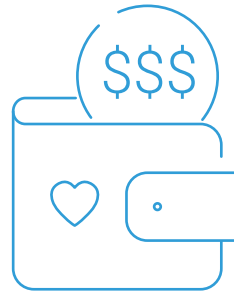


busy retail corridor



premier location



high income area

2,280 SF RETAIL OPPORTUNITY

# 1520 N MAIN STREET

Downtown Walnut Creek, CA



John Cumbelich

[john@cumbelich.com](mailto:john@cumbelich.com)

t. 925.935.5400 x101

Joe Kuvetakis

[joe@cumbelich.com](mailto:joe@cumbelich.com)

t. 925.935.5400 x124

PARTNER **XTEAM**  
RETAIL ADVISORS

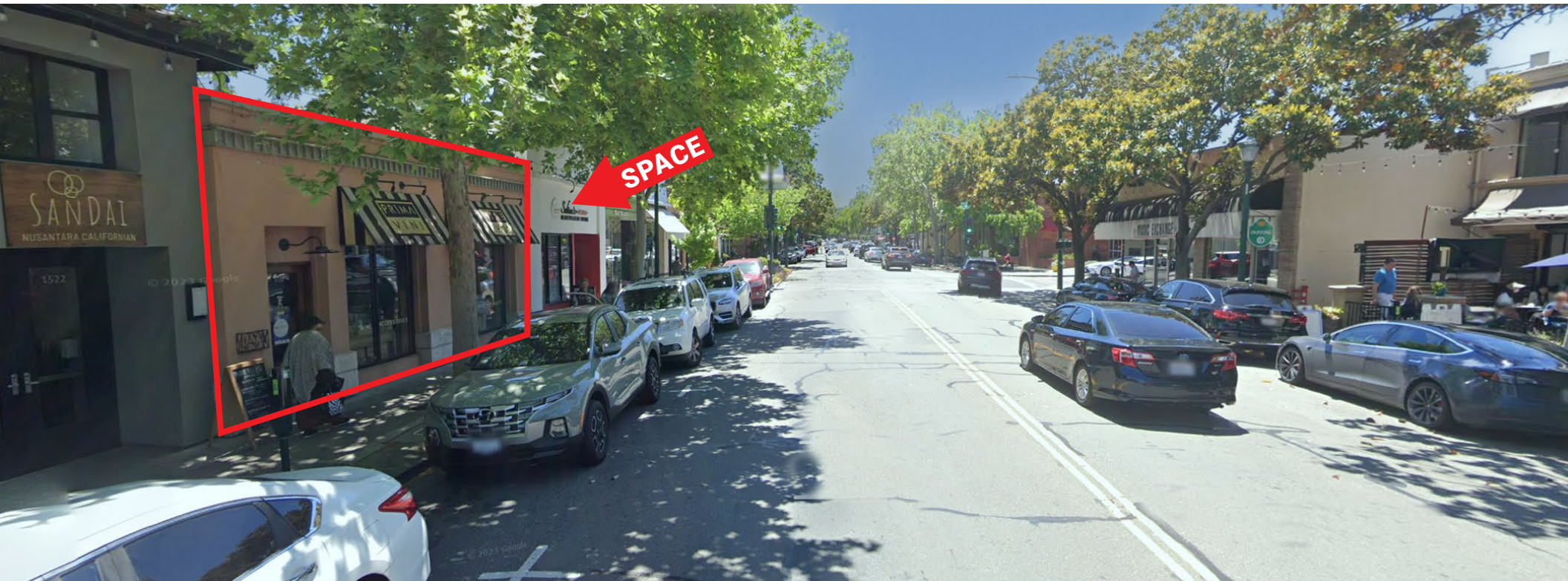
JohnCumbelich  
& Associates

# 1520 N MAIN STREET

DOWNTOWN WALNUT CREEK, CA

about

- **Charming retail space** – 2,280 sf retail space located in busy retail corridor in the heart of Walnut Creek’s historic downtown retail district. The space includes four dedicated parking spaces directly at the rear of the building on Wilson Lane.
- **Busy retail corridor** – surrounded by a vibrant collection of global brands and one-of-a-kind local concepts including retail, dining and services.
- **Ample pedestrian traffic** – 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. 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 Lesher Center for the Arts.
- **The busiest street in the corridor** – N. Main Street has an average of +13,500 vehicles daily.



