

Highly Visible  
Retail Space  
at Prime  
Corner Location



# 1399 N Main Street Walnut Creek, CA

Located on the signalized corner  
of N Main & Cypress

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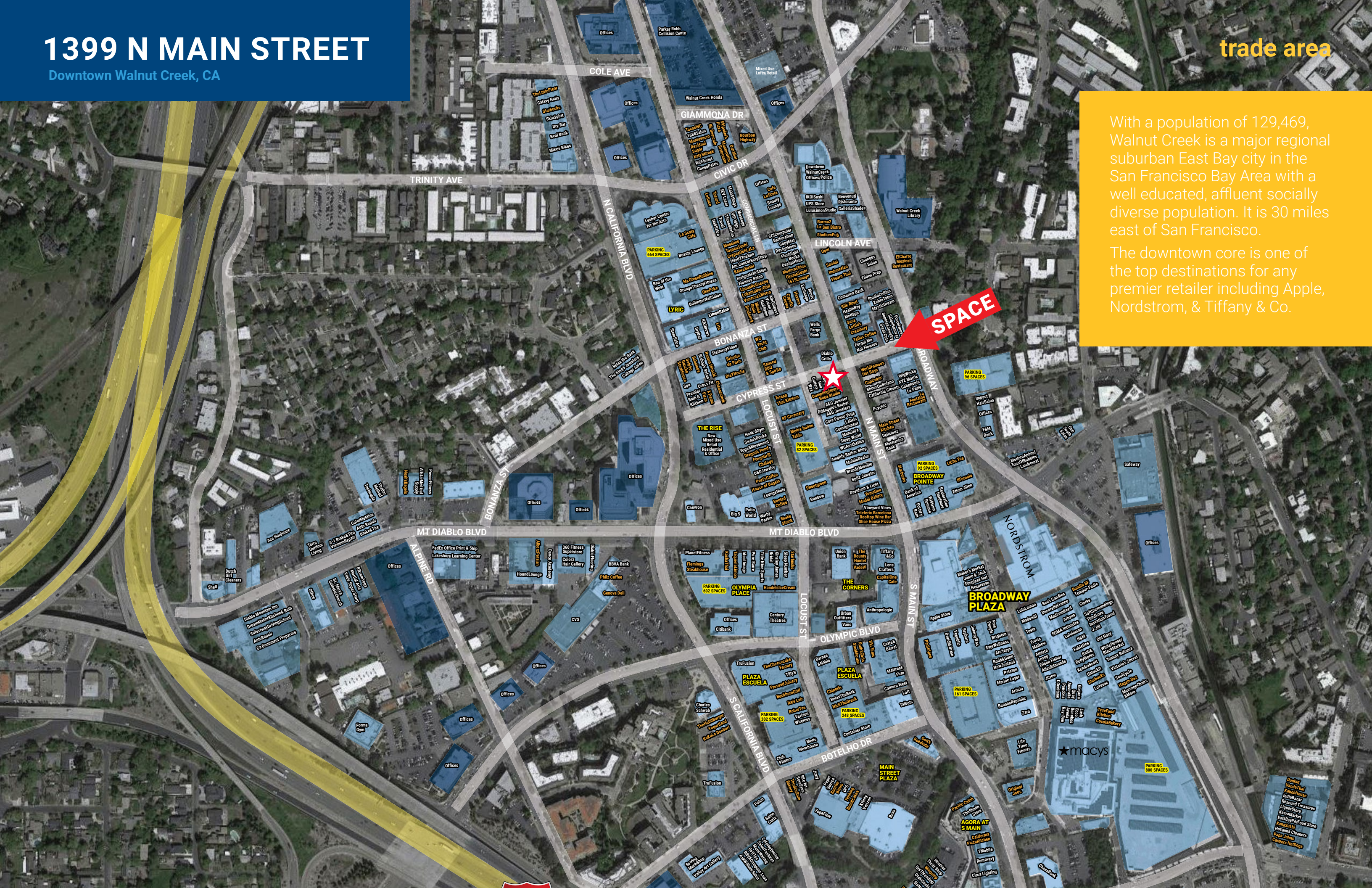
# 1399 N MAIN STREET

Downtown Walnut Creek, CA

trade area

With a population of 129,469, Walnut Creek is a major regional suburban East Bay city in the San Francisco Bay Area with a well educated, affluent socially diverse population. It is 30 miles east of San Francisco.

