AGORA
at south main

A New Retail Development on S Main Street & Newell Avenue, Walnut Creek, California

34,661 SF of Ground Floor Retail Space Plus Two Levels of Underground Parking

Agora at South Main is a recently built development that provides the last infill opportunity for major retailers seeking a core Walnut Creek location. With over 34,000 SF of ground floor space, the project provides larger format retailers access to the historically impenetrable downtown Walnut Creek market.

Agora at South Main has direct linkage across Main Street to Broadway Plaza and captures the same upscale clientele which shops this premium retail mall. The same educated, affluent trade area that shops Coach, CPK, Apple, and Tiffany & Co. will be at your front door.

california PIZZA KITCHEN

STARBUCKS COFFEE

T-Mobile

TD Ameritrade

THE SHADE STORE

Pacific Catch WESTCOAST FISH HOUSE

THE #1
SHOPPING & DINING DESTINATION IN THE EAST BAY

168,368
STRONG DAYTIME POPULATION CAPTURING AN AFFLUENT MARKET

2.4M+
SF OF RETAIL & DINING IN A UNIQUE INVITING STREETSCAPE

JOE KUVETAKIS
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PARTNER X TEAM INTERNATIONAL

JohnCumbelich & Associates

AGORA AT SOUTH MAIN

S MAIN STREET & NEWELL AVE
WALNUT CREEK, CA

Striking Contemporary Architecture

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WALNUT CREEK, CA

Located in the Bustling Center of Walnut Creek

Premium Retail Space in Downtown Walnut Creek

- 34,661 SF of ground floor retail space in Northern California's top retail downtown
- Anchored by California Pizza Kitchen and TD Ameritrade. Cotenants include T Mobile, Starbucks, Pacific Catch and The Shade Store
- Located on Main St, directly opposite Walnut Creek's Broadway Plaza, anchored by Neiman Marcus, Nordstrom, Macys and Crate & Barrel
- On-site parking for approximately 200 cars
- Striking, contemporary architecture

Walnut Creek – Northern California's Top Retail Downtown

Downtown Walnut Creek is the premier retail shopping district in the San Francisco Bay Area and home to a wide range of first class retailers, restaurants and the arts. Nearby retailers include Neiman Marcus, Tiffany & Co., Apple, Tommy Bahamas, Pottery Barn, Restoration Hardware, GAP, and a 16-screen Century Theatre.

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Major Retailers within Walking Distance

