

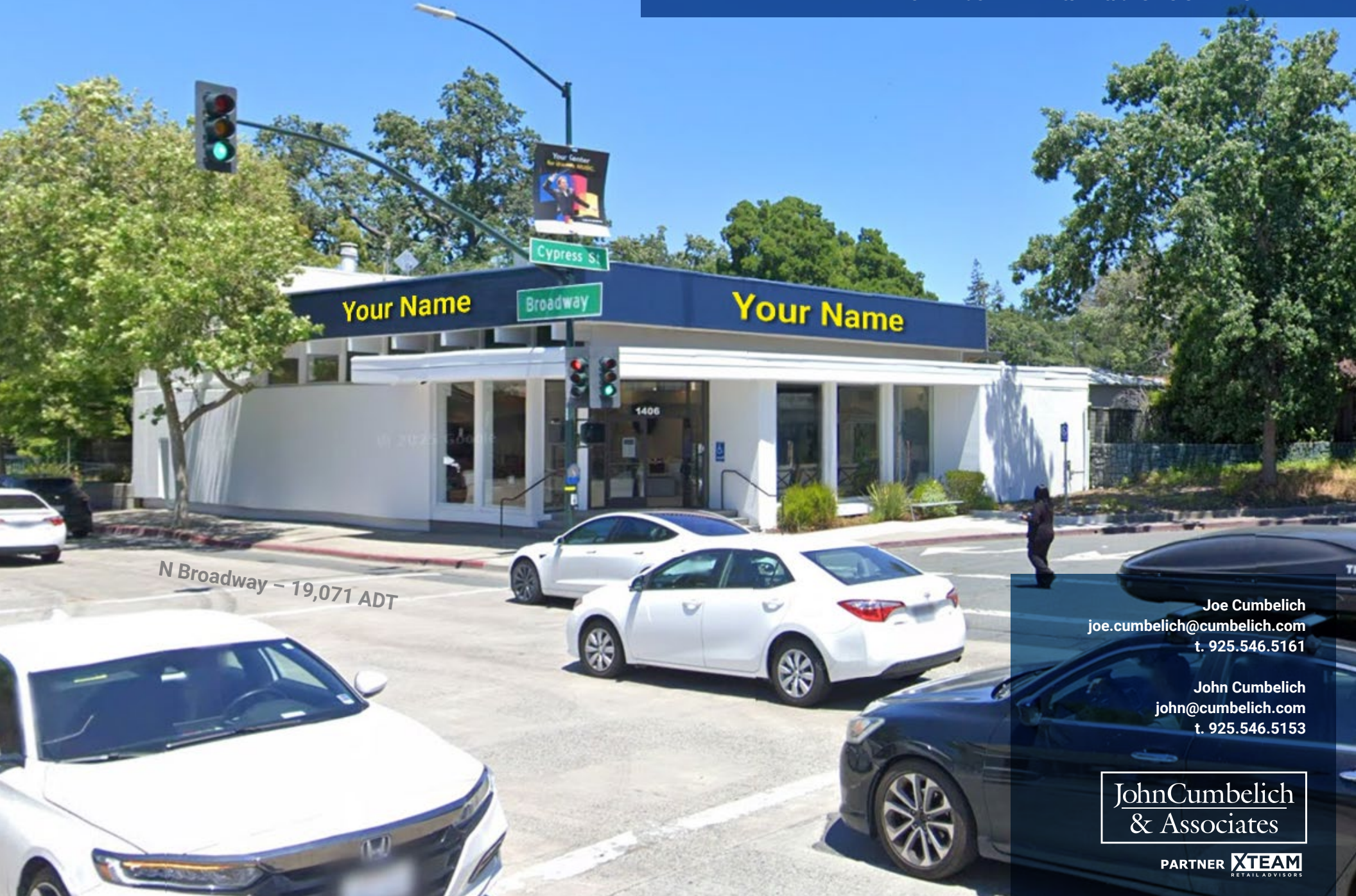
±5,196 SF FREESTANDING RETAIL BUILDING FOR LEASE