The downtown core is one of the top destinations for any premier retailer including Apple, Nordstrom, & Tiffany & Co.



**SPACE**

**BROADWAY PLAZA**

★ **macys**

**AGORA AT S MAIN**

**MAIN STREET PLAZA**

**PLAZA ESCUELA**

**OLYMPIA PLACE**

**THE CORNERS**

**THE RISE**

**BROADWAY POINT**

**PARKING 96 SPACES**

**PARKING 62 SPACES**

**PARKING 602 SPACES**

**PARKING 302 SPACES**

**PARKING 248 SPACES**

**PARKING 161 SPACES**

**PARKING 800 SPACES**

COLE AVE

TRINITY AVE

GIAMMONA DR

CIVIC DR

LINCOLN AVE

N CALIFORNIA BLVD

BONANZA ST

CYPRESS ST

LOUST ST

MT DIABLO BLVD

MT DIABLO BLVD

BONANZA ST

ALPINE RD

SCALIFORNIA BLVD

BOTELHO DR

S MAIN ST

NORDSTROM

BROADWAY

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# 1399 N MAIN STREET

Downtown Walnut Creek, CA

premier location

- Two blocks from Broadway Plaza – Nordstrom, Macy's, Apple Store
- One block from Ethan Allen, RH, Williams Sonoma and Pottery Barn
- Surrounded by retail, dining, office and services



96  
PARKING SPACES

92  
PARKING SPACES

82  
PARKING SPACES

SAFeway

Apple Store  
NORDSTROM  
macy's

RH ETHAN ALLEN  
WILLIAMS-SONOMA  
POTTERY BARN

ANTHROPOLOGIE  
Capital One café  
LENSCRAFTERS  
TIFFANY & Co.

SHAKE SHACK

Davidson's Licht

Brandy Melville

Mechanics Bank

Mancini's SLEEP WORLD

corepower YOGA

CALIFORNIA CLOSETS

Harbors

TELLUS

LOTTIE'S

HEALTHBAY MEDSPA

Sasa

Comerica

PLEARN THAI PALACE

The Essence Indian Food

Angela Adel

SANDAT

Open!

MUSIC EXCHANGE

THE LIBRARY

1515 RESTAURANT

MODERN CHINA

Havana cuban cuisine

Capullo

WELLS FARGO

Diablo Grills

N MAIN ST

CYPRESS ST

SPACE

SPACE

SAUCED

TTK

Melo's ITALIAN TABLE

SAN FRANCISCO CREAMERY CO.

MIXED GRAIN

WALNUT CREEK YACHT CLUB

LOCUST ST

BONANZA ST

Main Street  
Kitchen & Bar

# 1399 N MAIN STREET

Downtown Walnut Creek, CA

about

## The opportunity

- **±753 sf retail space.** The space is located at the signalized hard corner of N Main Street and Cypress Street and has great visibility from both streets.
- **±423 sf endcap retail space.** The space is located at Cypress Street and Commercial Lane

Located on a busy retail intersection, the site benefits from ample daytime pedestrian traffic driven by the downtown employment density and growing population, along with Walnut Creek's long established reputation as **the premier shopping destination in the East Bay**. Surrounded by a vibrant collection of global brands and one-of-a-kind local concepts, the evening activity is buoyed by the highest concentration of bars and restaurants in the downtown within a one block radius of the subject site along with the Downtown Century Theater and the Leshner Center for the Arts.



# 1399 N MAIN STREET

Downtown Walnut Creek, CA

strong retail presence



1399 N Main St  
Hard corner of  
N Main St & Cypress St



1521 Cypress St



Highly visible

# 1399 N MAIN STREET

Downtown Walnut Creek, CA

vibrant retail corner



Vibrant retail corner with local favorites and exciting new retail and restaurants.



