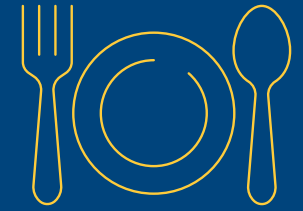


1522 N Main Street

Downtown Walnut Creek, CA

AMAZING
2ND GENERATION
RESTAURANT
OPPORTUNITY



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& Associates

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1522 N MAIN STREET

DOWNTOWN WALNUT CREEK, CA

ABOUT

make your mark in the east bay's
premier retail & dining destination!



Charming restaurant space

- Features 5,770 sf total space comprised of 4,315 sf restaurant space + 1,455 sf detached building in rear with kitchen, office and storage.
- Type 47 liquor license available.
- Includes dedicated parking behind the building.

Busy retail corridor – located in busy retail corridor in the heart of Walnut Creek's historic downtown retail district, 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 Leshner Center for the Arts.

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N MAIN STREET LOCATION

the busiest street in
downtown Walnut Creek



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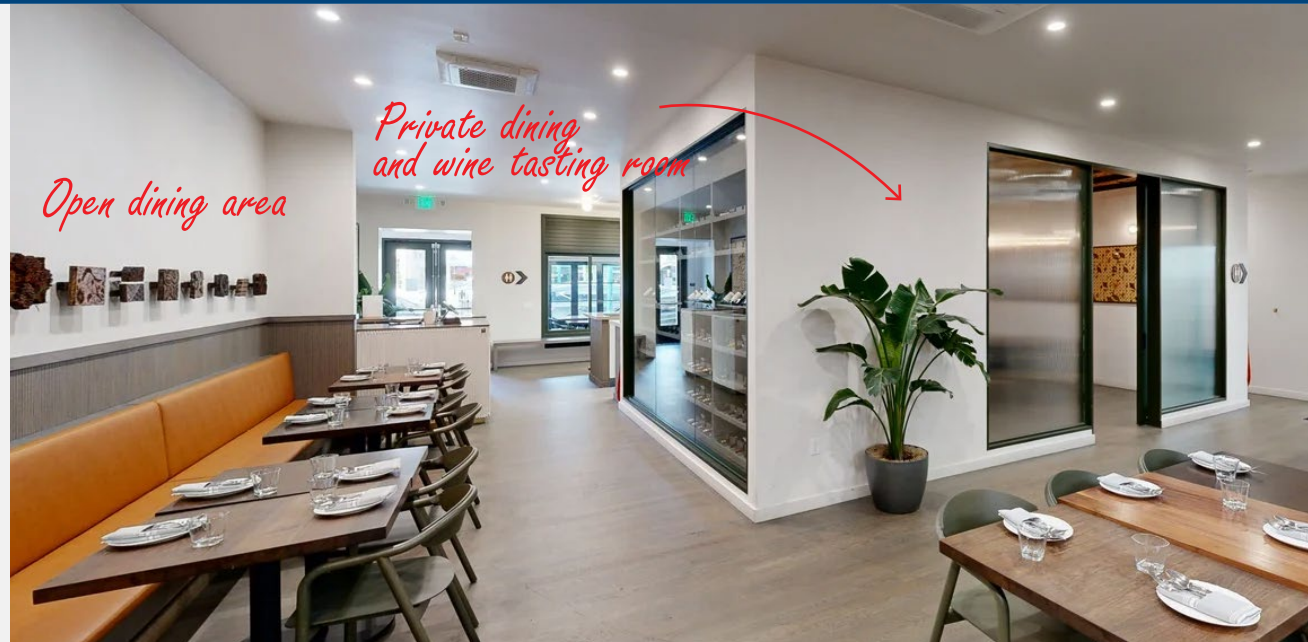
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1522 N MAIN STREET

DOWNTOWN WALNUT CREEK, CA

FLEXIBLE LAYOUT

multiple areas for dining, tastings, cocktails and private events



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1522 N MAIN STREET

DOWNTOWN WALNUT CREEK, CA

USER FRIENDLY
multiple areas in back and front
for prep and service



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DOWNTOWN WALNUT CREEK, CA

HISTORIC DOWNTOWN

charming and walkable
offering 24/7 dining options!



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1522 N MAIN STREET

DOWNTOWN WALNUT CREEK, CA

WALNUT CREEK TRADE AREA

retail, dining and services –
Walnut Creek has it all!