Located on busy signalized corner with heavy foot traffic

Public parking adjacent to site

1406 N Broadway

Downtown Walnut Creek • CA



N Broadway – 19,071 ADT

Joe Cumbelich
joe.cumbelich@cumbelich.com
t. 925.546.5161

John Cumbelich
john@cumbelich.com
t. 925.546.5153

JohnCumbelich
& 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



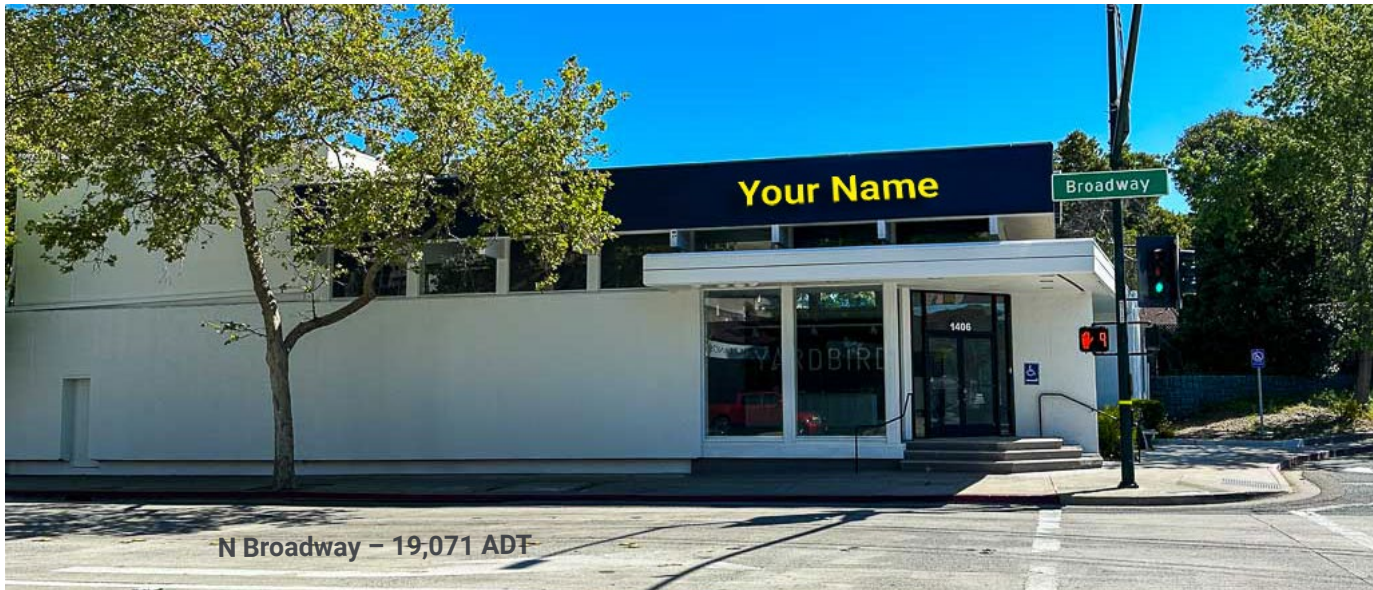
Strong foot traffic at signal-
ized intersection