# 1399 N MAIN STREET

Downtown Walnut Creek, CA

bird's eye view



- Excellent frontage on N Main Street
- Busy corner location
- Heavy pedestrian traffic

Mechanics Bank

deliciousz

Main Street  
Kitchen  
& Bar

CALIFORNIA  
CLOSETS

Shoes on Solano  
COMFORT IN STYLE

CUPCAKIN'  
BAKE SHOP

Hotzys

Forget Me Not  
Flowers

TELLUS

LOTTIE'S  
creamery

Mancini's  
SLEEPWORLD

corepower  
YOGA

DiMaggio's Barber Shop  
Since 1958

Boba Studio  
A Tasty Art

Dumpling Hours

Diablo Grills

WELLS  
FARGO

COMMERCIAL LANE

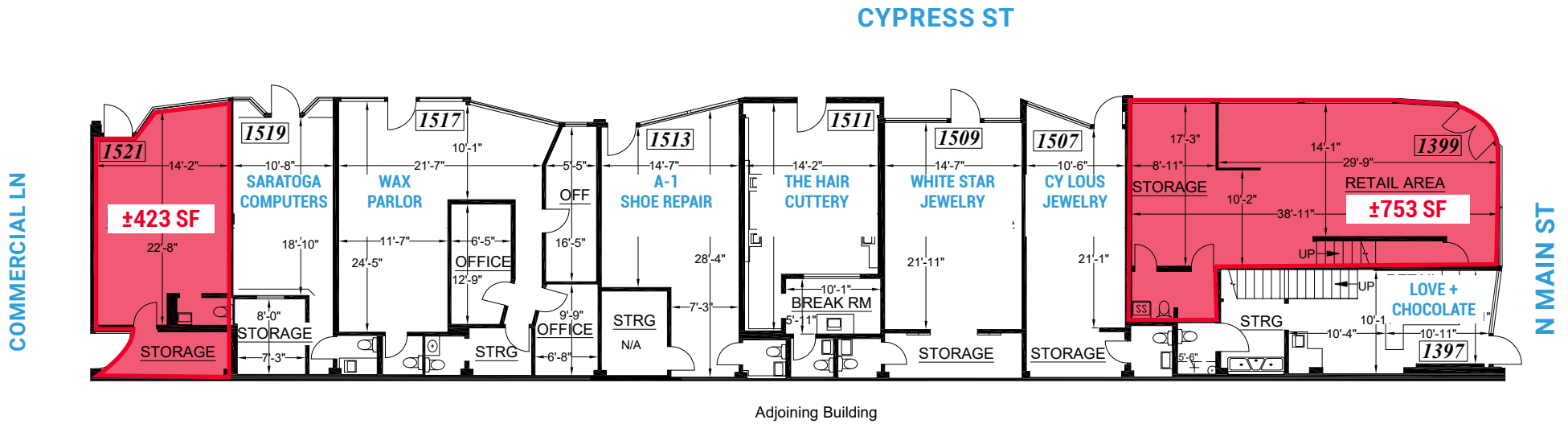
CYPRESS ST

N MAIN ST - 12,173 ADT

# 1399 N MAIN STREET

Downtown Walnut Creek, CA

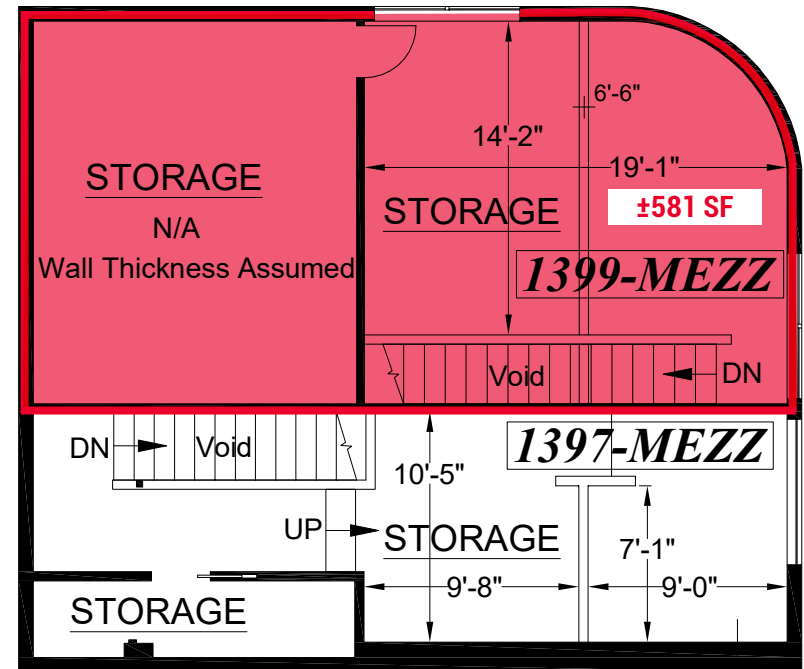
site plan/leasing plan



1521 Cypress St



1399 N Main St

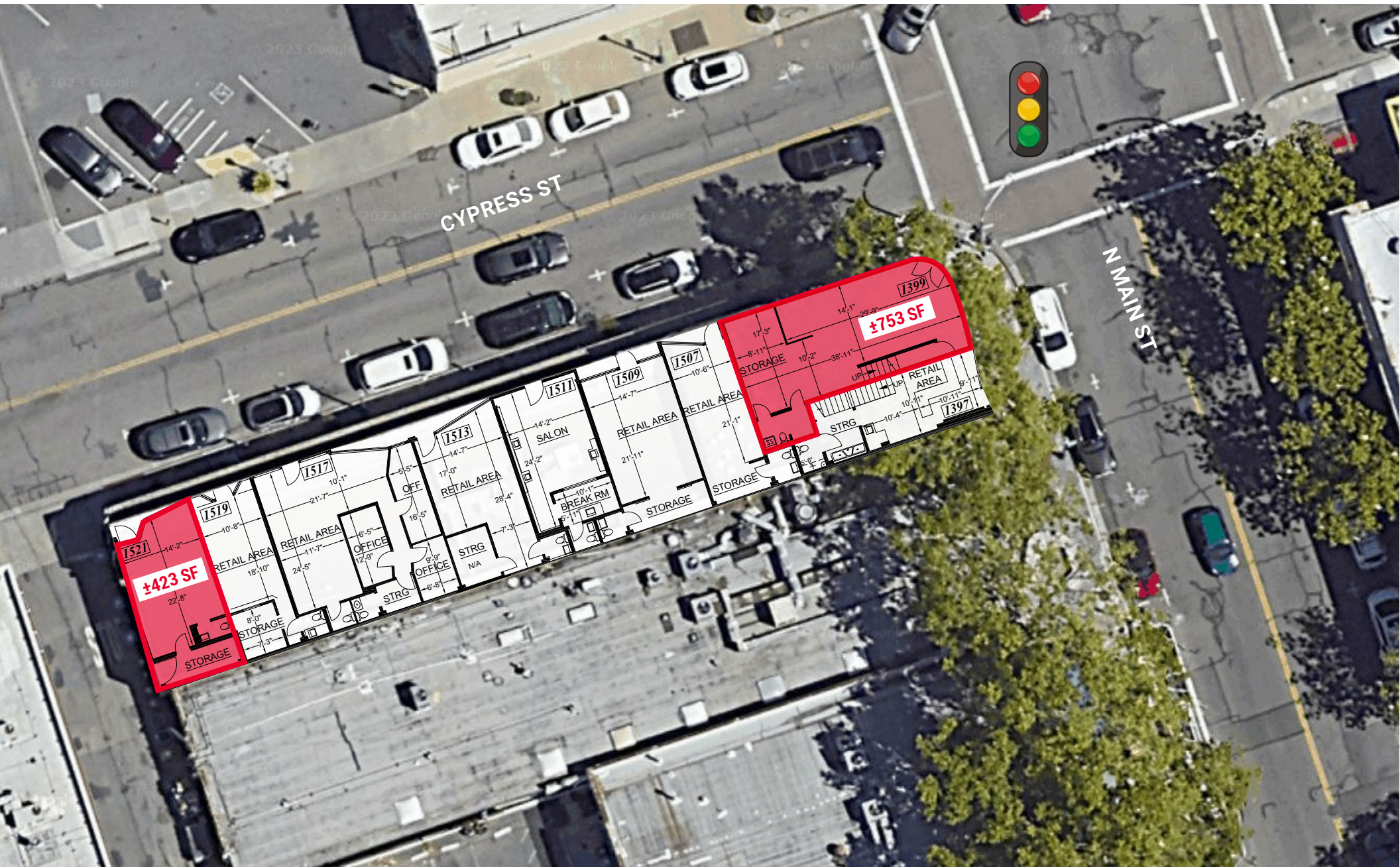




# 1399 N MAIN STREET

Downtown Walnut Creek, CA

leasing plan



# 1399 N MAIN STREET

Downtown Walnut Creek, CA

## demographics

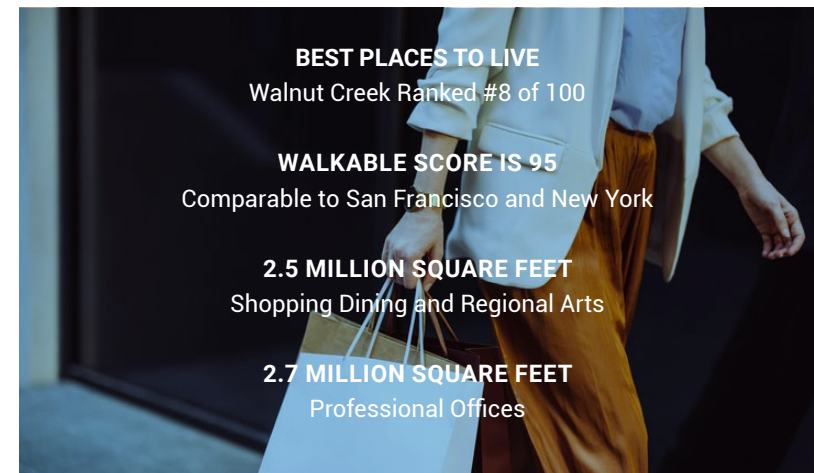
AN AFFLUENT CITY  
WITH A THRIVING DOWNTOWN

		1 mile	3 mile	5 mile
<b>POPULATION</b>	2023 Estimated Population	18,394	106,045	212,748
	2028 Projected Population	18,790	109,648	219,793
