

1545 Locust Street Walnut Creek, CA

Endcap Retail Space for Lease

The subject space is located in the heart of Walnut Creek's most vibrant and eclectic neighborhood.

The 1,639 SF endcap space presents users a rare opportunity in the heart of Walnut Creek's most vibrant and eclectic neighborhood.

- ±1,639 sf ground floor
- On-site parking and ease of access
- Located steps from 660+ stall public parking garage and the Lesher Center for the Arts
- 4.7 M SF of office space within 3/4 mile
- In the heart of downtown Walnut Creek's historic foodie and shopping district
- Five minute walk to Broadway Plaza (920,000 sf shopping center)
- High exposure to vehicle and pedestrian traffic

JohnCumbelich
& Associates

PARTNER **XTEAM**
RETAIL ADVISORS

Joe Kuvetakis

joe@cumbelich.com

925.935.5400 x124

CA DRE LIC #01854159



Busy retail corridor in historic downtown

1545 Locust Street Walnut Creek, CA

Retail/Commerical Space for Lease



Joe Kuvetakis joe@cumbelich.com 925.935.5400 x124 CA DRE LIC #01854159
John Cumbelich & Associates 1470 Maria Lane, Suite 420 Walnut Creek, CA 94566 Tel 925.935.5400

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Fresh bright interior suitable for many uses

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Next door to 664 space public parking garage

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South Locust Parking Garage
664 Spaces



LOCUST STREET

About

1545 Locust Street Walnut Creek, CA

Retail/Commerical Space for Lease



- *Located steps from 660+ stall public parking garage and the renowned Leshor Center for the Arts*
- *Pedestrian friendly, downtown location*
- *Located in a vibrant and eclectic neighborhood*
- *Core endcaps location*

Leshor 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 Leshor Center for the Arts.

High altitude aerial

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SAN FRANCISCO 25 MILES

GOLDEN GATE BRIDGE



24



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
- Wheesecake Factory
- ROSS
- TRADER JOE'S
- WHOLE FOODS
- SAFeway

Low altitude aerial

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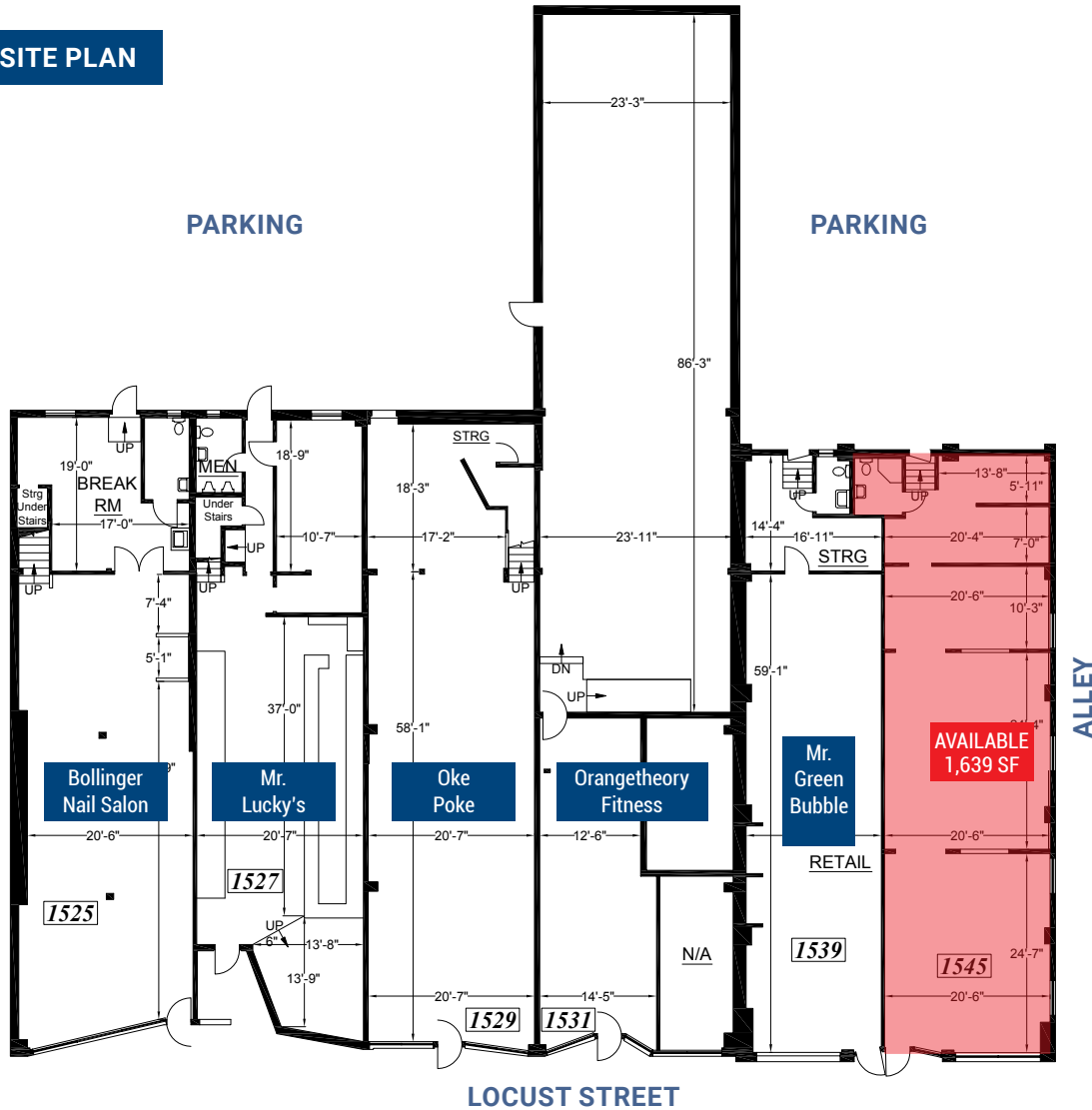


