jewelry Design
- Revelation Dry Cleaner
- Elmwood STATIONERS

**LAFAYETTE MERCANTILE**

- MISTO LINO
- SANCTUAIRE
- Spitz Coffee
- SOCIAL BIRD
- ZONIE'S

**LAFAYETTE CLOCKTOWER**

- Sprint
- BANK OF AMERICA
- Patxi's
- VENTURE
- Floret
- francesca's

**FIESTA LANE**

- COFFEE SHOP
- Amphora
- Patrizia Marrone Couture
- EIGHTEEN EIGHT FINE MENS SALONS

**PLAZA CENTER**

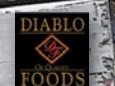
- McCaullous
- SAFEMART
- Bank of America
- METRO LAFAYETTE
- WHOLE FOODS
- NOAH'S BAGELS
- Pets Coffee & Tea
- Jamba Juice

**WELLS FARGO**

- CAL FED
- pet food express
- Chevron

**CVS pharmacy**

- DIABLO FOODS

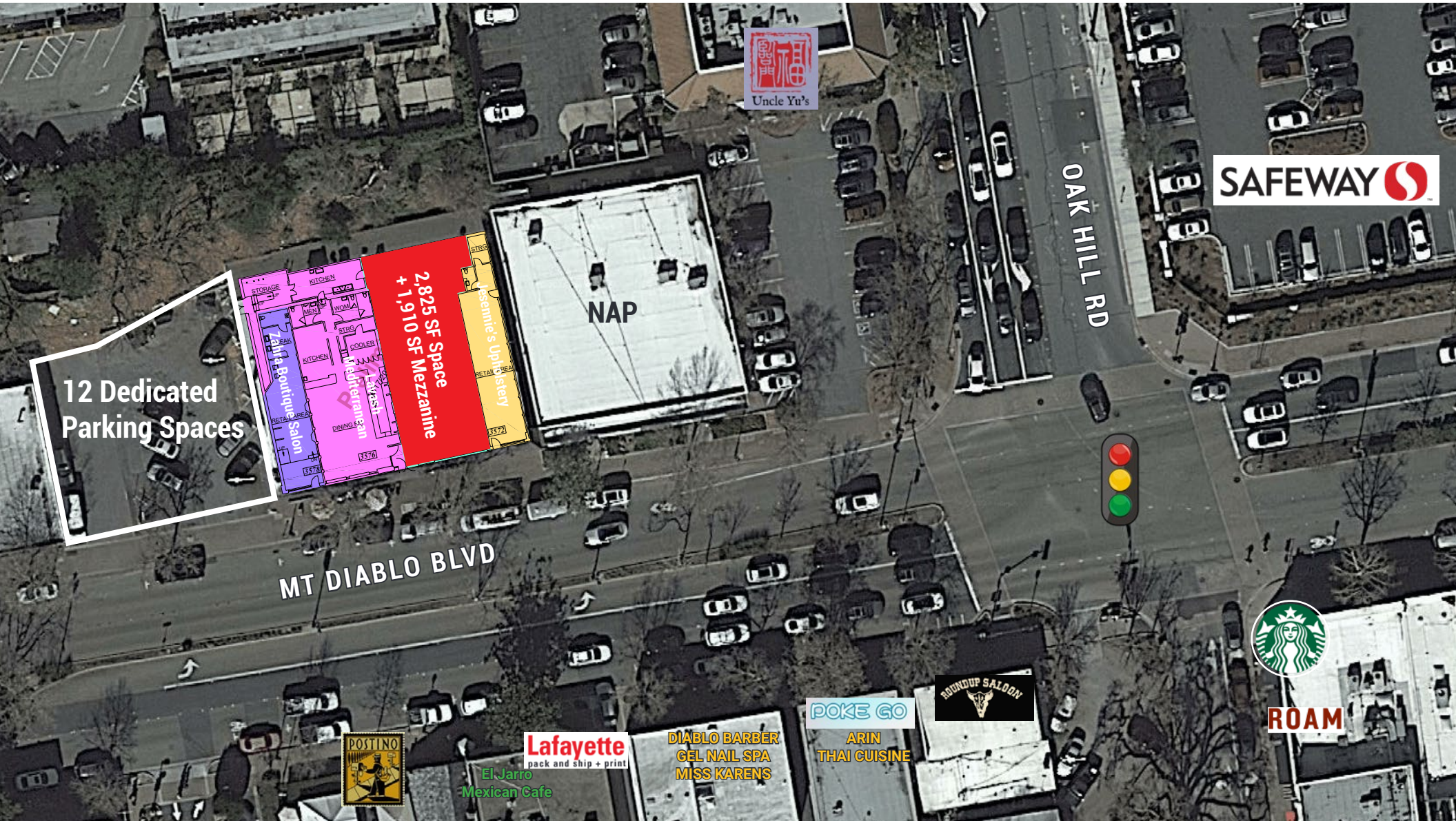




# 3574 Mt Diablo Blvd

@ Oak Hill Rd - Lafayette, CA

thriving retail corner



12 Dedicated  
Parking Spaces

2,825 SF Space  
+ 1,910 SF Mezzanine

NAP

MT DIABLO BLVD

OAK HILL RD



ROAM

POKE GO  
ARIN  
THAI CUISINE



DIABLO BARBER  
GEL NAIL SPA  
MISS KARENS

Lafayette  
pack and ship + print

El Jarro  
Mexican Cafe

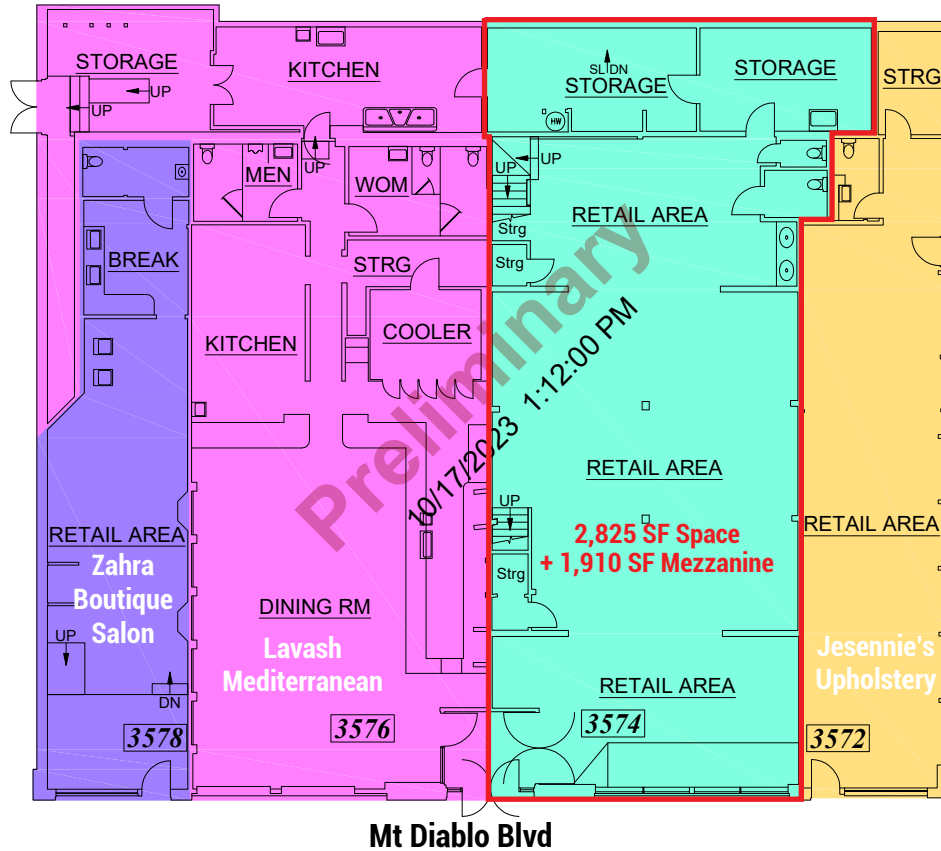


