

AVALON WALNUT CREEK



Photography Provided By Avalon Bay



AvalonBay
COMMUNITIES

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HIGHLIGHTS

- Avalon Walnut Creek is a ±30,000 SF retail village in the heart of the Contra Costa Centre Transit Village (contracostacentre.com), an award winning hub of both commerce and living. All within a quarter mile, the Contra Costa Center offers ±2 M SF of office space, ±420 upscale hotel rooms, a premium health club and spa and immediate access to major transportation hubs.
- Built in residential population with ±622 on-site residential units
- Strong daytime population with ±21,374 daily workers within 1 Mile
- High income and dense demographics
- On-site parking (5/1000 covered parking), additional 51 spots on street
- New LEED Certified Construction
- Pedestrian Friendly Village Layout and Design
- Highly visible spaces ready for immediate occupancy

PROJECT DESCRIPTION

Address	1001 Harvey Dr., Walnut Creek, CA 94597
Total GLA	±30,000 SF
Traffic Counts	I-680 - 231,650 ADT Treat Blvd. - 64,119 ADT

AVAILABLE SPACE

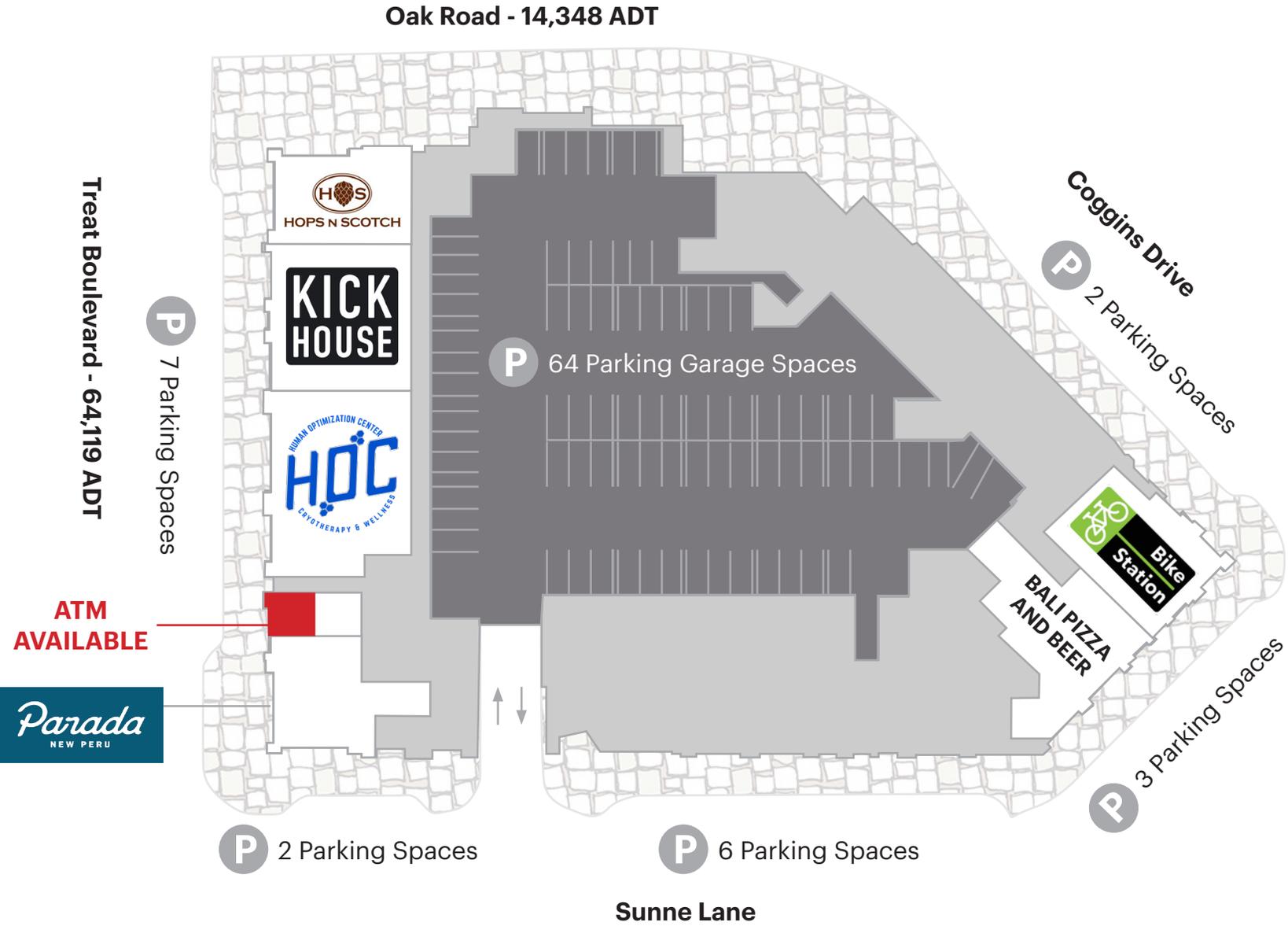
Suite 100	± 1,593 SF ± 1,012 SF (Up to ± 2,684 SF)
Suite 114	± 70 Former ATM