Flexible layout for variety of
users



Surrounded by thriving retail
and dining



N Broadway – 19,071 ADT

Joe Cumbelich
John Cumbelich

joe.cumbelich@cumbelich.com
john@cumbelich.com

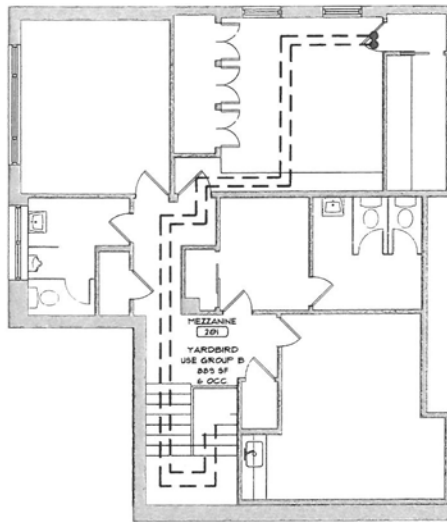
t. 925.546.5161
t. 925.546.5153

1406 N Broadway

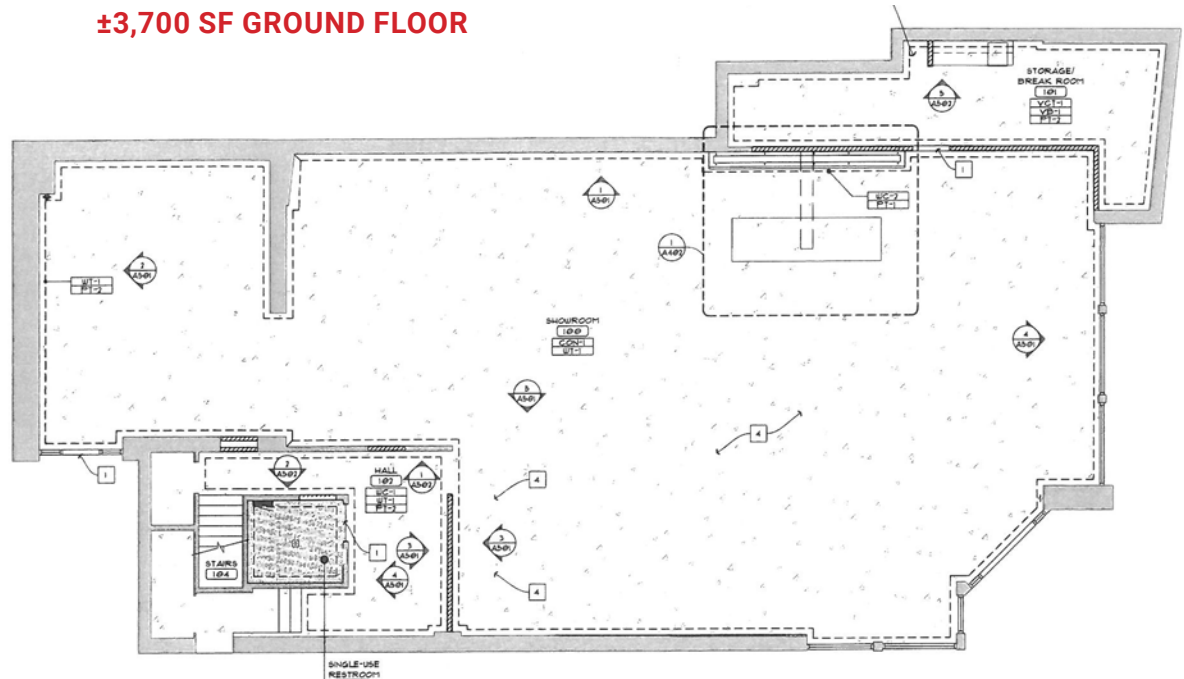
Downtown Walnut Creek • CA

floor plan

±1,496 SF SECOND FLOOR



±3,700 SF GROUND FLOOR



N BROADWAY

CYPRESS ST

±5,196 SF TOTAL

Joe Cumbelich
John Cumbelich

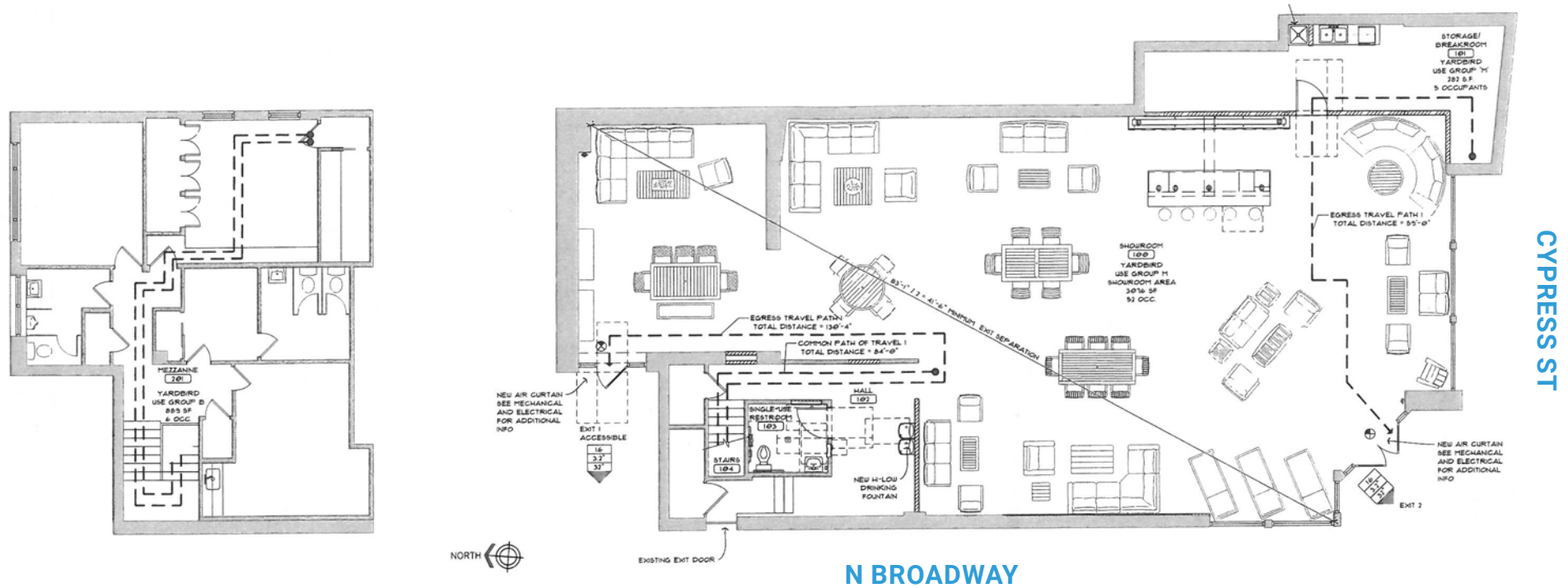
joe.cumbelich@cumbelich.com
john@cumbelich.com

