

1531 Locust Street Walnut Creek, CA

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



LOCUST STREET

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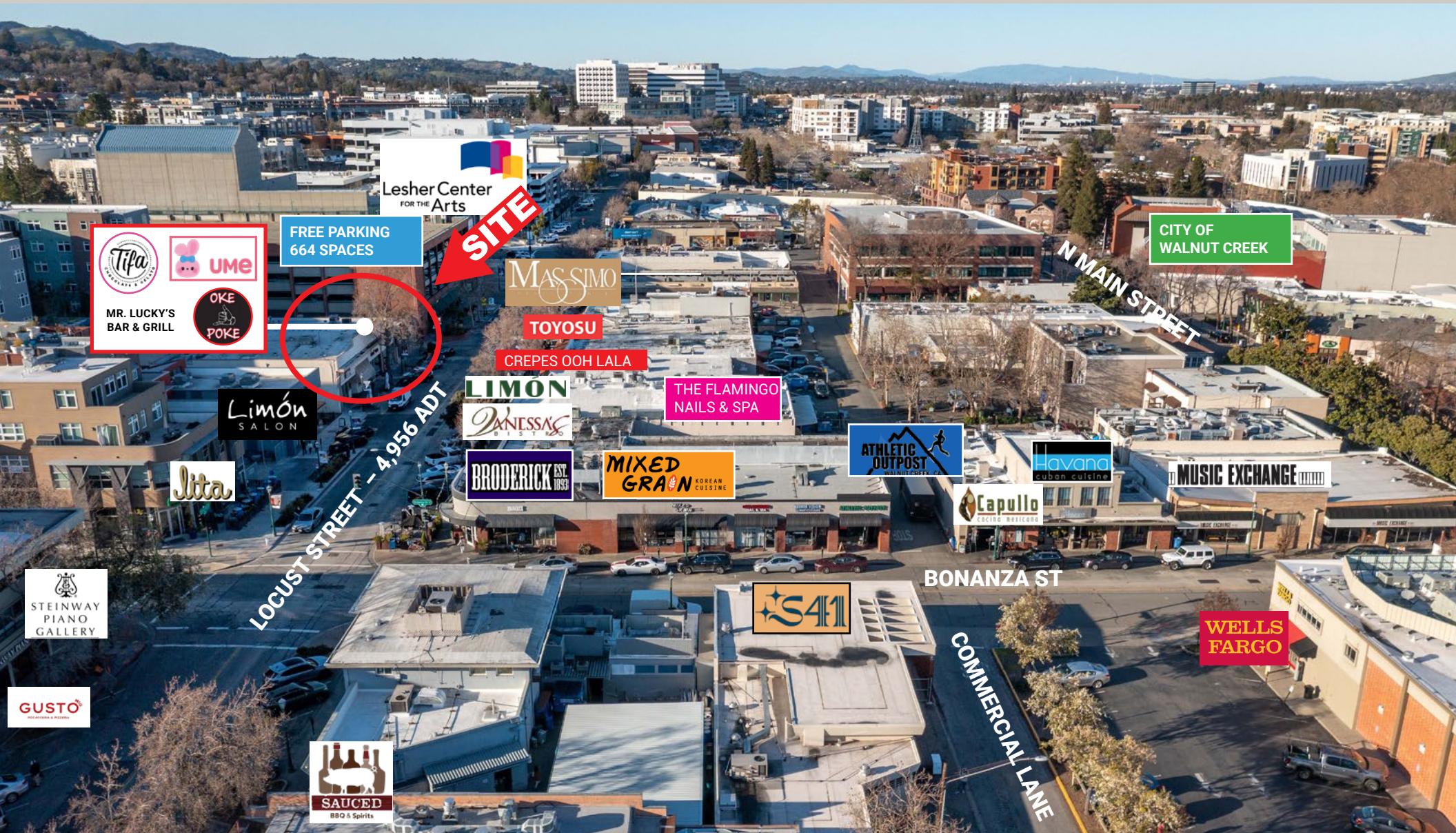
John Cumbelich
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PARTNER **XTEAM**
RETAIL ADVISORS

Fabulous Downtown Location

1531 Walnut Creek, CA

Retail/Commercial Space for Lease



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About

1531 Walnut Creek, CA

Retail/Commercial Space for Lease



Lesher Center for the Arts



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Located steps from 660+ stall public parking garage and the renowned Lesher 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.

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 Lesher Center for the Arts.