# 3574 Mt Diablo Blvd

@ Oak Hill Rd - Lafayette, CA

lease plan

## FIRST FLOOR

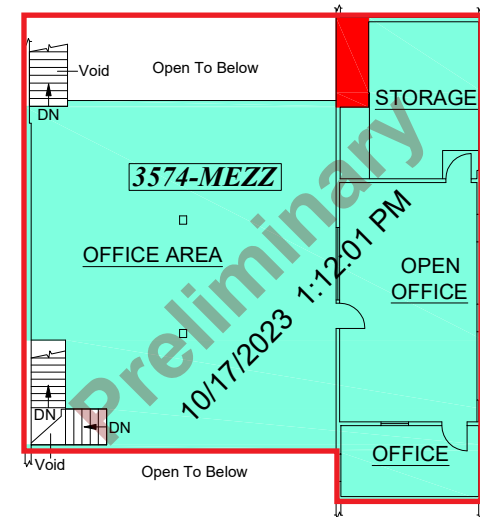


BUILDING SUMMARY	SQ.FT.
Total GLA	9,839
Total Parking	0
Total Vertical Penetration	33
Total Service & Public	0
Total Ancillary	0

Space ID	GLA	Ancillary	% of Property
3572	1,137.4		11.56%
3574	2,825.5		28.72%
3576	2,968.1		30.17%
3578	998.4		10.15%
3574-MEZZ	1,910.1		19.41%

## MEZZANINE

Area included on 1st floor



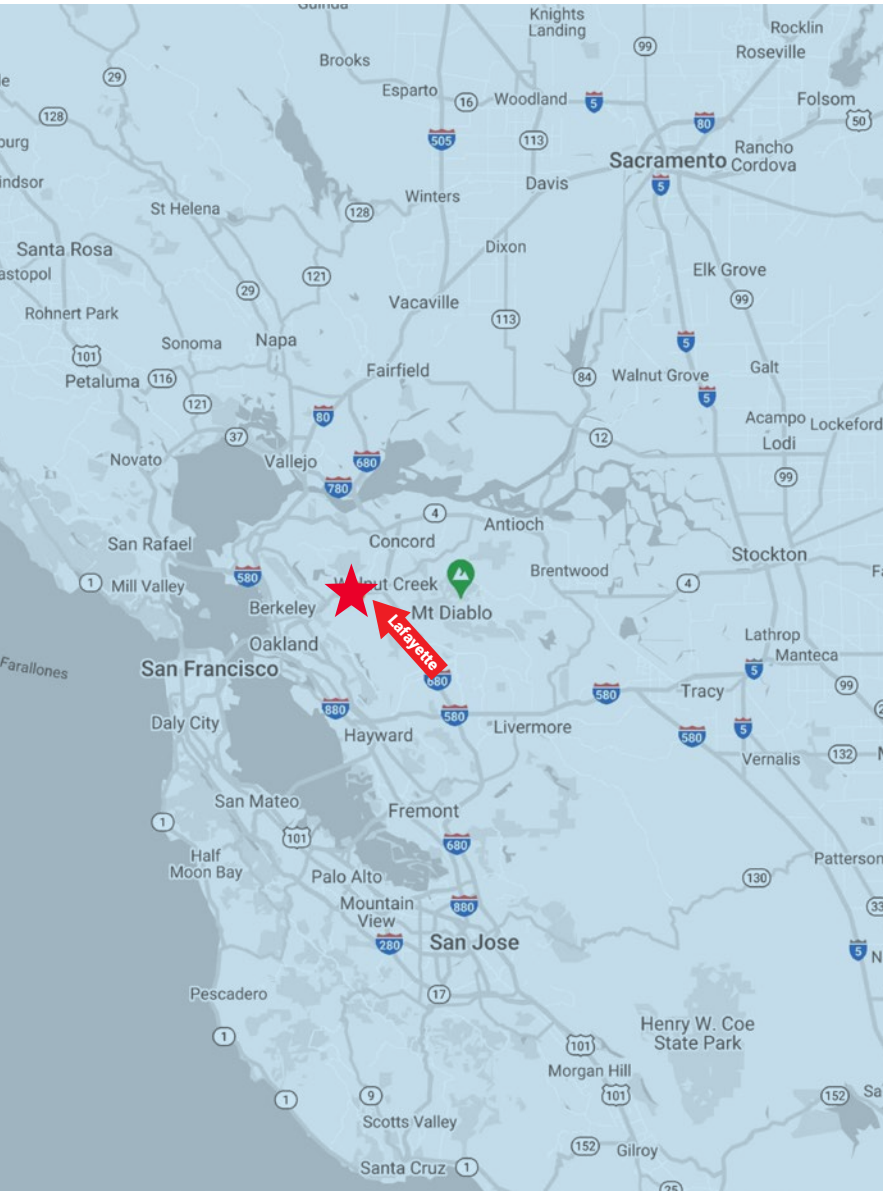
Space ID	GLA	Ancillary	% of Property
3574-MEZZ	1,910.1		19.41%