t. 925.546.5161
t. 925.546.5153

1406 N Broadway

Downtown Walnut Creek • CA

conceptual showroom layout



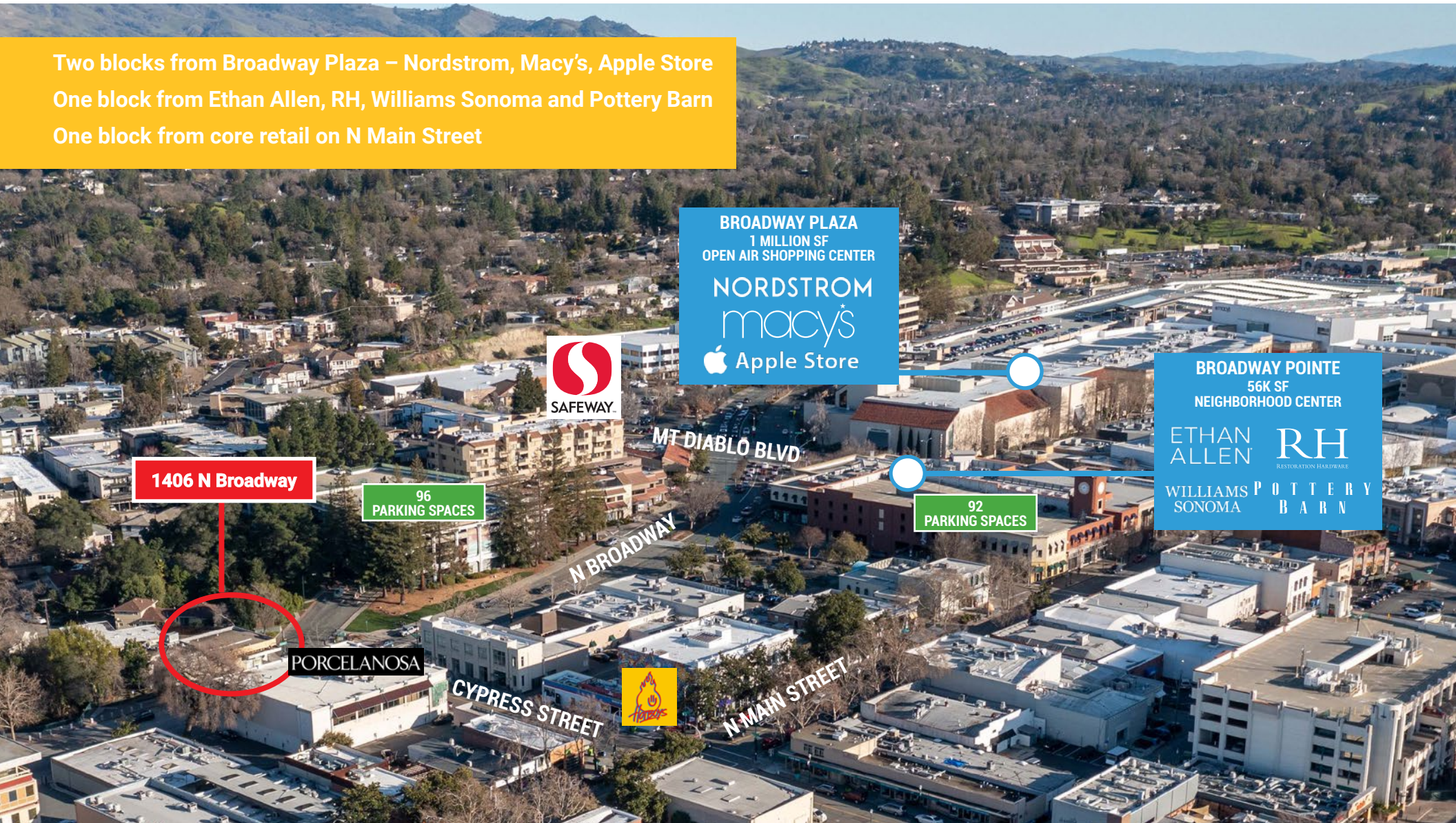
1406 N Broadway

Downtown Walnut Creek • CA

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



BROADWAY PLAZA
1 MILLION SF
OPEN AIR SHOPPING CENTER

NORDSTROM
macy's
Apple Store



BROADWAY POINTE
56K SF
NEIGHBORHOOD CENTER

ETHAN ALLEN
RH
WILLIAMS SONOMA
POTTERY BARN

1406 N Broadway

96
PARKING SPACES

92
PARKING SPACES

PORCELANOSA



Joe Cumbelich joe.cumbelich@cumbelich.com t. 925.546.5161
John Cumbelich john@cumbelich.com t. 925.546.5153

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 Leshner Center for the Arts.



