

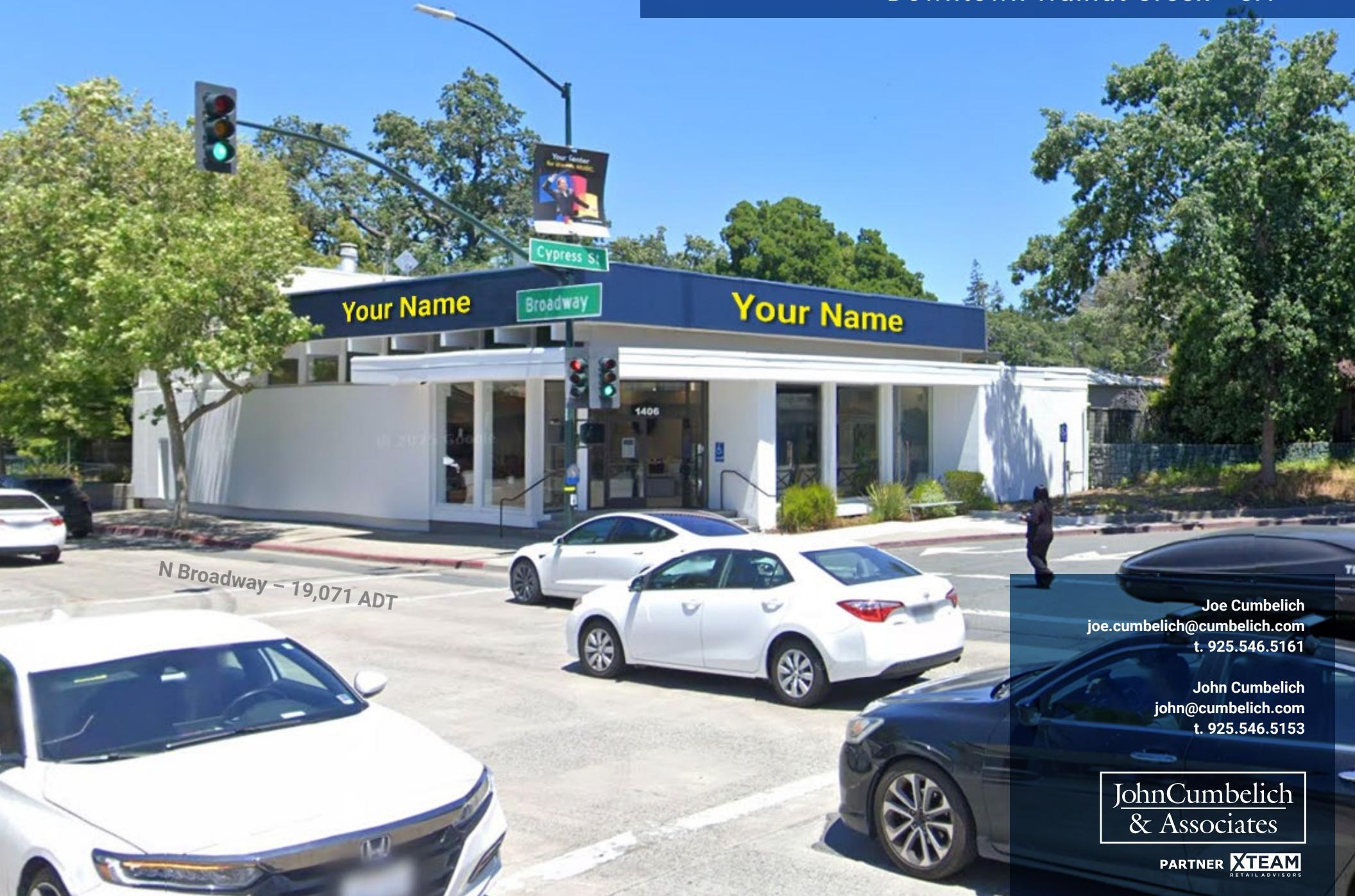
**±5,196 SF FREESTANDING RETAIL BUILDING FOR LEASE**