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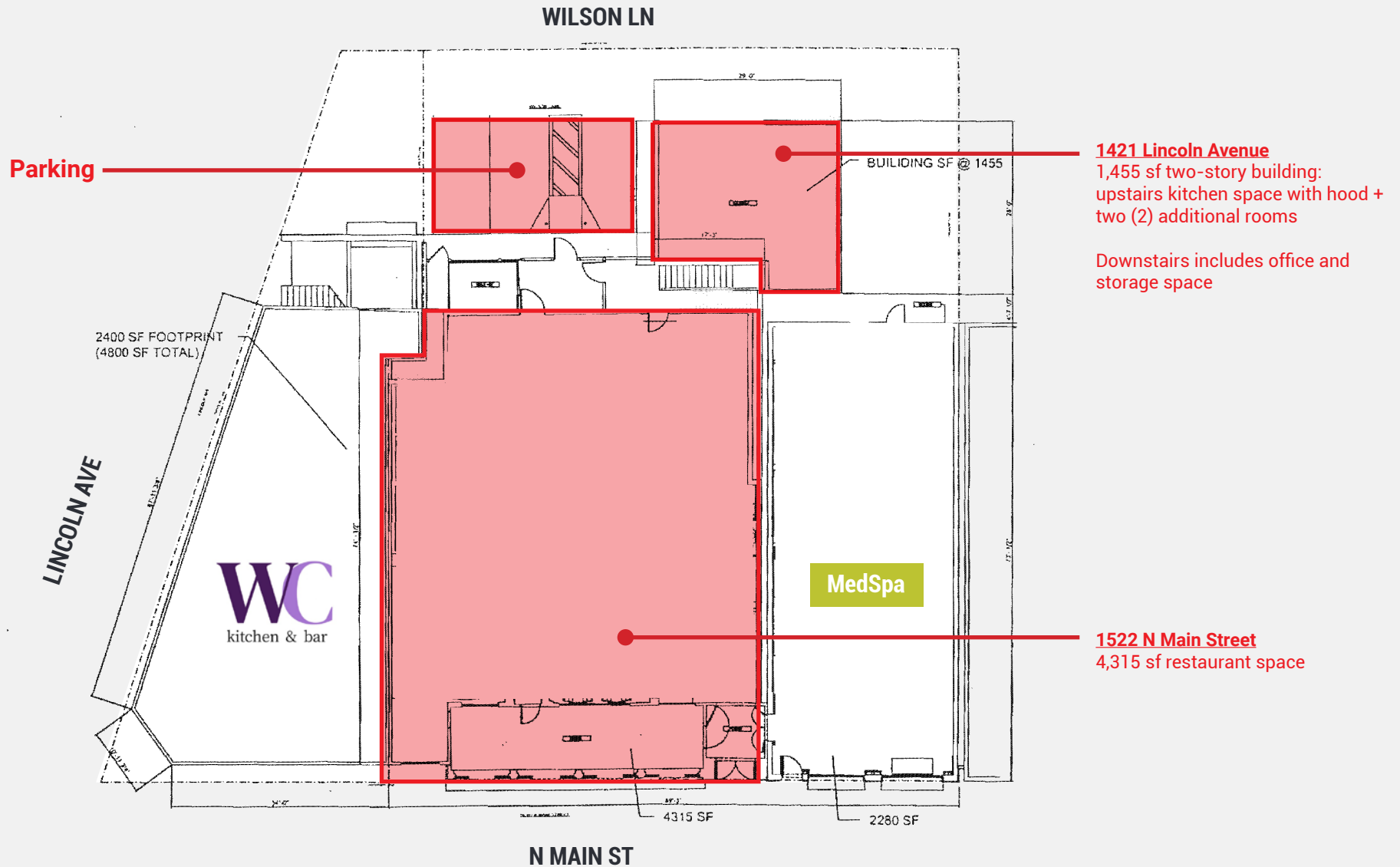
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1522 N MAIN STREET

