



# 1383 S. MAIN STREET WALNUT CREEK

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**SUBLEASE** Move-In Ready Former TD Ameritrade

## HIGHLIGHTS

- 4,988 SF
- SUBLEASE: with Term through July 31, 2026 (Direct Deal Possible)
- Located at main intersection of S. Main Street (21,480 ADT) & Newell Avenue (16,290 ADT)
- On-Site, Free Parking in Downtown Walnut Creek

## PROPERTY PROFILE

- The Village (Agora @ S. Main)
- 34,661 SF ground floor retail
- 4.97/1,000 SF Parking Ratio, 2 levels of under ground parking
- The Village features ground floor retail space with direct linkage across South Main Street to Broadway Plaza capturing the same upscale clientele that shops this premium retail mall. Share co-tenancy with California Pizza Kitchen, The Shade Store, Pacific Catch, T Mobile, and Circa Lighting (coming soon!).

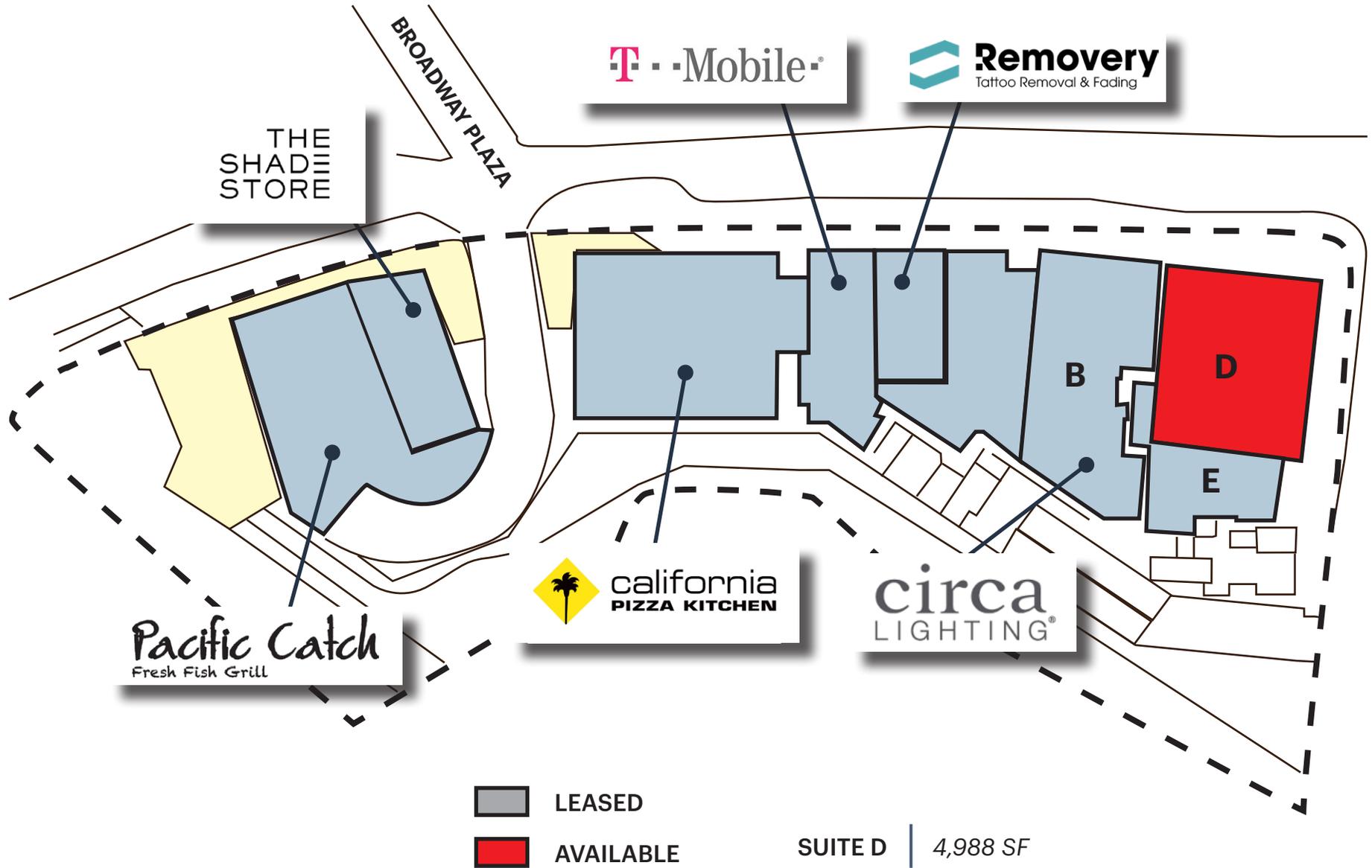