Located on busy signalized corner with heavy foot traffic

Public parking adjacent to site

# 1406 N Broadway

Downtown Walnut Creek • CA



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John Cumbelich  
& Associates

PARTNER XTEAM  
RETAIL ADVISORS

# 1406 N Broadway

Downtown Walnut Creek • CA

highlights

±5,196 SF HIGHLY VISIBLE  
FREESTANDING BUILDING



Captures an affluent market  
(\$208,789 average hh income)



Great signage and large,  
sunny display windows



Adjacent to busy parking  
garage serving trade area



Strong foot traffic at signal-  
ized intersection



Flexible layout for variety of  
users



Surrounded by thriving retail  
and dining



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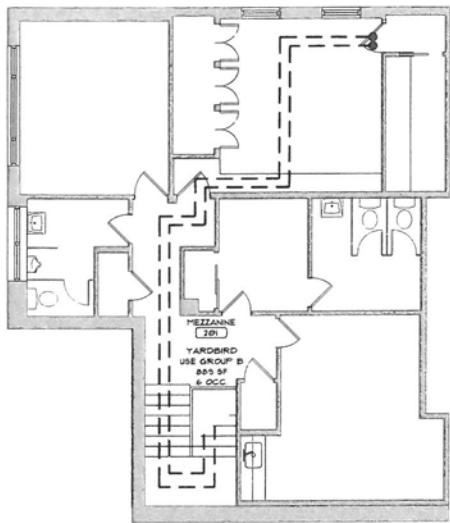
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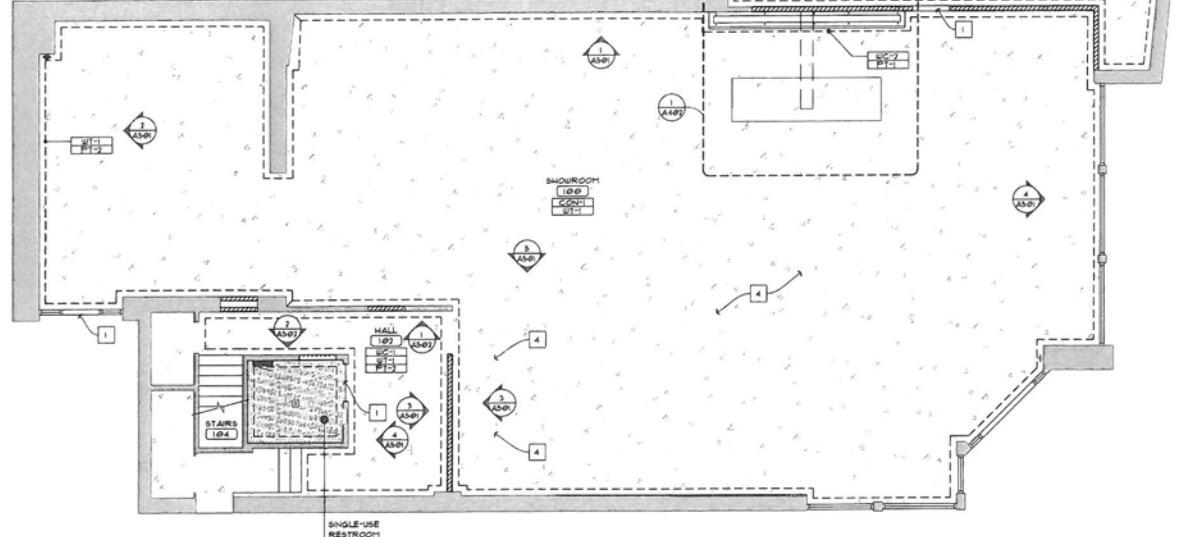
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floor plan

