

2560 N MAIN STREET

Walnut Creek, CA



2,346 SF RETAIL SPACE LOCATED ON BUSY COMMERCIAL CORRIDOR

Easy access on and off Interstate 608 via Geary/Treat and S Main Street exits

Affordable space ideal for small business

High vehicle and foot traffic on N Main St

Surrounded by a Significant Retail Amenity Base

Highly visible building signage + monument sign

Onsite parking



GREAT LOCATION

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- Located on well-travelled corridor.
- Surrounded by a mix of local, regional and national retail, office, service and auto-related.
- Adjacent to busy center with Goodwill, Public Storage, Shane Co. Jewelry and Office Depot.

Along the Corridor



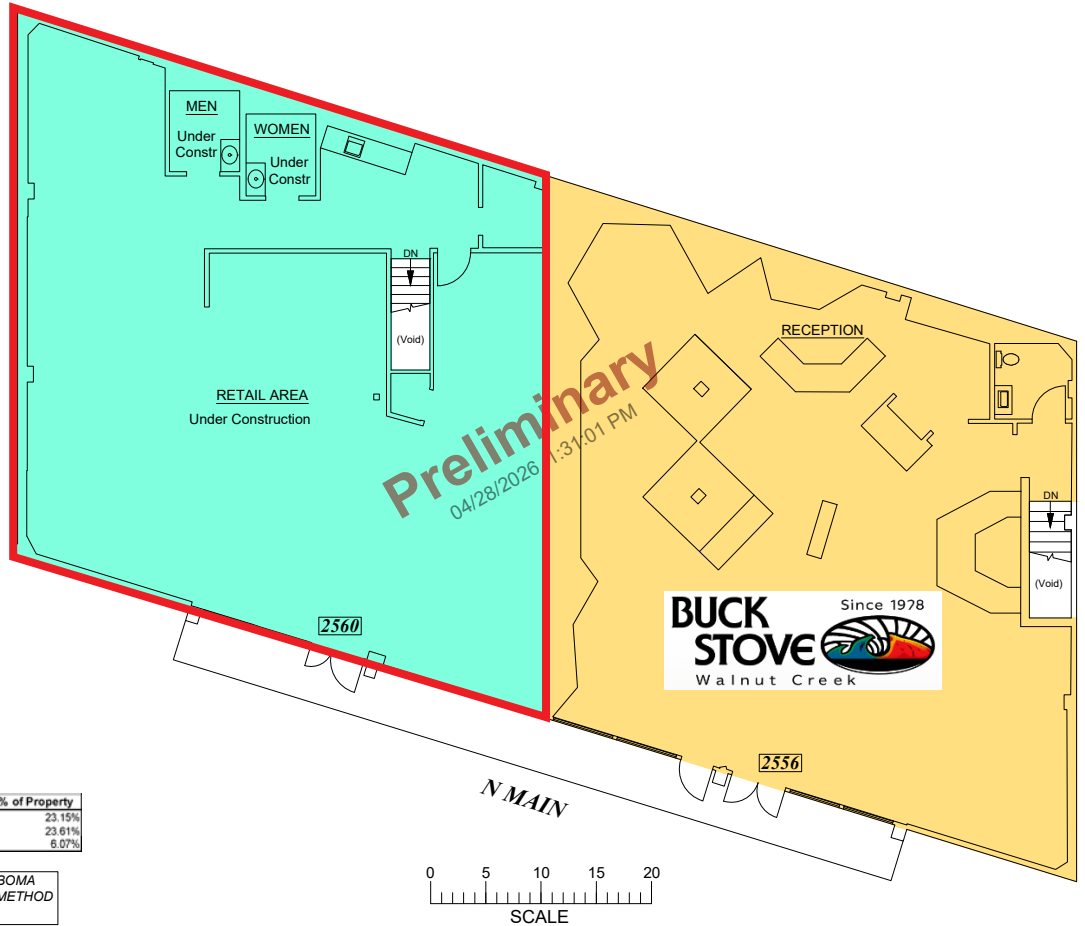
JOE KUVETAKIS joe@cumbelich.com Direct 925.546.5157 CA-DRE Lic #018541593

John Cumbelich & Associates 1470 Maria Lane, Suite 420 Walnut Creek, CA 94596

PARTNER XTEAM
RETAIL ADVISORS

JohnCumbelich
& Associates

Ground Floor

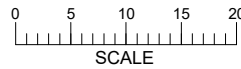


BUILDING SUMMARY	SQ.FT.
Total GLA	9,941
Total Parking	0
Total Vertical Penetration	0
Total Service & Public	0
Total Ancillary	0