John Cumbelich

[john@cumbelich.com](mailto:john@cumbelich.com)

t. 925.935.5400 x101

Joe Kuvetakis

[joe@cumbelich.com](mailto:joe@cumbelich.com)

t. 925.935.5400 x124

PARTNER **XTEAM**  
RETAIL ADVISORS

JohnCumbelich  
& Associates



# 1520 N MAIN STREET

DOWNTOWN WALNUT CREEK, CA

the space



2,280 sf space with  
4 dedicated parking spaces

4 Dedicated  
Parking Spaces

John Cumbelich

[john@cumbelich.com](mailto:john@cumbelich.com)

t. 925.935.5400 x101

Joe Kuvetakis

[joe@cumbelich.com](mailto:joe@cumbelich.com)

t. 925.935.5400 x124

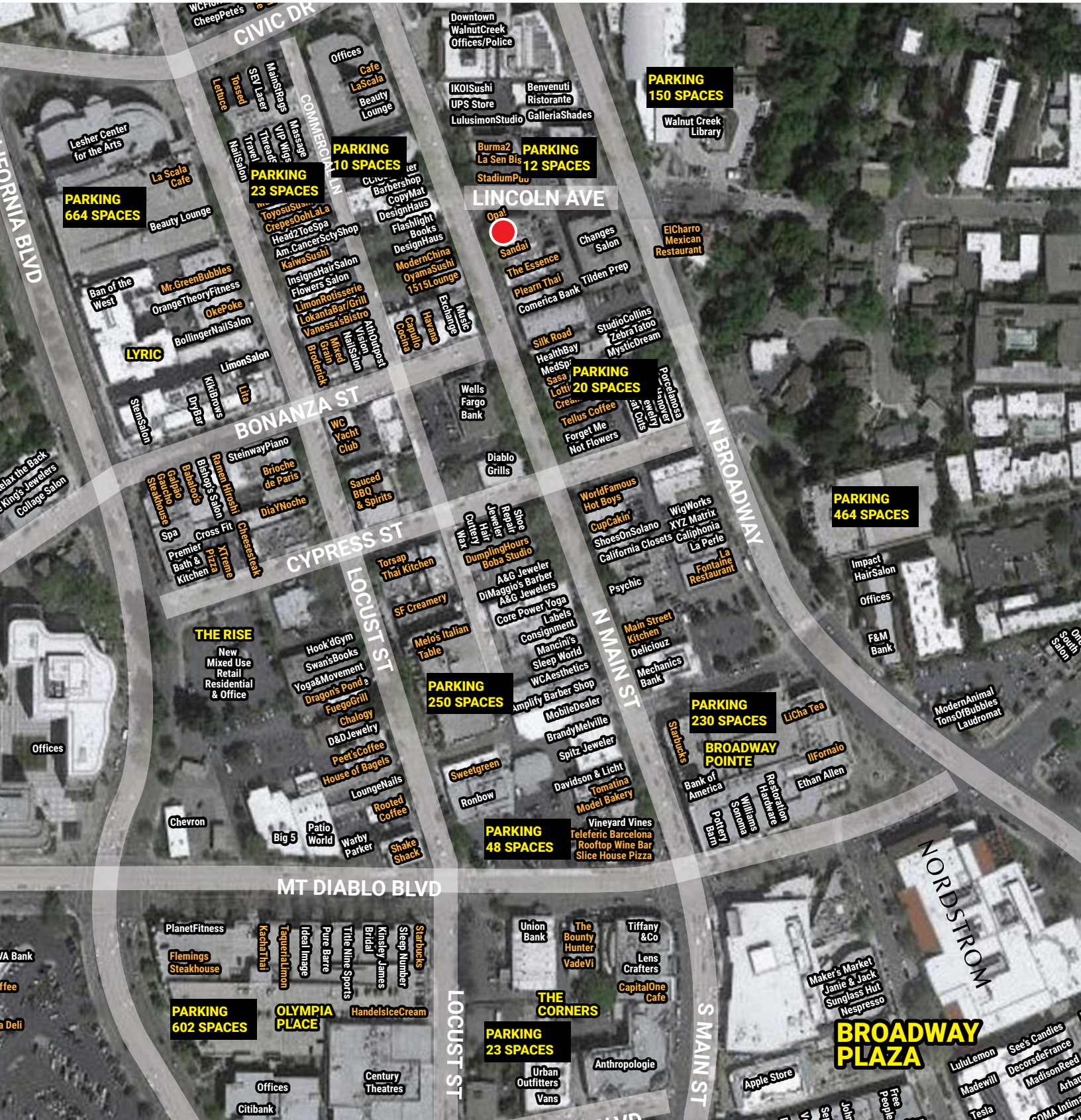
PARTNER **XTEAM**  
RETAIL ADVISORS

JohnCumbelich  
& Associates

# 1520 N MAIN STREET

DOWNTOWN WALNUT CREEK, CA

parking



John Cumbelich

[john@cumbelich.com](mailto:john@cumbelich.com)