DOWNTOWN WALNUT CREEK, CA

SITE PLAN

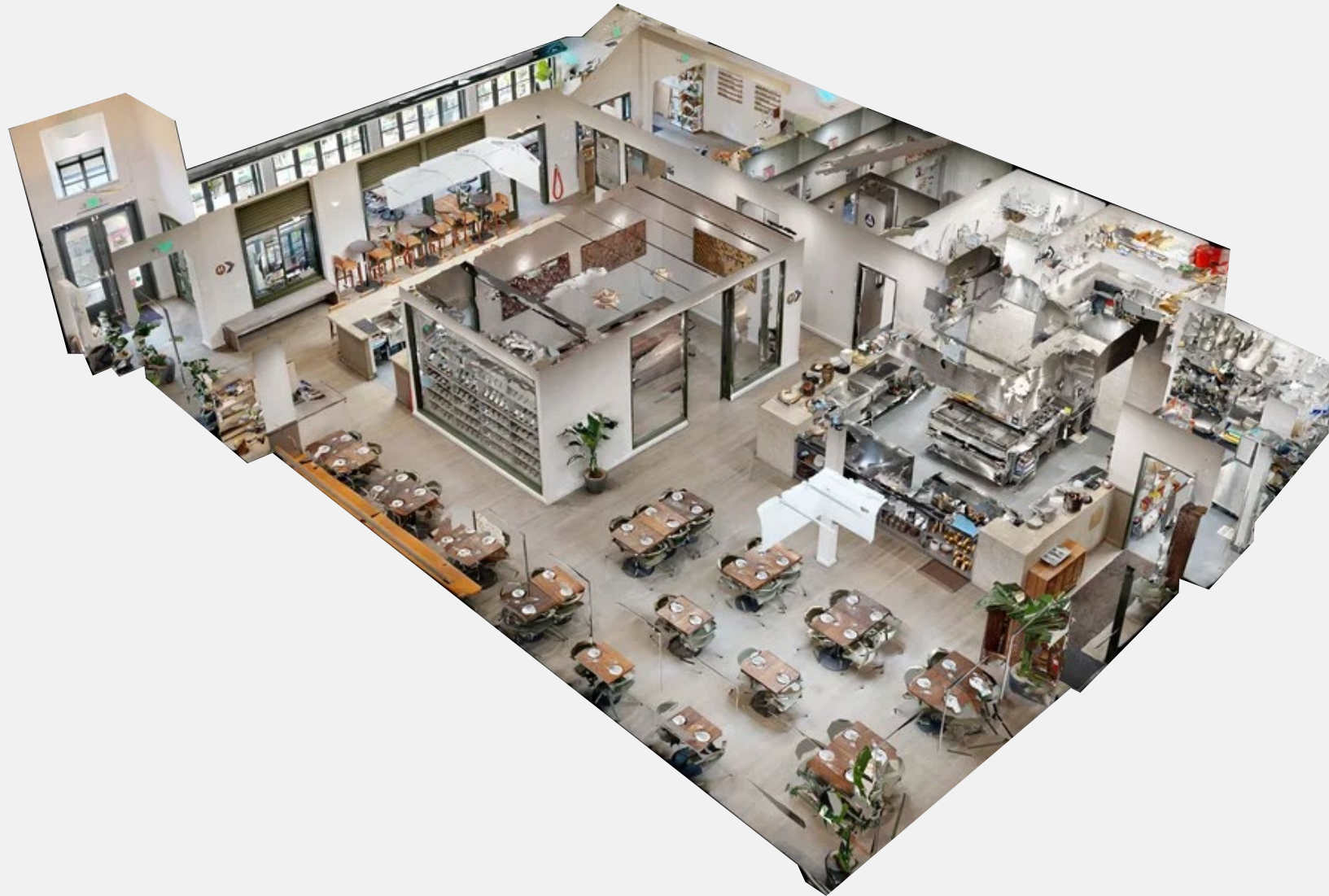
1522 N Main Street: 4,315 sf
1421 Lincoln Avenue: 1,455 sf



1522 N MAIN STREET

DOWNTOWN WALNUT CREEK, CA

[Click here to
take a virtual tour!](#)



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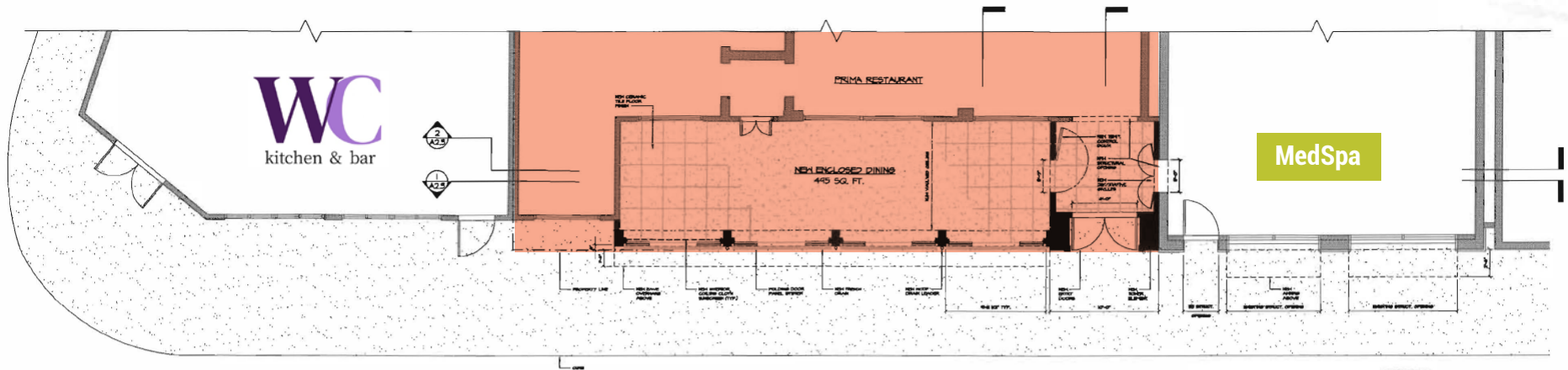
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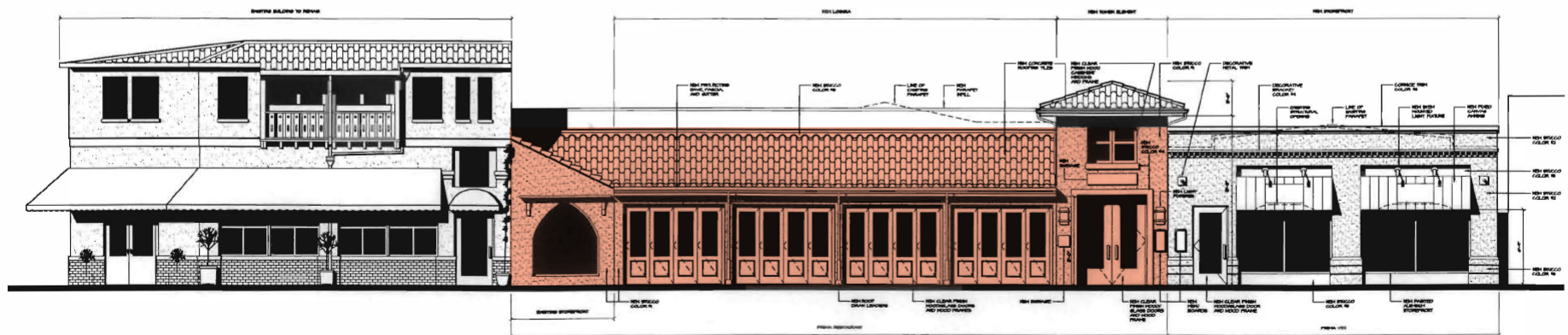
1522 N MAIN STREET

