

# 1525/1531 Locust Street Walnut Creek, CA

*Located in the heart of Walnut Creek's  
most vibrant and eclectic neighborhood.*



1525 LOCUST  
2,227 SF

MR. LUCKY'S  
BAR & GRILL



1531 LOCUST  
3,251 SF



South Locust Parking Garage  
664 Spaces

LOCUST STREET

Joe Kuvetakis  
joe@cumbelich.com  
925.546.5157  
CA DRE LIC #01854159

JohnCumbelich  
& Associates

PARTNER **XTEAM**  
RETAIL ADVISORS



*Fabulous Downtown Location*

# 1525/1531 Locust Street Walnut Creek, CA

Retail/Commerical Space for Lease



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John Cumbelich & Associates 1470 Maria Lane, Suite 420 Walnut Creek, CA 94566 Tel 925.935.5400

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About

# 1525/1531 Locust Street Walnut Creek, CA

Retail/Commerical Space for Lease



*Located steps from 660+ stall public parking garage and the renowned Leshner Center for the Arts.*

*Pedestrian friendly, downtown location.*

*Located in a vibrant and eclectic neighborhood.*

*Located on the most desirable dining and entertainment block in Downtown Walnut Creek.*

Leshner Center for the Arts



## Make Your Mark in the East Bay's Premier Retail & Dining Destination

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.