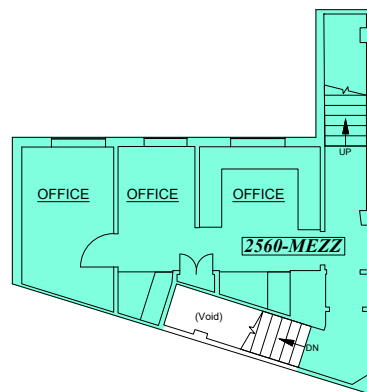
FLOOR SUMMARY	SQ.FT.
Total GLA	5,251
Total Parking	0
Total Vertical Penetration	0
Total Service & Public	0
Total Ancillary	0

Space ID	GLA	Ancillary	% of Property
2555	2,300.9		23.15%
2560	2,346.7		23.61%
2560-MEZZ	603.5		6.07%

AREAS COMPUTED IN ACCORDANCE WITH BOMA 2025 FOR RETAIL PROPERTIES STANDARD METHOD OF MEASUREMENT - ANSI/BOMA Z65.5-2025



Mezzanine



HIGH ALTITUDE AERIAL 2560 N MAIN STREET

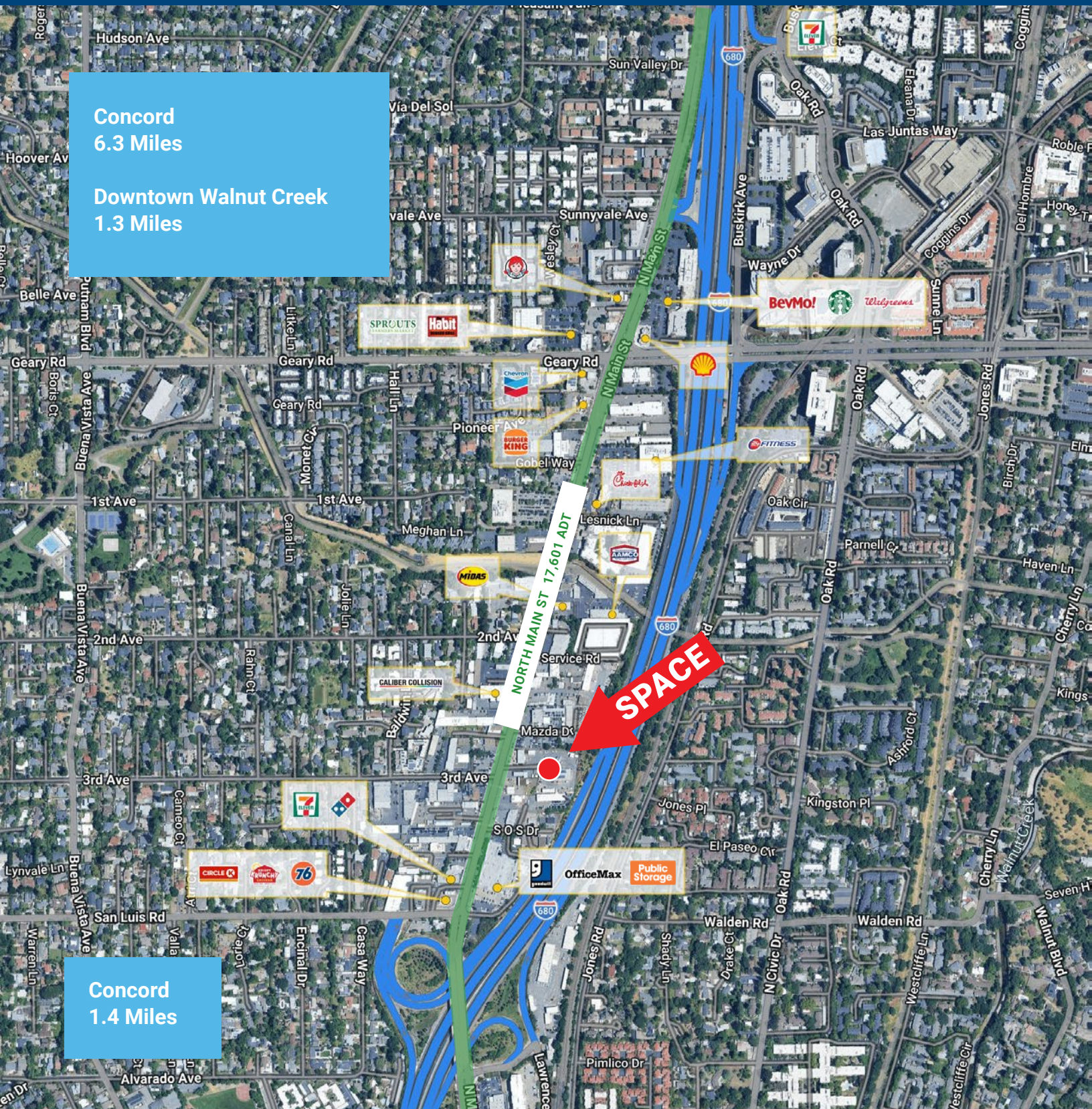
Walnut Creek, CA

Concord
6.3 Miles

Downtown Walnut Creek
1.3 Miles

Concord
1.4 Miles

NORTH MAIN ST 17,601 ADT
SPACE



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BUSY RETAIL CORRIDOR

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Jim's Auto Body
- Est. 1962 -

SUBARU

DEVIL MOUNTAIN
PERFORMANCE

MSPORT
MOTORS

Mazda Dr

Mazda Dr

3rd Ave

DIABLO 東洋食品店
ORIENTAL FOODS

SI
SAROB
JAPANESE CUISINE

SPACE

EBMUD

BUCK STOVE
Since 1978
Walnut Creek

PORSCHE

17,601 ADT

goodwill

Public Storage

Dominino's
PIZZA

ELEVEN

Office DEPOT
OfficeMax

General Plumbing
Supply

CIRCLE K

76

Shane Co.

680

San Luis Rd

Casa Way

E. Boatwright Hwy

DEMOGRAPHICS

2560 N MAIN STREET

Walnut Creek, CA

	1-Mile	32-Mile	5-Mile	10-Mile
POPULATION				
2025 Estimated Population	24,062	130,261	247,617	169,049
2030 Projected Population	24,577	128,987	244,126	167,159
2020 Census Population	22,204	129,018	247,506	167,982
2010 Census Population	18,935	119,163	232,670	154,998
Projected Annual Growth 2025 to 2030	0.4%	-0.2%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	1.8%	0.6%	0.4%	0.6%
2025 Median Age	38.6	42.9	44.1	42.9
Adj. Daytime Demographics Age 16 Years +	30,577	115,953	211,277	164,233