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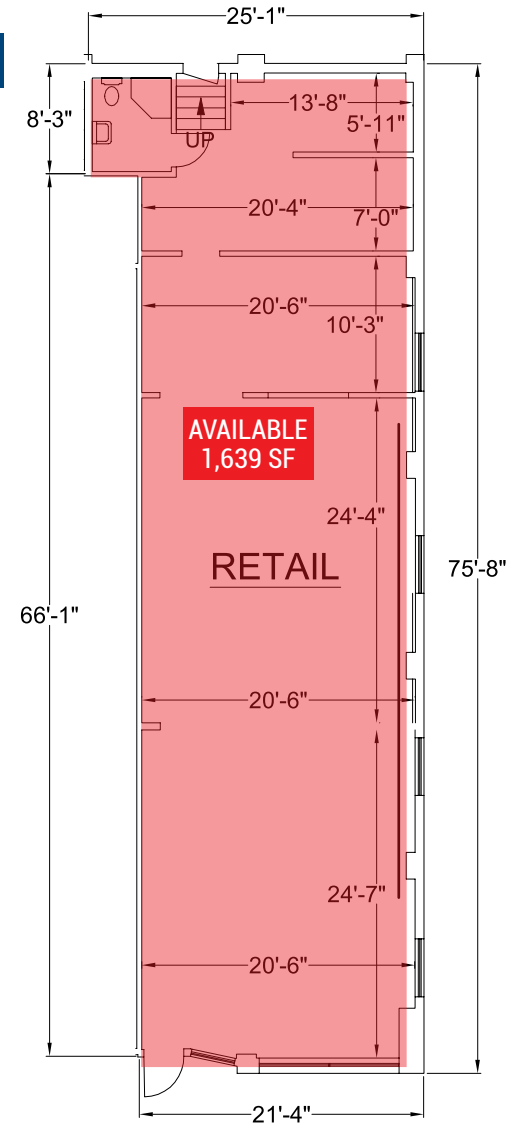
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SITE PLAN



DETAIL



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, Prima, Vic Stewart's, Flemings, 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