t. 925.935.5400 x101

Joe Kuvetakis

[joe@cumbelich.com](mailto:joe@cumbelich.com)

t. 925.935.5400 x124

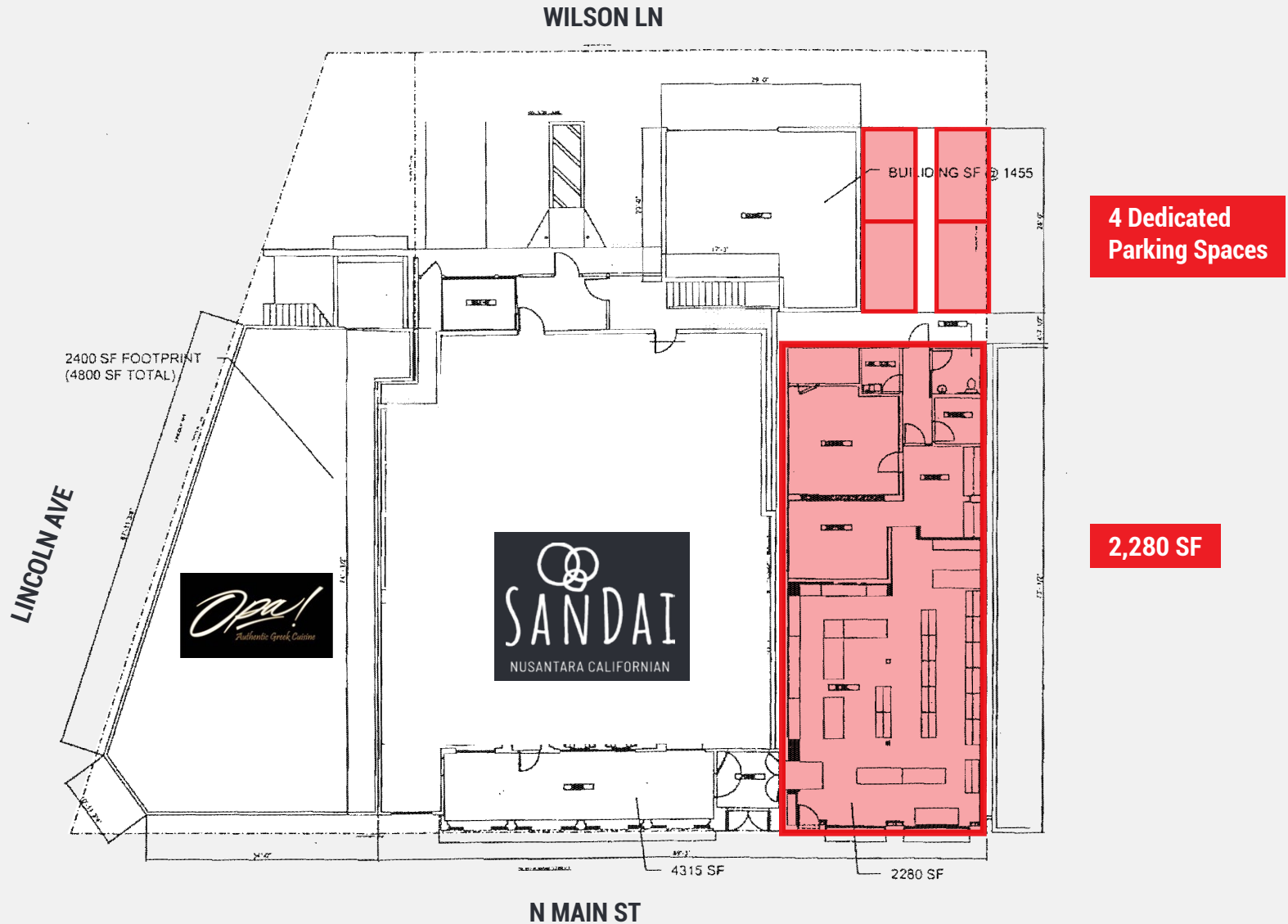
PARTNER **XTEAM**  
RETAIL ADVISORS

John Cumbelich  
& Associates

# 1520 N MAIN STREET

DOWNTOWN WALNUT CREEK, CA

site plan



John Cumbelich

[john@cumbelich.com](mailto:john@cumbelich.com)