	2020 Census Population	18,353	105,394	211,759
	2010 Census Population	15,535	96,023	198,164
	Projected Annual Growth 2023 to 2028	0.4%	0.7%	0.7%
	Historical Annual Growth 2010 to 2023	1.4%	0.8%	0.6%
	2023 Median Age	38	45	44
<b>DAYTIME POPULATION</b>	Adjusted Daytime Demographics Age 16 Years +	35,453	104,310	176,785
<b>HOUSEHOLDS</b>	2023 Estimated Households	8,902	47,219	86,697
	2028 Projected Households	9,601	51,412	94,400
	2020 Census Households	8,762	46,393	85,266
	2010 Census Households	7,650	43,725	81,513
	Projected Annual Growth 2023 to 2028	1.6%	1.8%	1.8%
	Historical Annual Growth 2010 to 2023	1.3%	0.6%	0.5%
	<b>RACE &amp; ETHNICITY</b>	2023 Estimated White	63.9%	67.4%
2023 Estimated Black or African American		3.9%	2.7%	2.8%
2023 Estimated Asian or Pacific Islander		16.5%	16.3%	16.3%
2023 Estimated American Indian or Native Alaskan		0.3%	0.3%	0.5%
2023 Estimated Other Races		15.3%	13.4%	17.4%
2023 Estimated Hispanic		14.8%	12.0%	16.8%
<b>INCOME</b>		2023 Estimated Average Household Income	\$176,355	\$202,759
	2023 Estimated Median Household Income	\$135,519	\$153,384	\$159,124
	2023 Estimated Per Capita Income	\$85,458	\$90,417	\$85,580