±1,496 SF SECOND FLOOR



±3,700 SF GROUND FLOOR



±5,196 SF TOTAL

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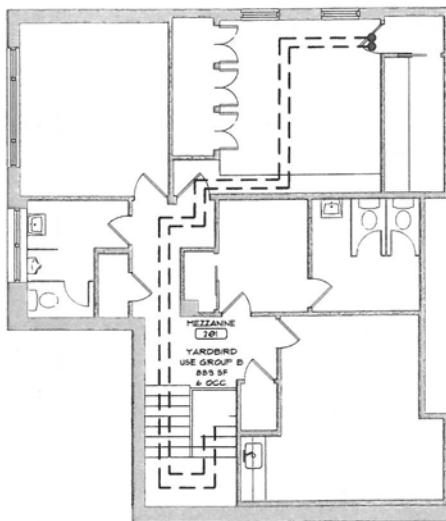
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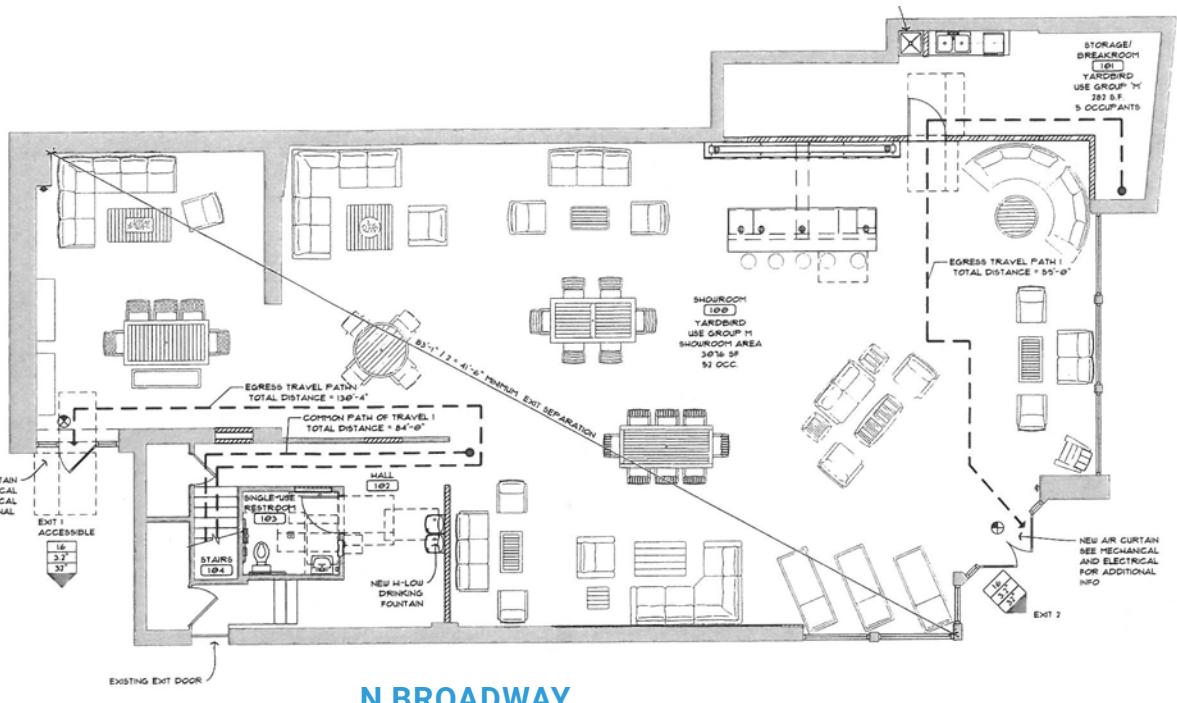
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conceptual showroom layout