HOUSEHOLDS				
2025 Estimated Households	11,427	55,250	102,826	71,372
2030 Projected Households	12,002	56,041	103,901	72,380
2020 Census Households	10,187	53,097	99,650	68,674
2010 Census Households	8,950	50,295	95,496	64,916
Projected Annual Growth 2025 to 2030	1.0%	0.3%	0.2%	0.3%
Historical Annual Growth 2010 to 2025	1.8%	0.7%	0.5%	0.7%
RACE & ETHNICITY				
2025 Estimated White	54.2%	58.2%	57.3%	56.4%
2025 Estimated Black or African American	5.6%	3.8%	3.7%	3.9%
2025 Estimated Asian or Pacific Islander	23.0%	19.1%	18.9%	18.9%
2025 Estimated American Indian or Native	0.5%	0.5%	0.6%	0.6%
2025 Estimated Other Races	16.8%	18.4%	19.5%	20.2%
2025 Estimated Hispanic	16.8%	19.2%	20.6%	21.4%
INCOME				
2025 Estimated Average Household Income	\$175,397	\$197,542	\$200,932	\$198,300
2025 Estimated Median Household Income	\$142,498	\$151,628	\$152,315	\$147,446
2025 Estimated Per Capita Income	\$83,384	\$83,944	\$83,571	\$83,875
EDUCATION (AGE 25+)				
2025 Estimated Elementary (Grade Level 0 to	2.0%	2.8%	3.3%	3.6%
2025 Estimated Some High School (Grade	1.9%	2.8%	3.1%	3.3%
2025 Estimated High School Graduate	9.5%	11.6%	12.4%	12.5%
2025 Estimated Some College	14.7%	14.5%	15.4%	14.7%
2025 Estimated Associates Degree Only	5.2%	6.7%	7.2%	6.4%
2025 Estimated Bachelors Degree Only	38.8%	35.0%	33.8%	33.5%
2025 Estimated Graduate Degree	27.9%	26.6%	24.8%	26.1%
BUSINESS				
2025 Estimated Elementary (Grade Level 0 to	2,107	8,966	14,914	12,469
2025 Estimated Some High School (Grade	24,873	76,946	131,033	111,820
2025 Estimated High School Graduate	11.8	8.6	8.8	9.0
2025 Estimated Some College	11.4	14.5	16.6	13.6
2025 Estimated Associates Degree Only				