2021 estimated population of 218,338 in five mile radius



HIGH VOLUME RETAIL

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



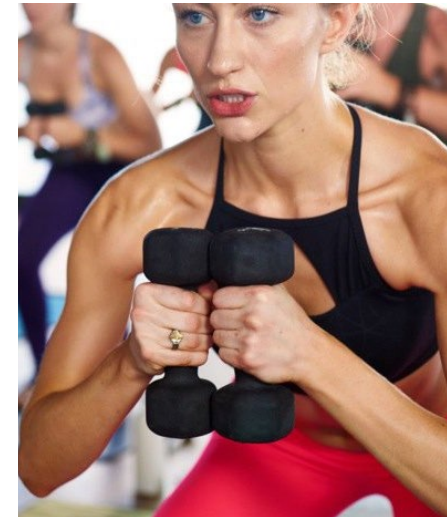
AFFLUENT AREA

2021 estimated average household income \$177,459 in five mile radius

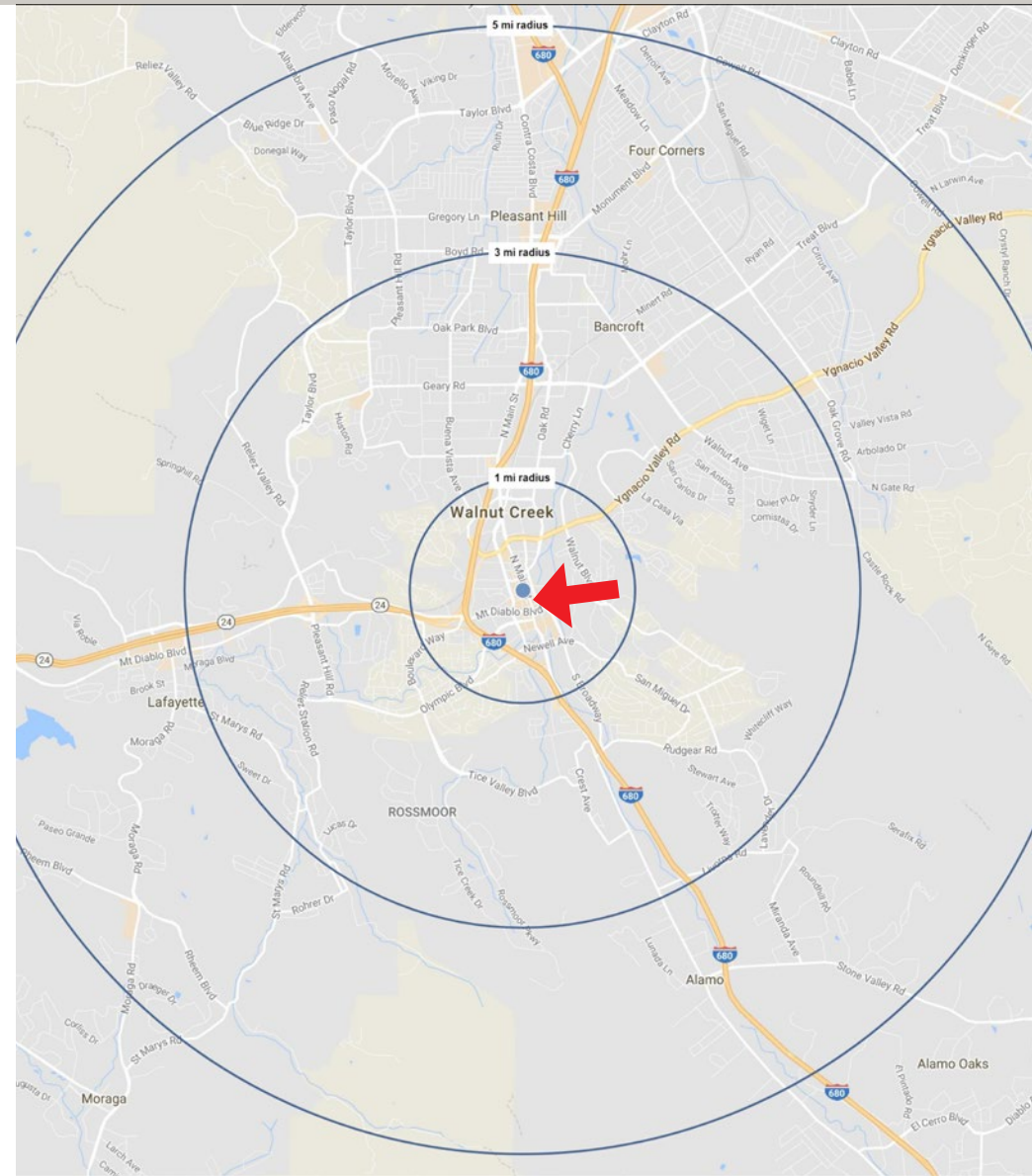


DAYTIME GENERATORS

2021 estimated daytime population of 199,719 in five mile radius



		1 MILE	3 MILE	5 MILE
POPULATION	2021 Estimated Population	19,304	108,285	218,338
	2026 Projected Population	19,997	110,018	220,405
	2010 Census Population	16,011	97,389	199,697
	2000 Census Population	15,410	95,934	197,650
	Projected Annual Growth 2021 - 2026	1%	1%	1%
	Historical Annual Growth 2010 - 2021	1%	1%	1%
	2021 Median Age	38	45	44
	Adjusted Daytime Demographics Age 16 Years +	41,920	117,371	199,719
HOUSEHOLDS	2021 Estimated Households	9,216	48,564	88,304
	2026 Projected Households	9,834	50,683	91,567
	2010 Census Households	7,670	44,325	82,119
	2000 Census Households	7,478	43,549	81,363
	Projected Annual Growth 2021 - 2026	1%	1%	1%
	Historical Annual Growth 2000 - 2021	1%	1%	1%
RACE & ETHNICITY	2021 Estimated White	66%	72%	69%
	2021 Estimated Black or African American	6%	3%	3%
	2021 Estimated Asian or Pacific Islander	17%	16%	15%
	2021 Estimated American Indian or Native Alaskan	0%	0%	0%
	2021 Estimated Other Races	11%	8%	12%
	2021 Estimated Hispanic	16%	12%	18%
	INCOME	2021 Estimated Average Household Income	\$150,657	\$169,208
2021 Estimated Median Household Income		\$118,321	\$127,605	\$134,179
2021 Estimated Per Capita Income		\$71,993	\$75,980	\$71,863
EDUCATION (AGE 25+)		2021 Estimated Elementary (Grade 0 - 8)	1%	1%
	2021 Estimated Some High School (Grade 9 - 11)	1%	2%	2%
	2021 Estimated High School Graduate	10%	9%	10%
	2021 Estimated Some College	14%	15%	16%
	2021 Estimated Associates Degree Only	7%	7%	7%
	2021 Estimated Bachelor's Degree Only	39%	38%	35%
	2021 Estimated Graduate Degree	28%	28%	25%
BUSINESS	2021 Estimated Total Businesses	3,386	7,417	12,528
	2021 Estimated Total Employees	35,886	76,624	119,174
	2021 Estimated Employee Population per Business	11	10	10
	2021 Estimated Residential Population per Business	6	15	17



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