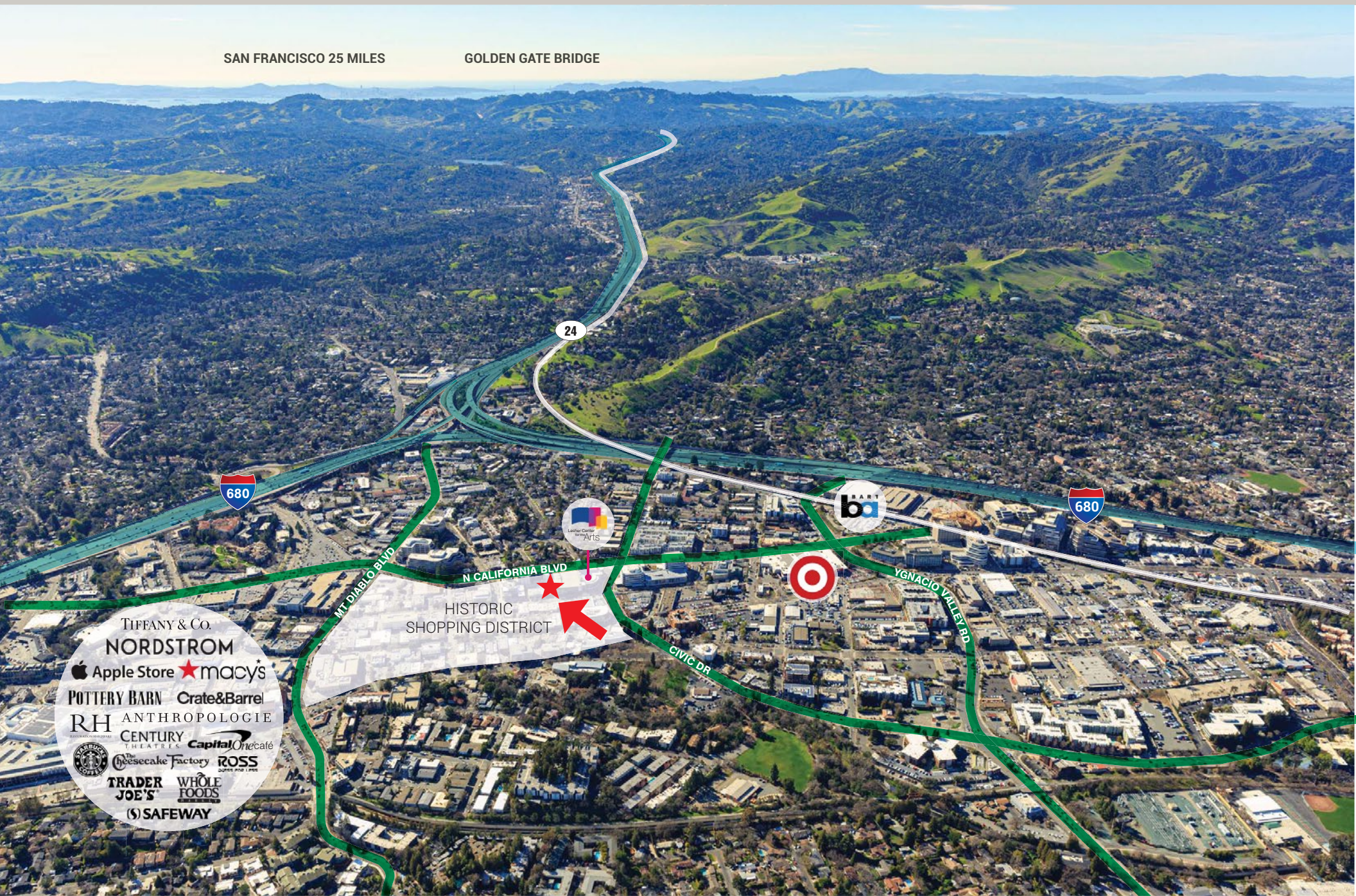
High altitude aerial

# 1525/1531 Locust Street Walnut Creek, CA

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SAN FRANCISCO 25 MILES

GOLDEN GATE BRIDGE



24

680

680



MT DIABLO BLVD

N CALIFORNIA BLVD

YGNACIO VALLEY RD

CIVIC DR

HISTORIC SHOPPING DISTRICT

TIFFANY & Co.  
NORDSTROM

- Apple Store
- macys
- POTTERY BARN
- Crate&Barrel
- RH
- ANTHROPOLOGIE
- CENTURY THEATRES
- Capital One cafe
- cheesecake factory
- ROSS
- TRADER JOE'S
- WHOLE FOODS
- SAFeway



Low altitude aerial

# 1525/1531 Locust Street Walnut Creek, CA

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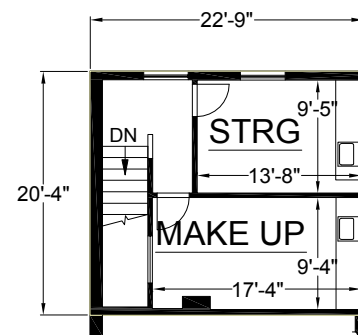
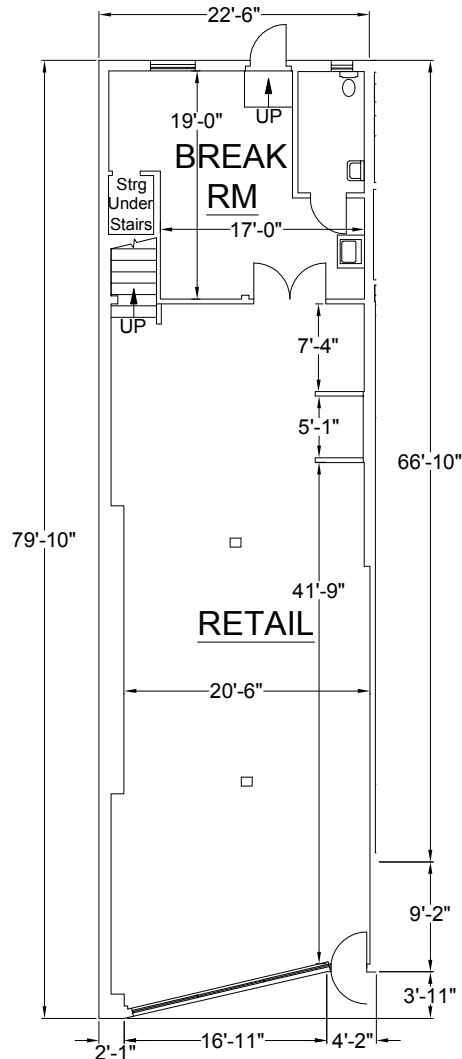
Suite 1525

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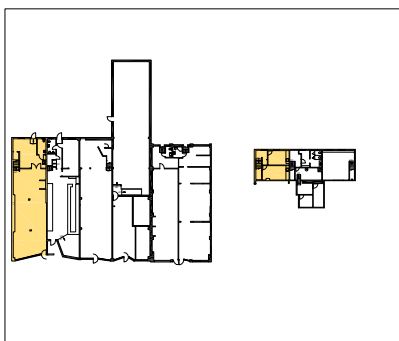


Gross Leasable Area: 2,227 SF  
(Includes Mezzanine Area)



## Mezzanine

Mezzanine Area: 462 s.f.



Floor Inset



SCALE: 1/16" = 1' - 0"