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Site Plan

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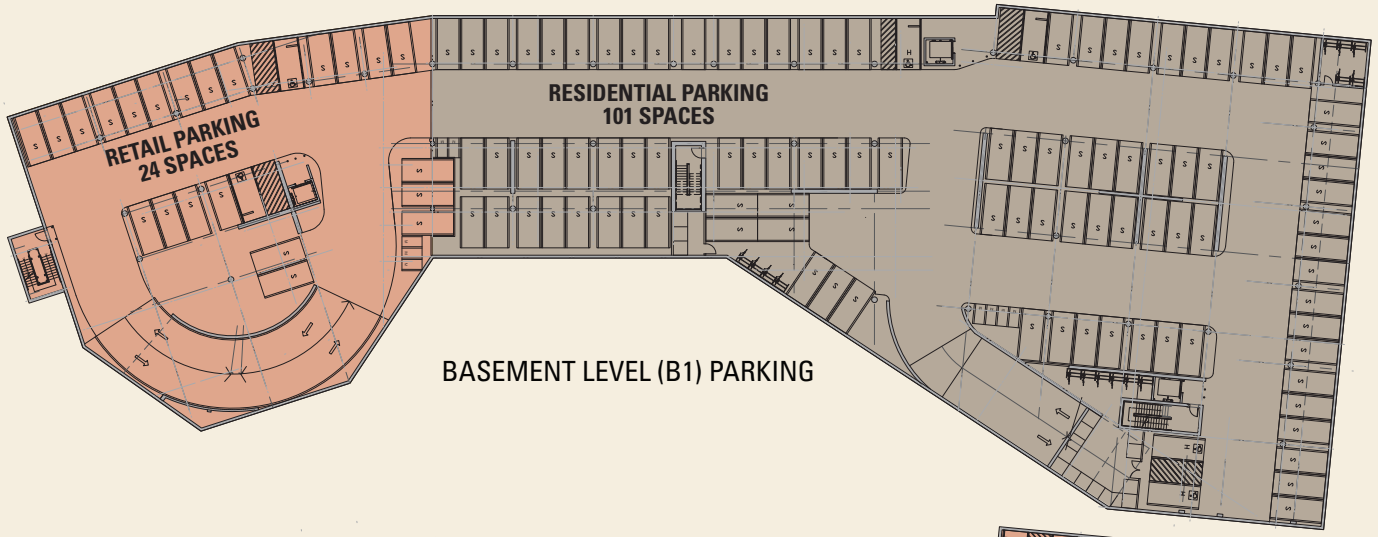
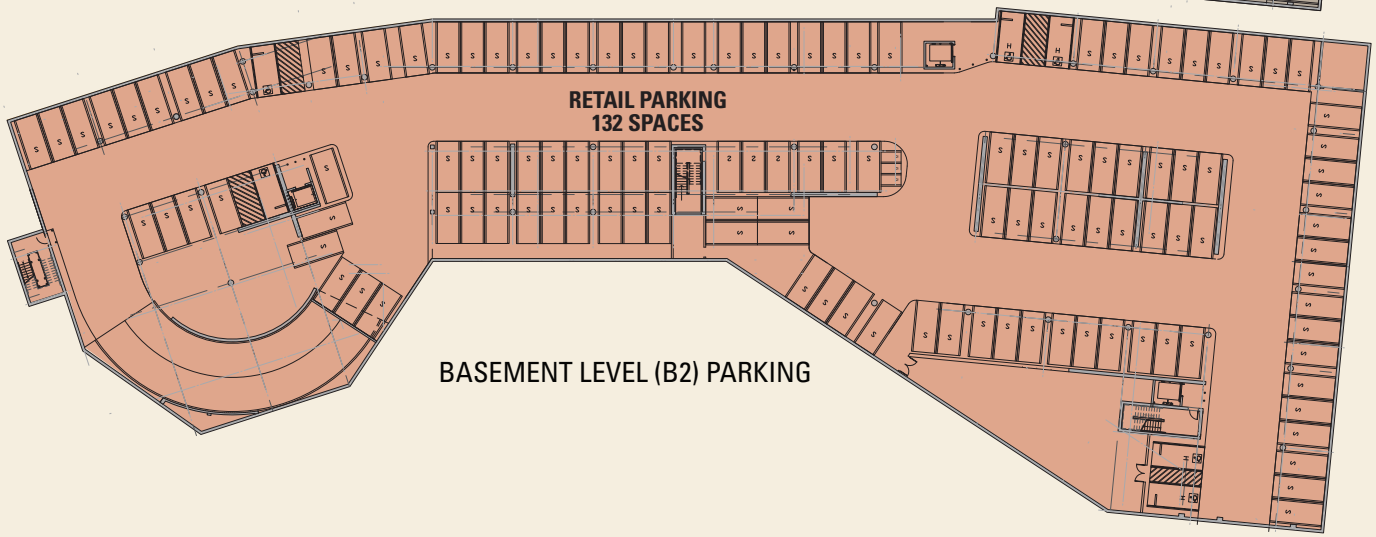
Convenient Parking