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High altitude aerial

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SAN FRANCISCO 25 MILES

GOLDEN GATE BRIDGE



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Low altitude aerial



Site plan

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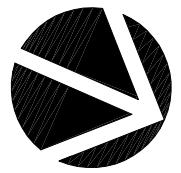
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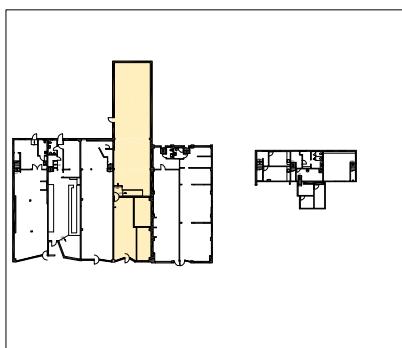
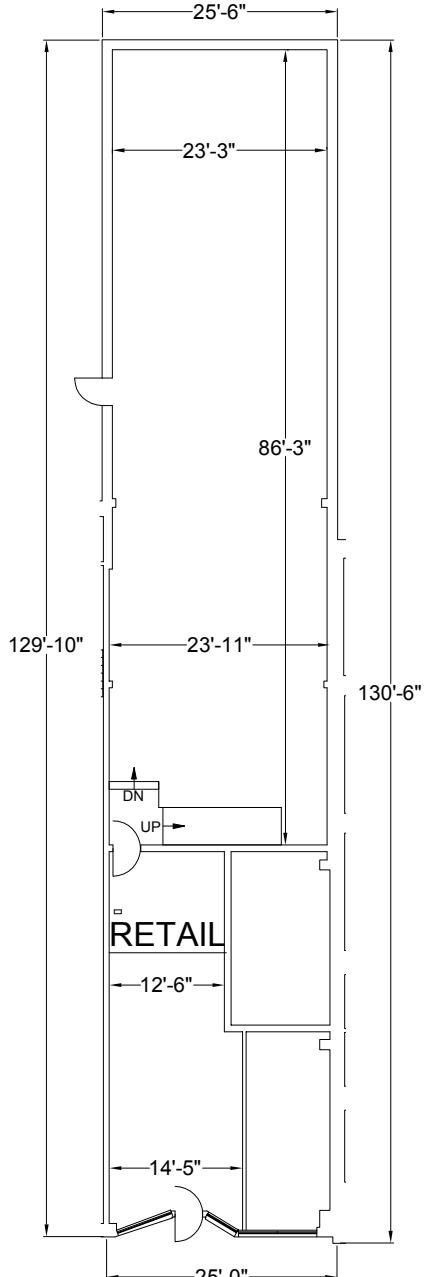
1525/1531 Locust Street Walnut Creek, CA

Retail/Commercial Space for Lease

Suite 1531



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 Lesher Regional Center for the Arts, which hosts over 500 performances annually.

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



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



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.

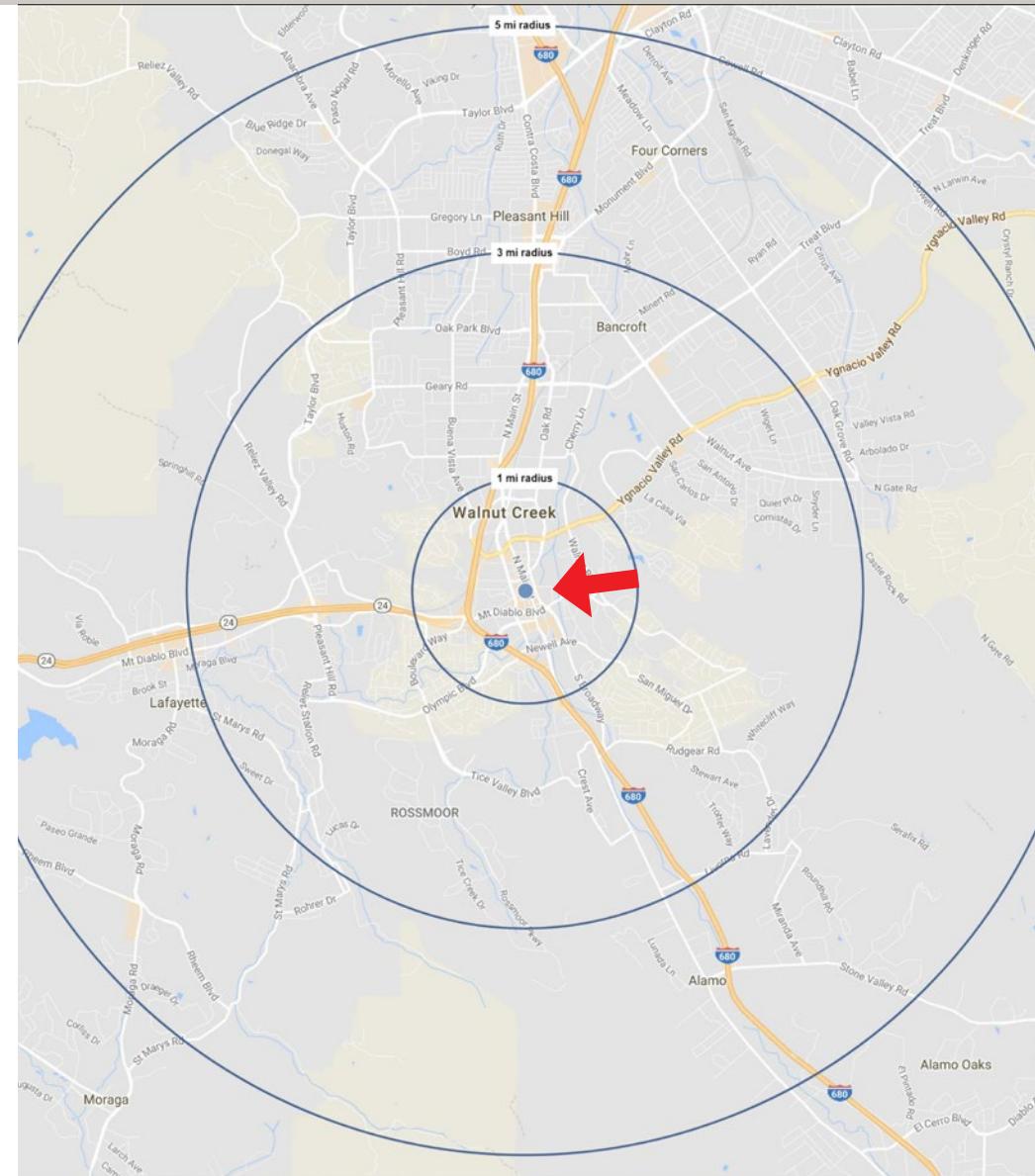
ENTERTAINMENT A thriving art scene centered around Lesher Center for the Performing Arts, the premier destination for the arts in Contra Costa county plus a 14 screen Century Theatre.

Demographics

1531 Walnut Creek, CA

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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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