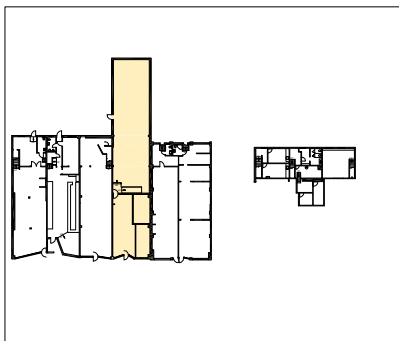
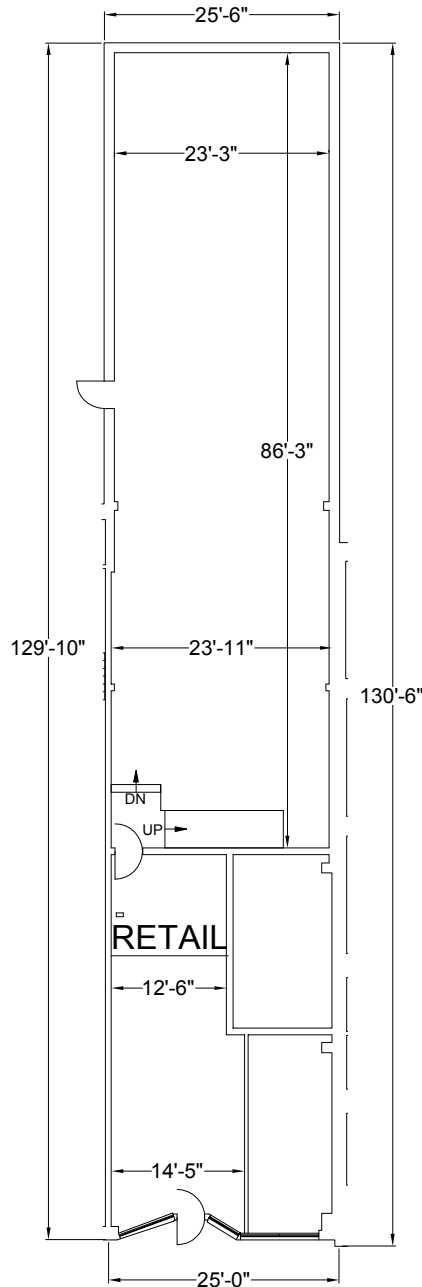
Suite 1531

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Gross Leasable Area: 3,251 SF  
(Includes Mezzanine Area)



Floor Inset



# Walnut Creek's thriving retail market

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### Downtown Walnut Creek – Northern California's Top Retail Downtown

Walnut Creek is the East Bay Area's premier city for upscale retailers, restaurateurs and consumers. Walnut Creek is the financial, professional services and arts center for the Diablo Valley, which serves over 2.5 people in the East Bay. The downtown core includes several of the premier office buildings in the East Bay and is home to dozens of Fortune 500 employers.

The central business district offers a unique blend of first call retailers, premier office buildings, high density apartment and condominium projects and a thriving arts scene centered around the Leshner Regional Center for the Arts, which hosts over 500 performances annually.

Supporting this vibrant environment are eight multi level, downtown parking structures.

### Things to Do and See

**SHOPPING** The subject property is strategically positioned in the charming Historic downtown with walking distance to the institutionally owned new downtown anchored by Nordstrom and Macy's. Nearby premium brands include Tiffany & Co., Lens Crafters, Pottery Barn, and Apple.

**DINING** Walnut Creek is home to scores of award winning and eclectic dining establishments including Lettuce, Va de Vi, Tender Greens, Original Joe's, Teleferic Barcelona, and The Cheesecake Factory.

**ENTERTAINMENT** A thriving art scene centered around Leshner Center for the Performing Arts, the premier destination for the arts in Contra Costa county plus a 14 screen Century Theatre.