## ABOUT WALNUT CREEK

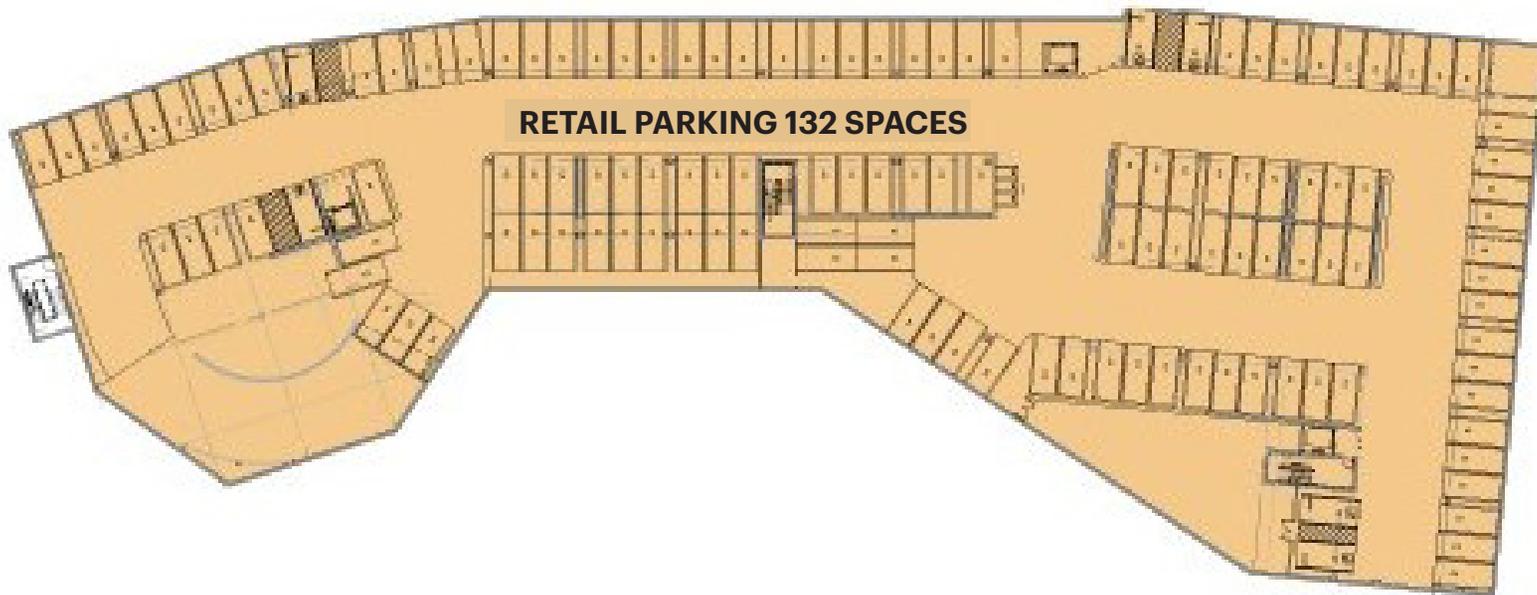
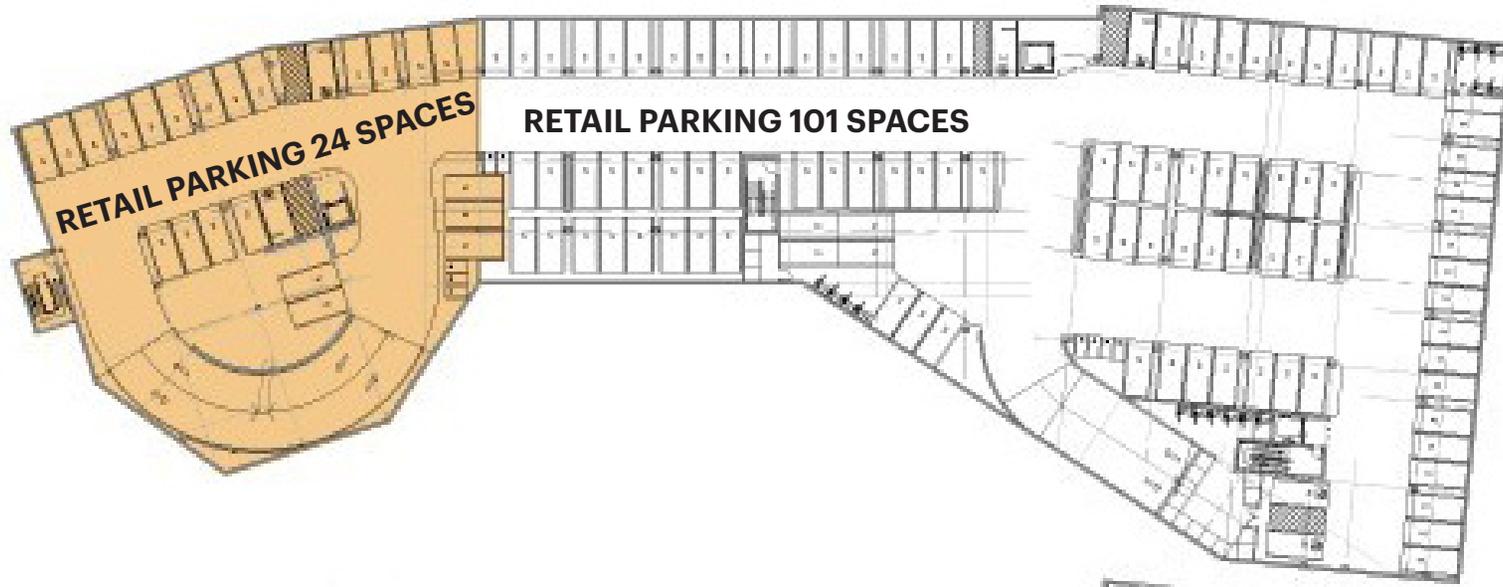
Downtown Walnut Creek is the premier retail shopping district in the San Francisco Bay Area and home to a wide range of first class retailers, restaurants and the arts. Nearby retailers include Nordstrom, Tiffany & Co., Apple, Pottery Barn, Restoration Hardware, Crate & Barrel and a 16-screen Century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