t. 925.935.5400 x101

Joe Kuvetakis

[joe@cumbelich.com](mailto:joe@cumbelich.com)

t. 925.935.5400 x124

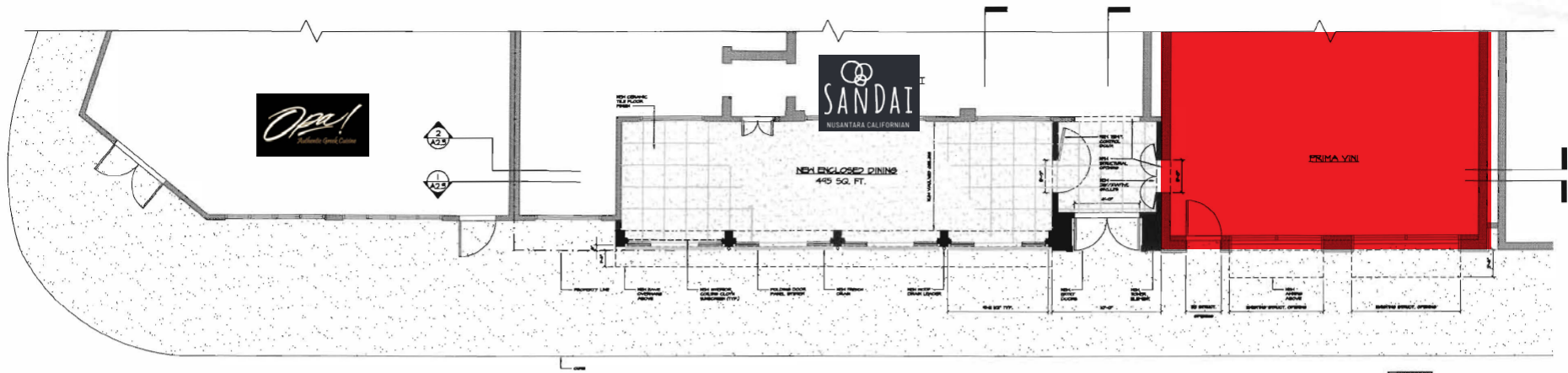
PARTNER XTEAM  
RETAIL ADVISORS

JohnCumbelich  
& Associates

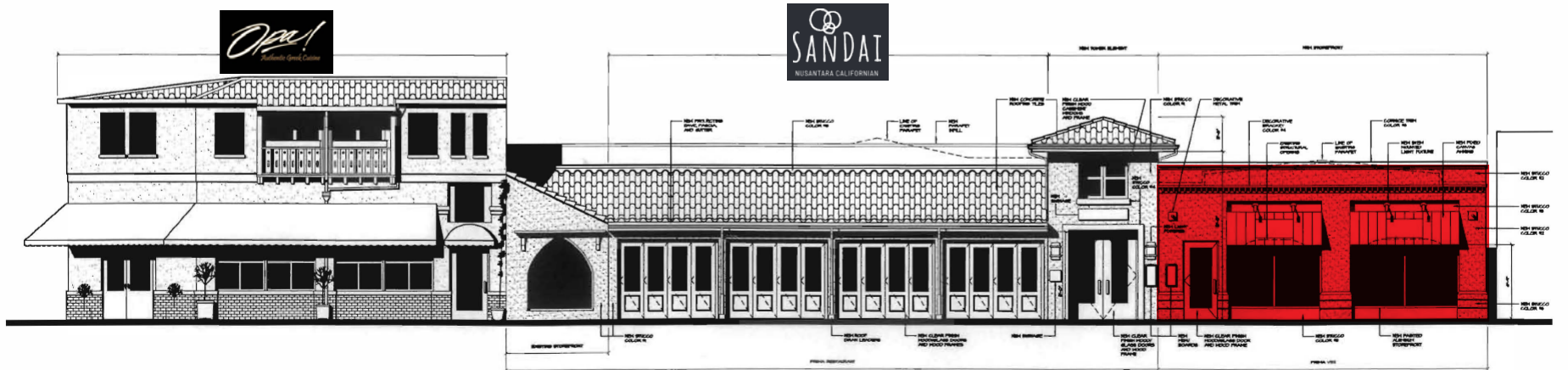
# 1520 N MAIN STREET

DOWNTOWN WALNUT CREEK, CA

floor plan & elevation



Floor Plan



Elevation

John Cumbelich

[john@cumbelich.com](mailto:john@cumbelich.com)