# 3574 Mt Diablo Blvd

@ Oak Hill Rd - Lafayette, CA

bay area location





# 3574 Mt Diablo Blvd

@ Oak Hill Rd –Lafayette, CA

affluent trade area

## THE TRADE AREA

### HIGHLY AFFLUENT

Located off Highway 24, Lafayette, CA captures the affluent trade areas within Contra Costa and Alameda counties.

From the immediate surrounding Lamorinda trade area, to Piedmont and the Oakland Hills 10 minutes west, to greater Walnut Creek 10 minutes east, median household incomes are the highest in the region. In a 15-minute drive time the population is 158,894 and median HH income is \$179,992.

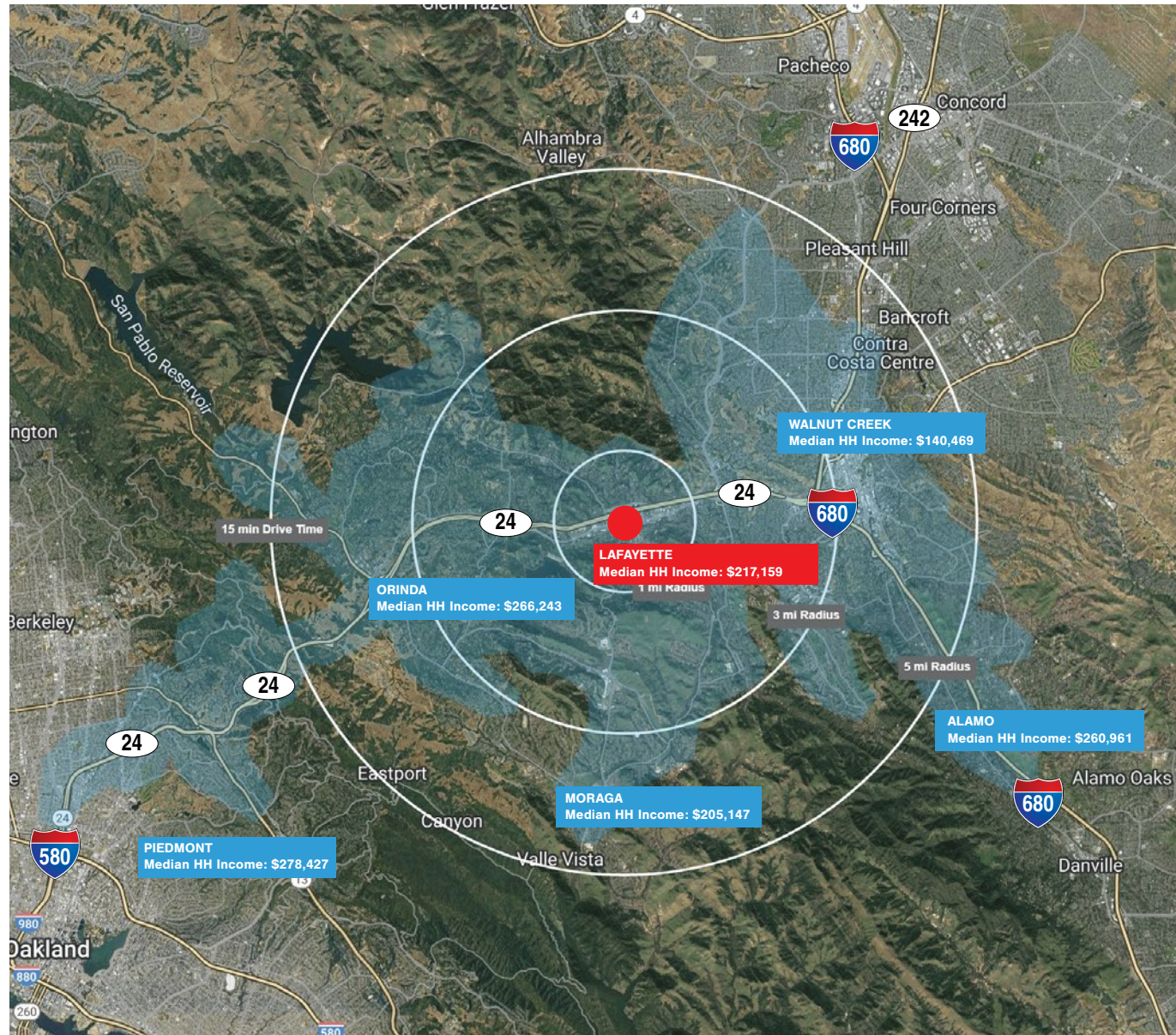
### CUSTOMER STATISTICS WITHIN A 15-MINUTE DRIVE TIME

- 73% have a bachelor degree or higher