DOWNTOWN WALNUT CREEK, CA

FLOOR PLAN AND ELEVATION



Floor Plan



Elevation

1522 N MAIN STREET

DOWNTOWN WALNUT CREEK, CA

DEMOGRAPHICS

an affluent city with
a thriving downtown

		1 mile	3 mile	5 mile
POPULATION	2025 Estimated Population	19,915	108,783	216,299
	2030 Projected Population	20,361	108,400	213,417
	2020 Census Population	18,739	106,702	215,835
	2010 Census Population	15,865	97,175	202,145
	Projected Annual Growth 2025 to 2030	0.4%	-	-0.3%
	Historical Annual Growth 2010 to 2025	1.7%	0.8%	0.5%
	2025 Median Age	40	46	44
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	36,084	104,115	178,744
HOUSEHOLDS	2025 Estimated Households	9,867	49,111	89,482
	2030 Projected Households	10,352	50,009	90,193
	2020 Census Households	8,859	46,782	86,724
	2010 Census Households	7,732	44,024	82,930
	Projected Annual Growth 2025 to 2030	1.0%	0.4%	0.2%
	Historical Annual Growth 2010 to 2025	1.8%	0.8%	0.5%
RACE & ETHNICITY	2025 Estimated White	61.5%	64.9%	60.5%
	2025 Estimated Black or African American	4.3%	3.1%	3.2%
	2025 Estimated Asian or Pacific Islander	18.5%	18.3%	17.8%
	2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.5%
	2025 Estimated Other Races	15.4%	13.4%	18.0%
	2025 Estimated Hispanic	16.1%	13.6%	18.7%
INCOME	2025 Estimated Average Household Income	\$186,858	\$210,442	\$215,015
	2025 Estimated Median Household Income	\$139,344	\$156,703	\$158,956
	2025 Estimated Per Capita Income	\$92,692	\$95,159	\$89,102
EDUCATION (AGE 25+)	2025 Estimated Elementary (Grade 0-8)	1.8%	1.3%	3.0%
	2025 Estimated Some High School (Grade 9-11)	2.0%	1.6%	2.8%
	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	36.1%	36.9%	35.3%
	2025 Estimated Graduate Degree	32.8%	31.2%	27.2%
BUSINESS	2025 Estimated Total Businesses	3,445	7,829	13,340
	2025 Estimated Total Employees	31,601	70,211	113,018
	2025 Estimated Employee Population per Business	9.2	9.0	8.5
	2025 Estimated Residential Population per Business	5.8	13.9	16.2



Walnut Creek features a large and diverse variety of retail, restaurants, services, office and entertainment, and, serves many of the surrounding communities including Lafayette, Orinda, and Pleasant Hill.

BEST PLACES TO LIVE

Walnut Creek Ranked #3 of 100

WALKABLE SCORE IS 85

Similar to New York and San Francisco

2.5 MILLION SQUARE FEET

Shopping, Dining and Regional Arts

2.7 MILLION SQUARE FEET

Professional Offices

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