NORTH



N BROADWAY

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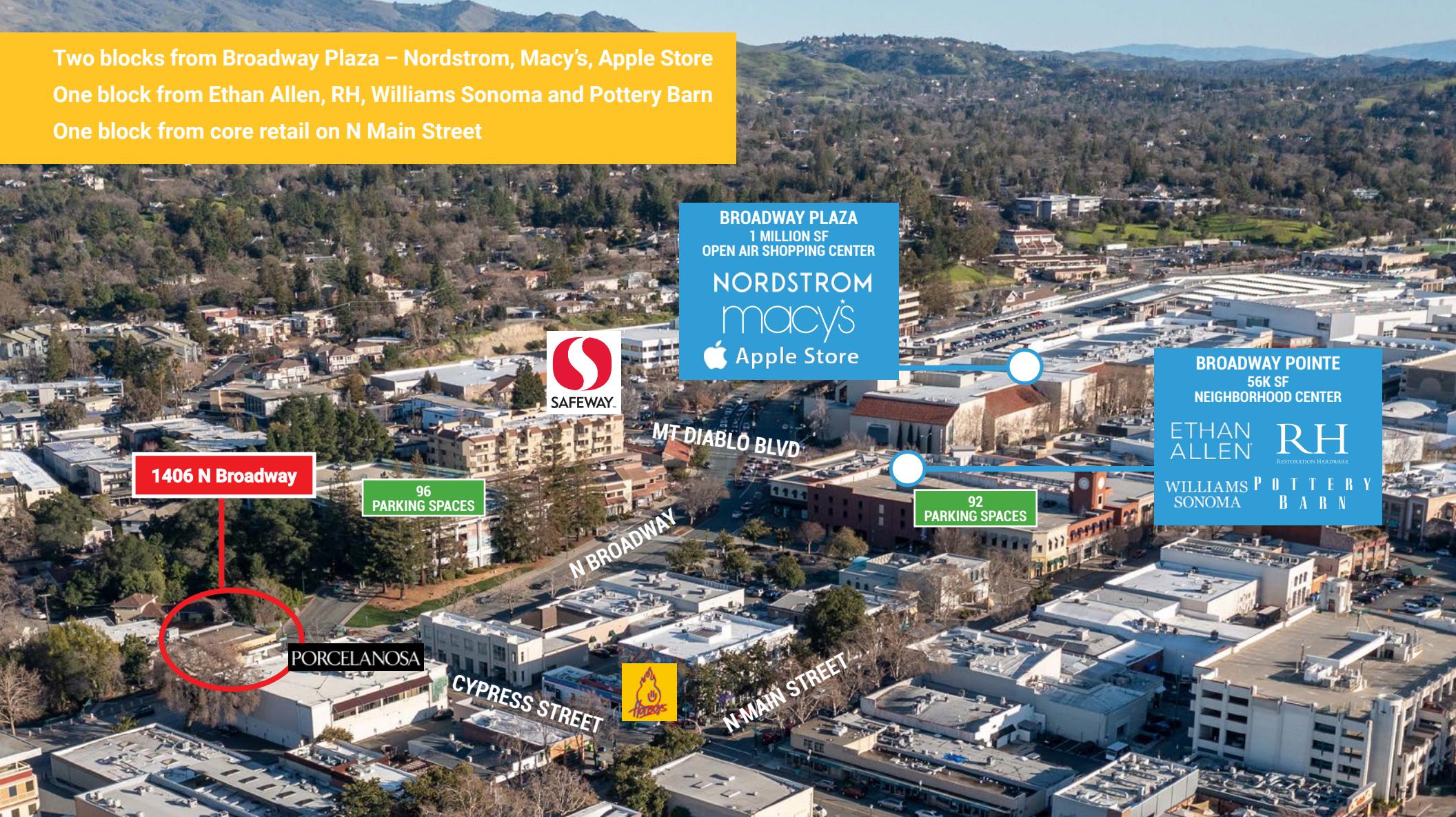
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premier location

CENTRAL TO BOTH THE NEW  
AND HISTORIC DOWNTOWN RETAIL

Two blocks from Broadway Plaza – Nordstrom, Macy's, Apple Store  
One block from Ethan Allen, RH, Williams Sonoma and Pottery Barn  
One block from core retail on N Main Street



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# 1406 N Broadway

Downtown Walnut Creek • CA

about

LARGE OPEN SPACE , GREAT SIGNAGE  
SIGNALIZED CORNER LOCATION

## Highly visible retail building for lease

A 5,196 sf freestanding retail building for lease in downtown Walnut Creek. The building is comprised of a 3,700 sf ground floor space + a 1,496 sf second floor space.