- 68% own their own home
- 57% of residents are 20-64 years old
- Strong daytime population of 134,292
- \$3.66 B in annual retail expenditure

Drive Time	Population	Median HH Income
15-Minute	156,185	\$173,149

City	Population	Median HH Income
Alamo	15,450	\$260,961
Moraga	16,903	\$205,147
Lafayette	25,542	\$217,159
Orinda	19,818	\$266,243
Piedmont	11,031	\$278,427
Walnut Creek	70,309	\$140,469

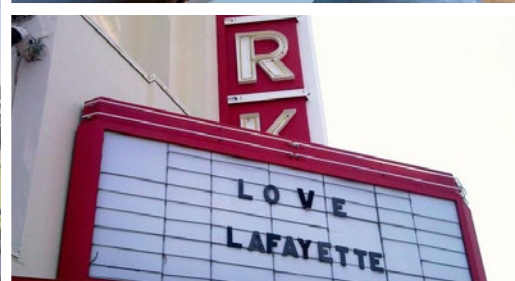
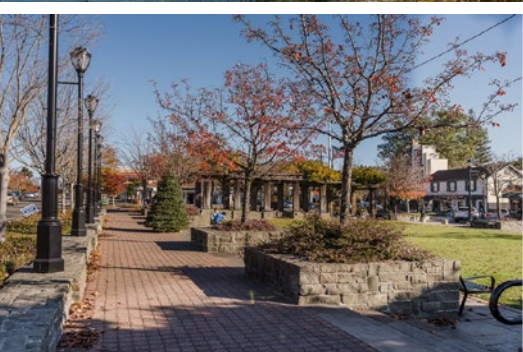




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**lafayette, ca**



LAFAYETTE CALIFORNIA IS ONE OF THE PREMIER LIFESTYLE CITIES IN NORTHERN CALIFORNIA FEATURING BEST IN CLASS SHOPPING, DINING, SERVICES, & FITNESS.