<b>EDUCATION (AGE 25+)</b>	2023 Estimated Elementary (Grade 0 -8)	0.8%	1.3%	2.7%
	2023 Estimated Some High School (Grade 9-11)	1.6%	1.3%	2.3%
	2023 Estimated High School Graduate	7.9%	8.8%	10.3%
	2023 Estimated Some College	14.1%	14.1%	15.2%
	2023 Estimated Associates Degree Only	4.9%	6.0%	7.0%
	2023 Estimated Bachelors Degree Only	37.2%	37.5%	35.6%
	2023 Estimated Graduate Degree	33.4%	31.0%	27.0%
<b>BUSINESS</b>	2023 Estimated Total Businesses	3,271	7,464	12,680
	2023 Estimated Total Employees	30,827	68,822	107,664
	2023 Estimated Employee Population per Business	9.4	9.2	8.5
	2023 Estimated Residential Population per Business	5.6	14.2	16.8



WALNUT CREEK FEATURES A LARGE AND DIVERSE SELECTION OF RETAIL, RESTAURANTS, SERVICES, OFFICES, AND ENTERTAINMENT.

IT SERVES MANY OF THE SURROUNDING COMMUNITIES INCLUDING LAFAYETTE, ORINDA, AND PLEASANT HILL.



**BEST PLACES TO LIVE**  
Walnut Creek Ranked #8 of 100

**WALKABLE SCORE IS 95**  
Comparable to San Francisco and New York

**2.5 MILLION SQUARE FEET**  
Shopping Dining and Regional Arts

**2.7 MILLION SQUARE FEET**  
Professional Offices



For more information on this exciting opportunity 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