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 Lesher Center for the Arts.



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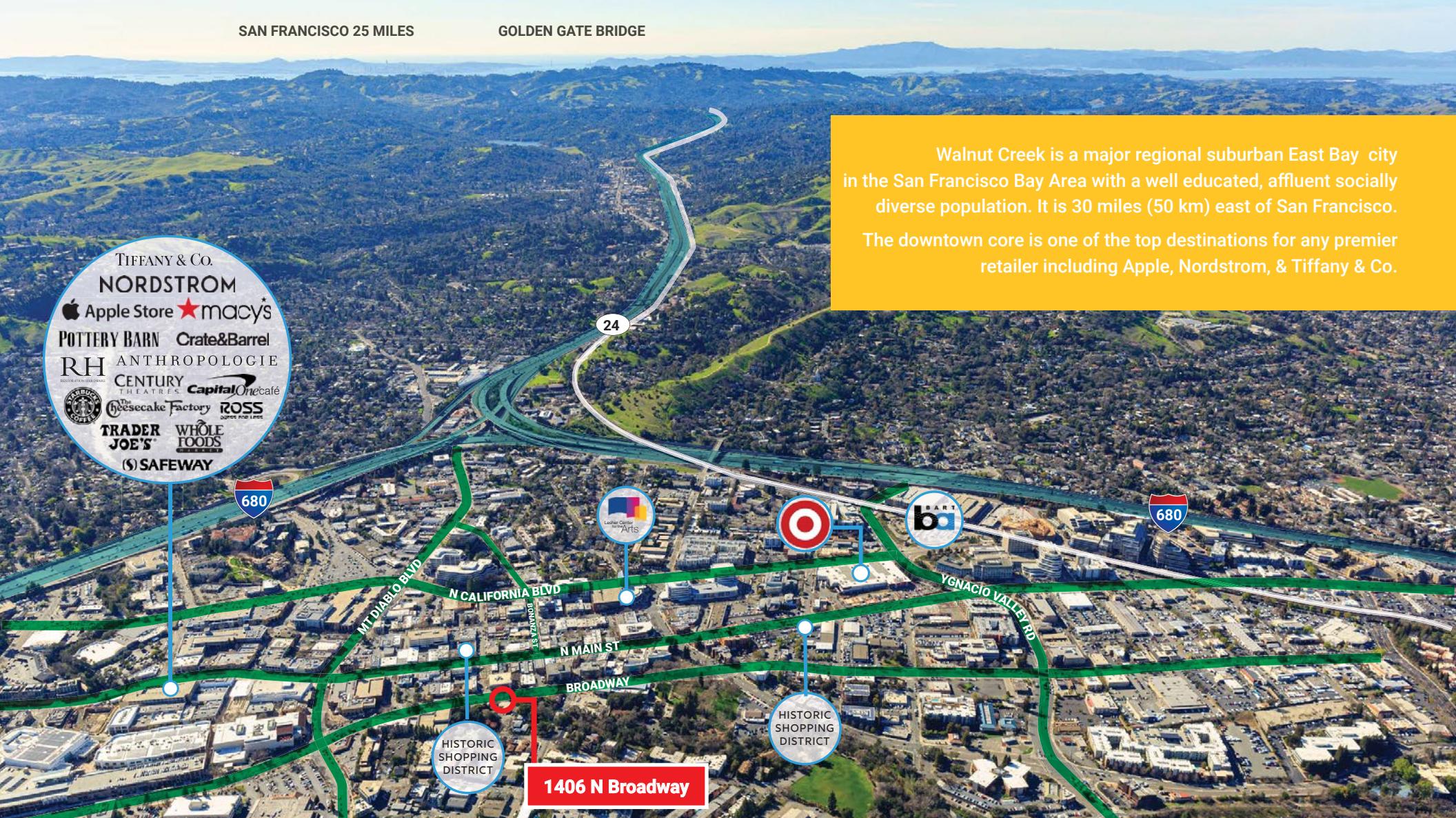
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# 1406 N Broadway