A suburban city tucked across 15 square miles in Contra Costa County, Lafayette, CA is one of the most desirable places to live in the Bay Area.

Providing a suburban feel, high quality of life and top-rated schools, Lafayette enjoys a charming downtown, plenty of parks and a reservoir ideal for picnics, fishing, boating, hiking and more.

Filled with oak-studded hills and plenty of parks, local BART access makes it a great location for commuters traveling all across the Bay Area and direct access to the San Francisco International Airport.



# 3574 Mt Diablo Blvd

@ Oak Hill Rd – Lafayette, CA

## demographics

		<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
<b>POPULATION</b>	2023 Estimated Population	9,408	53,358	156,185
	2028 Projected Population	9,567	55,124	161,019
	2020 Census Population	9,361	53,001	155,420
	2010 Census Population	8,627	49,239	142,598
	Projected Annual Growth 2023 to 2028	0.3%	0.7%	0.6%
	Historical Annual Growth 2010 to 2023	0.7%	0.6%	0.7%
	2023 Median Age	43	47	45
<b>DAYTIME POPULATION</b>	Adjusted Daytime Demographics Age 16 Years +	9,306	37,800	132,137
<b>HOUSEHOLDS</b>	2023 Estimated Households	3,912	21,858	66,155
	2028 Projected Households	4,188	23,806	71,873
	2020 Census Households	3,844	21,488	65,073
	2010 Census Households	3,635	20,770	61,684
	Projected Annual Growth 2023 to 2028	1.4%	1.8%	1.7%
	Historical Annual Growth 2010 to 2023	0.6%	0.4%	0.6%
<b>RACE &amp; ETHNICITY</b>	2023 Estimated White	72.02%	70.93%	67.68%
	2023 Estimated Black or African American	1.12%	1.50%	2.29%
	2023 Estimated Asian or Pacific Islander	13.97%	15.40%	16.98%
	2023 Estimated American Indian or Native Alaskan	0.21%	0.21%	0.26%
	2023 Estimated Other Races	12.68%	11.95%	12.78%
	2023 Estimated Hispanic	9.88%	9.72%	11.01%
<b>INCOME</b>	2023 Estimated Average Household Income	\$292,679	\$262,693	\$239,384
	2023 Estimated Median Household Income	\$194,985	\$184,821	\$173,149
	2023 Estimated Per Capita Income	\$121,719	\$107,761	\$101,552
<b>EDUCATION (AGE 25+)</b>	2023 Estimated Elementary (Grade 0 -8)	1.8%	1.0%	1.3%
	2023 Estimated Some High School (Grade 9-11)	1.0%	1.0%	1.1%
	2023 Estimated High School Graduate	4.1%	6.7%	7.6%
	2023 Estimated Some College	10.9%	12.6%	13.2%
	2023 Estimated Associates Degree Only	7.7%	5.9%	6.2%
	2023 Estimated Bachelors Degree Only	36.8%	38.0%	37.5%
	2023 Estimated Graduate Degree	37.7%	34.8%	33.1%
<b>BUSINESS</b>	2023 Estimated Total Businesses	1,308	3,126	9,913
	2023 Estimated Total Employees	6,716	18,671	80,055
	2023 Estimated Employee Population per Business	5	6	8
	2023 Estimated Residential Population per Business	7	17	16



*gather, play & connect*  
in Lafayette







**For more information contact Joe Kuvetakis** [joe@cumbelich.com](mailto:joe@cumbelich.com) t. 925.935.5400 x124

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**JohnCumbelich**  
& Associates

**PARTNER XTEAM**  
RETAIL ADVISORS