t. 925.935.5400 x101

Joe Kuvetakis

[joe@cumbelich.com](mailto:joe@cumbelich.com)

t. 925.935.5400 x124

PARTNER **XTEAM**  
RETAIL ADVISORS

JohnCumbelich  
& Associates

# 1520 N MAIN STREET

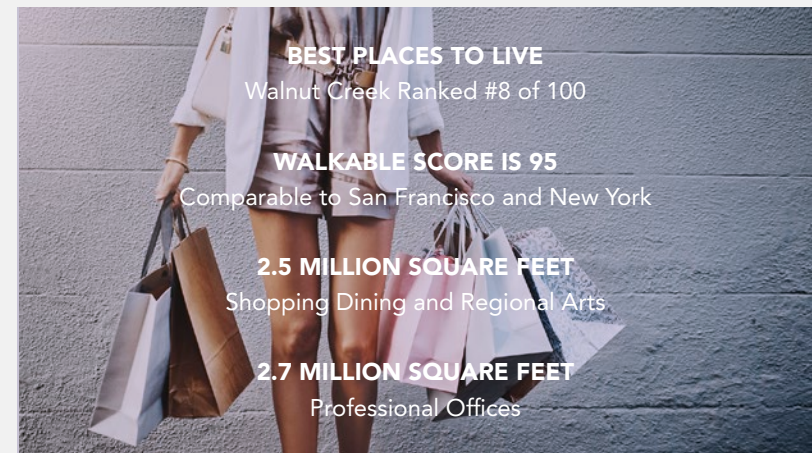
DOWNTOWN WALNUT CREEK, CA

## demographics

		1 mile	3 mile	5 mile
<b>POPULATION</b>	2023 Estimated Population	18,783	107,396	216,773
	2028 Projected Population	19,188	111,060	223,976
	2020 Census Population	18,739	106,702	215,835
	2010 Census Population	15,865	97,175	202,145
	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 +	36,122	105,303	182,125
<b>HOUSEHOLDS</b>	2023 Estimated Households	8,999	47,632	88,150
	2028 Projected Households	9,704	51,868	95,990
	2020 Census Households	8,859	46,782	86,724
	2010 Census Households	7,732	44,024	82,930
	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	64.0%	67.3%	62.5%
	2023 Estimated Black or African American	3.8%	2.7%	2.9%
	2023 Estimated Asian or Pacific Islander	16.6%	16.3%	16.3%
	2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.5%
	2023 Estimated Other Races	15.2%	13.4%	17.8%
	2023 Estimated Hispanic	14.6%	12.0%	17.2%
<b>INCOME</b>	2023 Estimated Average Household Income	\$180,531	\$202,773	\$208,202
	2023 Estimated Median Household Income	\$139,002	\$153,300	\$158,172
	2023 Estimated Per Capita Income	\$86,596	\$90,066	\$84,796
<b>EDUCATION (AGE 25+)</b>	2023 Estimated Elementary (Grade 0 -8)	0.7%	1.3%	2.8%
	2023 Estimated Some High School (Grade 9-11)	1.6%	1.3%	2.3%
	2023 Estimated High School Graduate	7.9%	8.8%	10.4%
	2023 Estimated Some College	14.1%	14.2%	15.3%
	2023 Estimated Associates Degree Only	5.1%	6.1%	7.1%
	2023 Estimated Bachelors Degree Only	37.1%	37.4%	35.4%
	2023 Estimated Graduate Degree	33.6%	30.8%	26.7%
<b>BUSINESS</b>	2023 Estimated Total Businesses	3,331	7,573	12,977
	2023 Estimated Total Employees	31,324	69,545	111,962
	2023 Estimated Employee Population per Business	9	9	9
	2023 Estimated Residential Population per Business	6	14	17



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

John Cumbelich [john@cumbelich.com](mailto:john@cumbelich.com) t. 925.935.5400 x101

Joe Kuvetakis [joe@cumbelich.com](mailto:joe@cumbelich.com) t. 925.935.5400 x124

PARTNER **XTEAM**  
RETAIL ADVISORS

JohnCumbelich  
& Associates





**For more information on this exciting opportunity contact**

**John Cumbelich    [john@cumbelich.com](mailto:john@cumbelich.com)    t. 925.935.5400 x101**

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

John Cumbelich & Associates 1330 N Broadway, Suite 200A Walnut Creek, CA 94596

**JohnCumbelich  
& Associates**

**PARTNER XTEAM**  
RETAIL ADVISORS