#### ROBUST POPULATION

2025 estimated population of 215,216 in five mile radius



#### HIGH VOLUME RETAIL

Retail sales of ± 2.5 billion spent in Walnut Creek each year



#### AFFLUENT AREA

2025 estimated average household income \$216,334 in five mile radius



#### DAYTIME GENERATORS

2025 estimated daytime population of 178,527 in five mile radius



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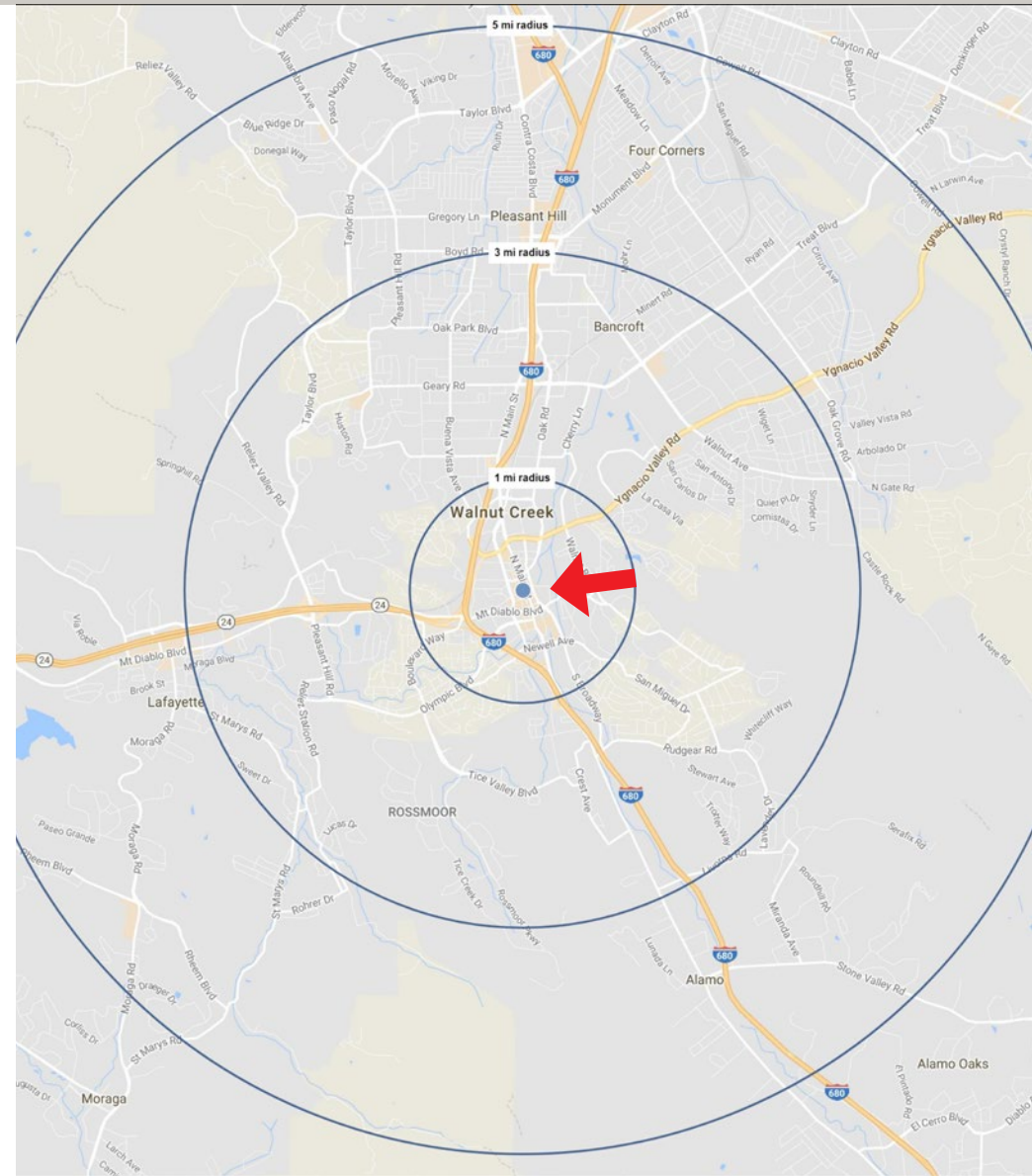
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		1 MILE	3 MILE	5 MILE
POPULATION	2025 Estimated Population	21,056	109,059	215,216
	2030 Projected Population	21,478	108,661	212,370
	2020 Census Population	19,900	106,962	214,808
	2010 Census Population	16,887	97,422	201,114
	Projected Annual Growth 2025 to 2030	0.4%	-	-0.3%
	Historical Annual Growth 2010 to 2025	1.6%	0.8%	0.5%
	2025 Median Age	40.5	45.9	44.5
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	36,569	103,339	178,527
HOUSEHOLDS	2025 Estimated Households	10,319	49,206	89,101
	2030 Projected Households	10,803	50,097	89,815
	2020 Census Households	9,299	46,872	86,366
	2010 Census Households	8,140	44,120	82,588
	Projected Annual Growth 2025 to 2030	0	0	0
	Historical Annual Growth 2010 to 2025	1.8%	0.8%	0.5%
RACE & ETHNICITY	2025 Estimated White	61.7%	65.0%	60.8%
	2025 Estimated Black or African American	4.2%	3.1%	3.2%
	2025 Estimated Asian or Pacific Islander	18.5%	18.2%	17.8%
	2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.5%
	2025 Estimated Other Races	15.3%	13.4%	17.8%
	2025 Estimated Hispanic	16.0%	13.6%	18.5%
INCOME	2025 Estimated Average Household Income	\$187,572	\$210,599	\$216,334
	2025 Estimated Median Household Income	\$138,930	\$156,860	\$159,740
	2025 Estimated Per Capita Income	\$92,077	\$95,172	\$89,714
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%	2.7%
	2025 Estimated High School Graduate	9.0%	9.7%	10.8%
	2025 Estimated Some College	13.1%	13.2%	13.8%
	2025 Estimated Associates Degree Only	5.2%	6.1%	6.8%
	2025 Estimated Bachelors Degree Only	36.3%	36.9%	35.4%
	2025 Estimated Graduate Degree	32.6%	31.2%	27.4%
BUSINESS	2025 Estimated Total Businesses	3,493	7,785	13,319
	2025 Estimated Total Employees	31,846	69,371	112,921
	2025 Estimated Employee Population per Business	9	9	8
	2025 Estimated Residential Population per Business	6	14	16





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*For more information about this exciting opportunity contact*

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