Downtown Walnut Creek • CA

the location

WALNUT CREEK'S DYNAMIC DOWNTOWN IS  
THE EAST BAYS PREMIER SHOPPING & DINING DISTRICT



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overhead view

BUSY RETAIL CORNER  
ADJACENT TO PUBLIC PARKING GARAGE



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# 1406 N Broadway

Downtown Walnut Creek • CA

the interior

HIGH CEILING, BRIGHT WINDOWS AND A FLEXIBLE OPEN  
SPACE – **READY FOR YOU TO MAKE YOUR MARK!**



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# 1406 N Broadway

Downtown Walnut Creek • CA

## demographics

AN AFFLUENT CITY  
WITH A THRIVING DOWNTOWN

		<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
<b>POPULATION</b>	2025 Estimated Population	19,223	107,185	214,729
	2030 Projected Population	19,441	106,376	211,310
	2020 Census Population	18,165	105,085	214,562
	2010 Census Population	15,361	95,667	200,903
	Projected Annual Growth 2025 to 2030	0.2%	-0.2%	-0.3%
	Historical Annual Growth 2010 to 2025	1.7%	0.8%	0.5%
<b>DAYTIME POPULATION</b>	2025 Median Age	40.2	45.8	44.4
	Adj. Daytime Demographics Age 16 Years +	36,197	105,239	181,061
<b>HOUSEHOLDS</b>	2025 Estimated Households	9,515	48,359	88,759
	2030 Projected Households	9,906	49,135	89,358
	2020 Census Households	8,607	46,124	86,236
	2010 Census Households	7,504	43,401	82,453
	Projected Annual Growth 2025 to 2030	0.8%	0.3%	0.1%
	Historical Annual Growth 2010 to 2025	1.8%	0.8%	0.5%
<b>RACE &amp; ETHNICITY</b>	2025 Estimated White	59.6%	62.8%	59.0%
	2025 Estimated Black or African American	4.8%	3.4%	3.4%
	2025 Estimated Asian or Pacific Islander	19.0%	19.2%	18.7%
	2025 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.5%
	2025 Estimated Other Races	16.2%	14.2%	18.4%
	2025 Estimated Hispanic	17.1%	14.6%	19.4%
<b>INCOME</b>	2025 Estimated Average Household Income	\$188,985	\$211,320	\$217,096
	2025 Estimated Median Household Income	\$139,994	\$157,667	\$160,555
	2025 Estimated Per Capita Income	\$93,658	\$95,500	\$89,889
<b>EDUCATION (AGE 25+)</b>	2025 Estimated Elementary (Grade 0-8)	1.8%	1.3%	3.0%
	2025 Estimated Some High School (Grade 9-11)	2.1%	1.6%	2.7%
	2025 Estimated High School Graduate	8.8%	9.7%	10.9%
	2025 Estimated Some College	13.1%	13.2%	13.9%
	2025 Estimated Associates Degree Only	5.3%	6.1%	6.8%
	2025 Estimated Bachelors Degree Only	35.9%	37.0%	35.4%
	2025 Estimated Graduate Degree	32.9%	31.1%	27.3%
<b>BUSINESS</b>	2025 Estimated Total Businesses	3,432	7,673	13,159
	2025 Estimated Total Employees	31,443	69,261	110,436
	2025 Estimated Employee Population per Business	9	9	8
	2025 Estimated Residential Population per Business	6	14	16



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.





For more information on this exciting opportunity contact

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PARTNER **XTEAM**  
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