Joe Cumbelich
John Cumbelich

joe.cumbelich@cumbelich.com
john@cumbelich.com

t. 925.546.5161
t. 925.546.5153

1406 N Broadway

Downtown Walnut Creek • CA

the location

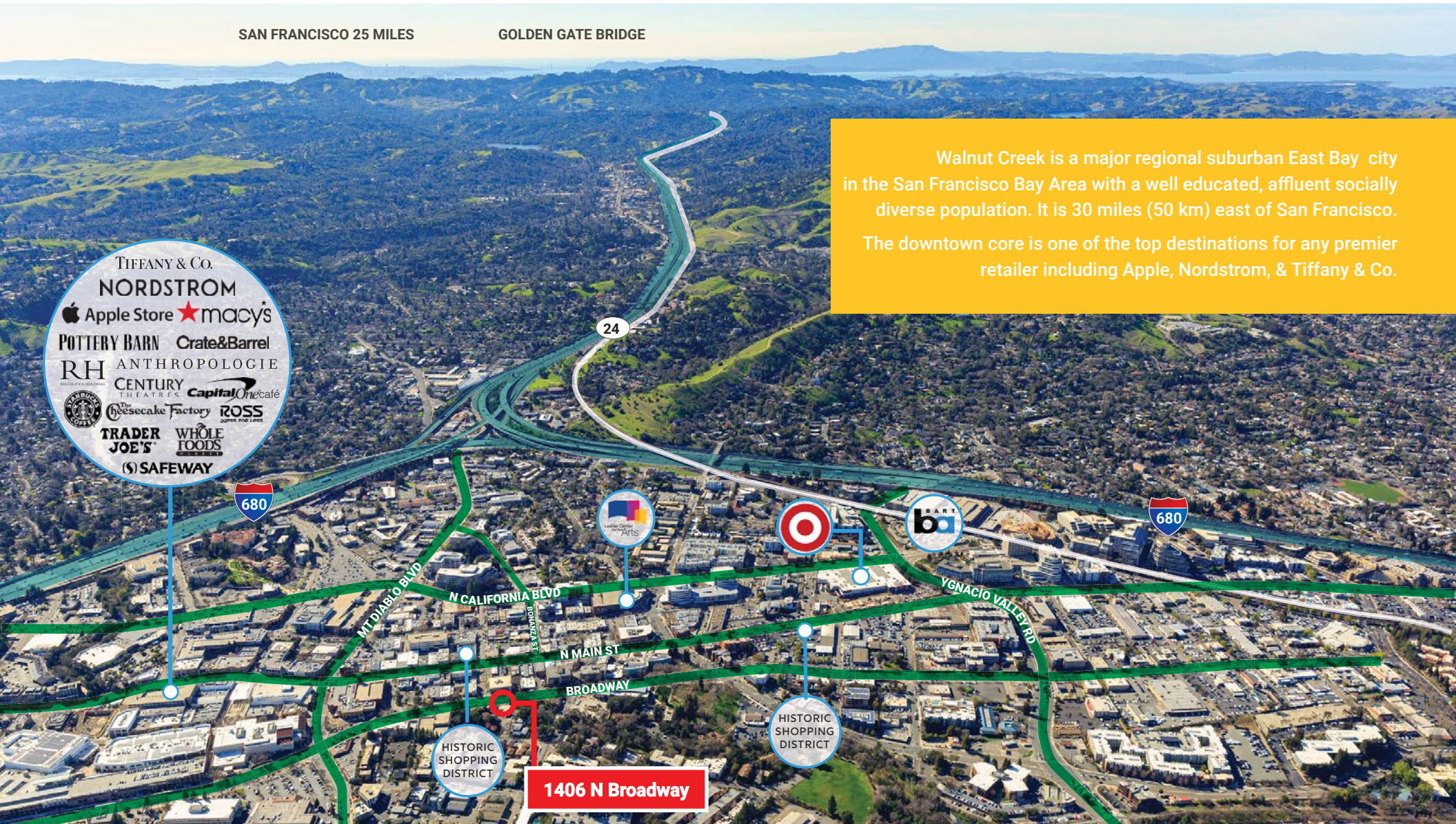
WALNUT CREEK'S DYNAMIC DOWNTOWN IS
THE EAST BAYS PREMIER SHOPPING & DINING DISTRICT

SAN FRANCISCO 25 MILES

GOLDEN GATE BRIDGE

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 (50 km) east of San Francisco.

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



Joe Cumbelich
John Cumbelich

joe.cumbelich@cumbelich.com
john@cumbelich.com

t. 925.546.5161
t. 925.546.5153

1406 N Broadway

Downtown Walnut Creek • CA

overhead view

BUSY RETAIL CORNER

ADJACENT TO PUBLIC PARKING GARAGE



Joe Cumbelich joe.cumbelich@cumbelich.com t. 925.546.5161
John Cumbelich john@cumbelich.com t. 925.546.5153

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!**



Joe Cumbelich joe.cumbelich@cumbelich.com t. 925.546.5161
John Cumbelich john@cumbelich.com t. 925.546.5153

1406 N Broadway

Downtown Walnut Creek • CA

demographics

AN AFFLUENT CITY
WITH A THRIVING DOWNTOWN

		1 mile	3 mile	5 mile
POPULATION	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%
	2025 Median Age	40.2	45.8	44.4
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	36,197	105,239	181,061
HOUSEHOLDS	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%
RACE & ETHNICITY	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%
INCOME	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
EDUCATION (AGE 25+)	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%
BUSINESS	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.



Joe Cumbelich joe.cumbelich@cumbelich.com t. 925.546.5161
John Cumbelich john@cumbelich.com t. 925.546.5153



For more information on this exciting opportunity contact

Joe Cumbelich
John Cumbelich

joe.cumbelich@cumbelich.com
john@cumbelich.com

t. 925.546.5161
t. 925.546.5153

The information contained in this document has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. We bear no liability for any errors, inaccuracies or omissions.

JohnCumbelich
& Associates

PARTNER XTEAM
RETAIL ADVISORS