BASEMENT LEVEL (B1) PARKING



BASEMENT LEVEL (B2) PARKING

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Strong Retail Trade Area

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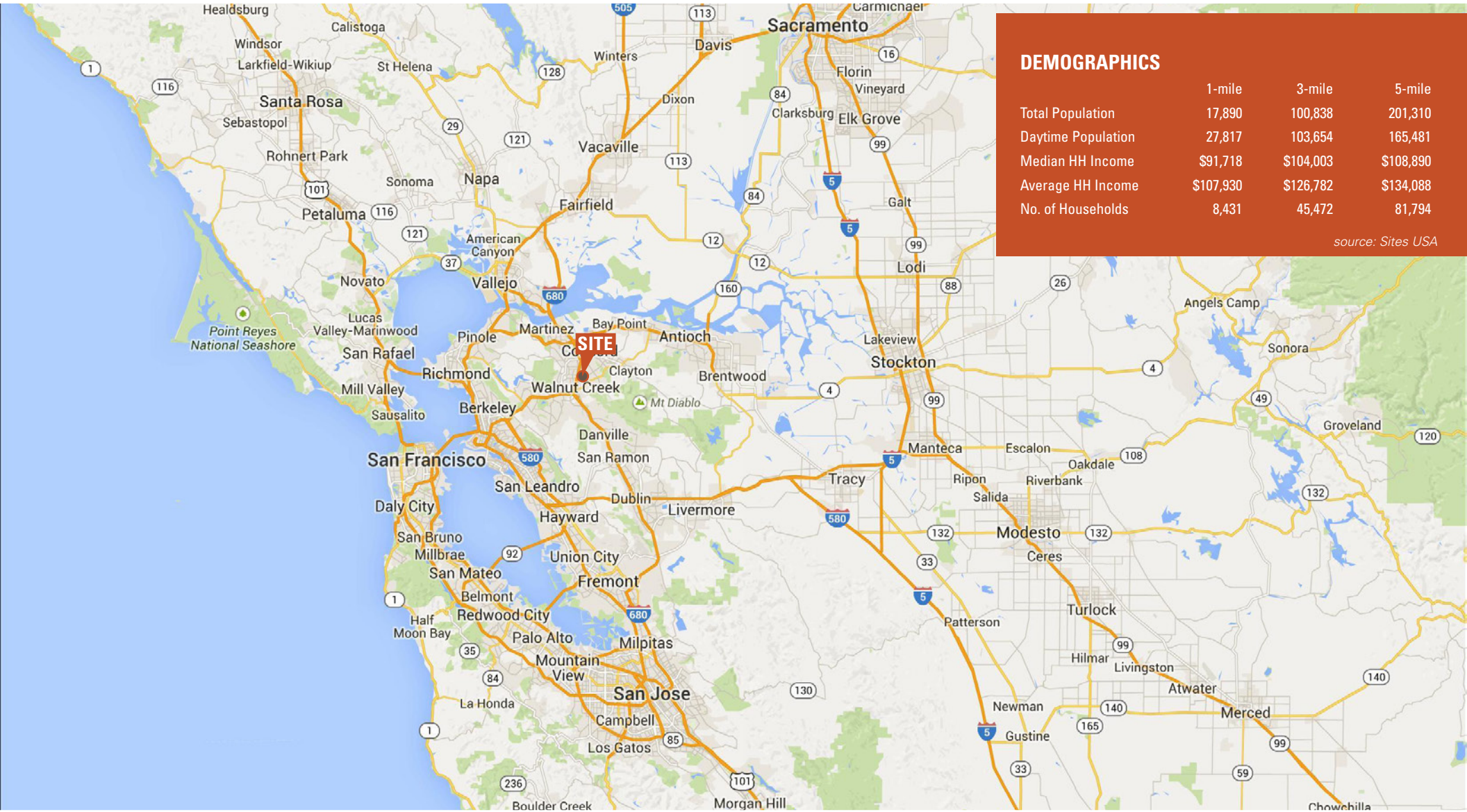
Location Map



DEMOGRAPHICS

	1-mile	3-mile	5-mile
Total Population	17,890	100,838	201,310
Daytime Population	27,817	103,654	165,481
Median HH Income	$91,718	$104,003	$108,890
Average HH Income	$107,930	$126,782	$134,088
No. of Households	8,431	45,472	81,794

source: Sites USA

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Demographics

		1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	2016 Estimated Population	17,890	100,838	201,310
	2021 Projected Population	19,097	107,551	214,571
	2010 Census Population	16,235	91,883	185,734
	2000 Census Population	15,773	91,050	184,168
	Projectecl Annual Growth 2016 to 2021	1%	1%	1%
	Historical Annual Growth 2000 to 2016	1%	1%	1%
	2016 Median Age	39	46	44
DAYTIME POPULATION	Population Age 16 Years and Older	27,817	103,654	165,481
HOUSEHOLDS	2016 Estimated Households	8,431	45,472	81,794
	2021 Projected Households	8,828	47,600	85,589
	2010 Census Households	7,839	42,332	77,149
	2000 Census Households	7,582	41,871	76,444
	Projected Annual Growth 2016 to 2021	1%	1%	1%
	Historical Annual Growth 2000 to 2016	1%	1%	1%
RACE AND ETHNICITY	2016 Estimated White	74%	76%	74%
	2016 Estimated Black or African American	3%	2%	2%
	2016 Estimated Asian or Pacific Islander	13%	14%	14%
	2016 Estimated American Indian or Native Alaskan	1%	1%	1%
	2016 Estimated Other Races	10%	7%	10%
	2016 Estimated Hispanic	13%	10%	15%
INCOME	2016 Estimated Average Household Income	$107,930	$126,782	$134,088
	2016 Estimated Median Household Income	$91,718	$104,003	$108,890
	2016 Estimated Per Capita Income	$50,960	$57,249	$54,578
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade 0 to 8)	1%	1%	2%
	2016 Estimated Some High School (Grade Level 9 to 11)	3%	2%	3%
	2016 Estimated High School Graduate	10%	10%	12%
	2018 Estimated Some College	17%	17%	17%
	2016 Estimated Associates Degree Only	6%	7%	7%
	2018 Estimated Bachelors Degree Only	39%	37%	35%
	2016 Estimated Graduate Degree	24%	25%	25%
BUSINESS	2016 Estimated Total Businesses	2,645	7,423	11,857
	2016 Estimated Total Employees	23,237	69,374	100,066
	2016 Estimated Employee Population per Business	9	9	8
	2016 Estimated ResidentialPopulation per Business	7	14	17

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