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	21,374	141,511	272,022
AHHI	\$175,568	\$186,806	\$186,486
Daytime Population	20,844	126,840	218,165

*Demographics Source: Sites USA REGIS Online 11/14/23 | Photo Source: SVA Architects





*Traffic Counts Source: Sites USA REGIS Online 11/14/23



*Traffic Counts Source: Sites USA REGIS Online 3/30/22

CLOSE UP AERIAL



Bay Club

85,000 RSF
Fitness Facility
170 Room
6 Meeting Rooms

citrus
FRESH GRILL & MARKET

24 FITNESS

Chick-fil-A

the Habit BURGER GRILL

QUE PASA! TACOBAR

SUBWAY

SUPERCUTS

SPROUTS FARMERS MARKET

Sprint

BevMo!

WEST COAST SOURDOUGH

Starbucks

Walgreens

AAA Insurance

AVALON WALNUT CREEK

Starbucks

7 ELEVEN

SUBWAY

BACK FORTY Texas BBQ ROADHOUSE & SALOON

BEST BUY

extended STAY AMERICA

Bassett

Total Wine & MORE

CONTRA COSTA CENTRE TRANSIT VILLAGE

BART

*Traffic Counts Source: Sites USA REGIS Online 11/14/23



Gregory Village

GROCERY OUTLET
Bargain Market

Pleasant Hill Plaza

SAFeway

The Courtyard

Staples | pet food express | Smart & Final | RITE AID

Downtown Pleasant Hill

Michaels | BED BATH & BEYOND | GOLF GALAXY | ROSS DRESS FOR LESS

The Crossroads

Marshalls | KOHL'S | DICK'S SPORTING GOODS | DSW DESIGNER SHOE WAREHOUSE

Geary Marketplace

SPROUTS FARMERS MARKET

OfficeMax

TRADER JOE'S | pet food express

Pleasant Hill Marketplace

Total Wine | **BEST BUY** | Bassett

BevMo! | Walgreens

Four Corners Shopping Center

RITE AID | food maxx

COSTCO WHOLESALE

Oakgrove Plaza

TRADER JOE'S | pet food express

Citrus Plaza

BevMo!

Countrywood

SAFeway | CVS pharmacy

The Orchards

petco | SAFeway | CRUNCH

Encina Grande

Walgreens | **WHOLE FOODS MARKET** | ACE Hardware

Ygnacio Plaza

TJ-maxx | Sports Basement | FITNESS 19

Downtown Walnut Creek

macy's	ANTHROPLOGIE	LOUIS VUITTON	ATHLETA
OLD NAVY	KENDRA SCOTT	ZARA	lululemon
VICTORIA'S SECRET	NORDSTROM	Crate&Barrel	J.Jill
WHITEHOUSE BLACK MARKET	ARHAUS	WILLIAMS-SONOMA	vineyard vines

Main Street Plaza

ROSS DRESS FOR LESS | F&S | TRADER JOE'S | pet food express

*Traffic Counts Source: Sites USA REGIS Online 11/13/23



POPULATION

1 MILE	3 MILES	5 MILES
21,374	141,511	272,022



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
10,176	57,183	109,823



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$175,568	\$186,806	\$186,486



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.85 M	\$2.01 M	\$1.97 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
65.9%	58.6%	55.3%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$507.59 M	\$3 B	\$5.77 B



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