## LOCATION DESCRIPTION

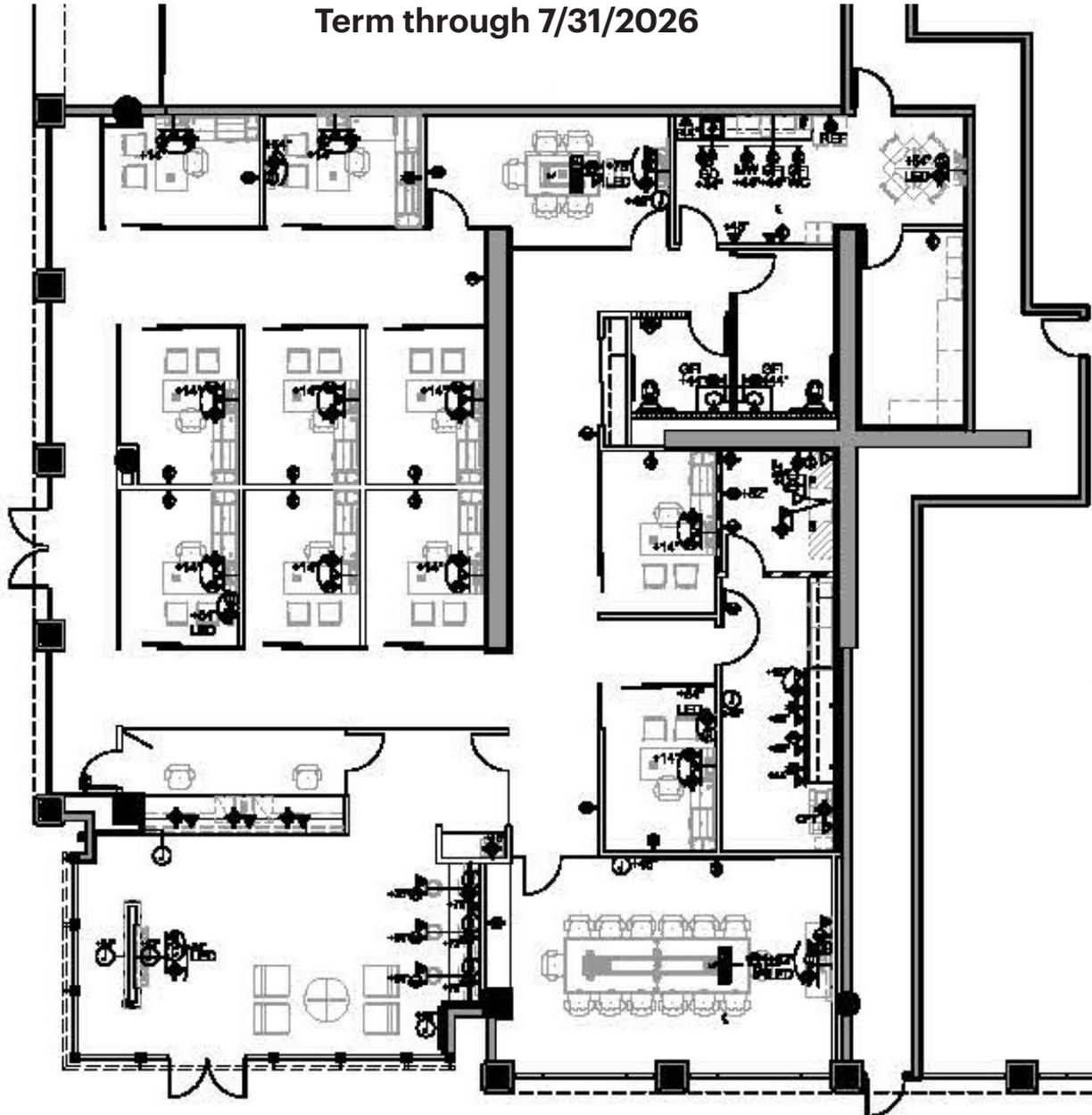
- Why Walnut Creek? A tapestry of local traditions, annual events, street fairs, gathering places, musical productions and art exhibits, civic and specialty groups, shopping for all strata, and eateries to please every palate. Add to that an amazing climate for nearly year-round phenomenal weather.
- Downtown Walnut Creek is the undisputed cultural “hub” of Contra Costa County (if not the entire East Bay) attracting top retailers and restaurants to serve one of Northern California’s most desirable trade areas, with a regional reach that includes both the I-680 and Hwy 24 corridors.
- Downtown Walnut Creek is the perfect blend of the urban/suburban ‘hybrid’ lifestyle that borrows the best from both worlds - a diverse menu of restaurant choices, a broad range of retail products and services, its own BART station for commuting convenience, and an abundance of new housing projects and residential options for lease and sale that offer the opportunity to live ‘close to the action’ in a safe, clean and welcoming environment.

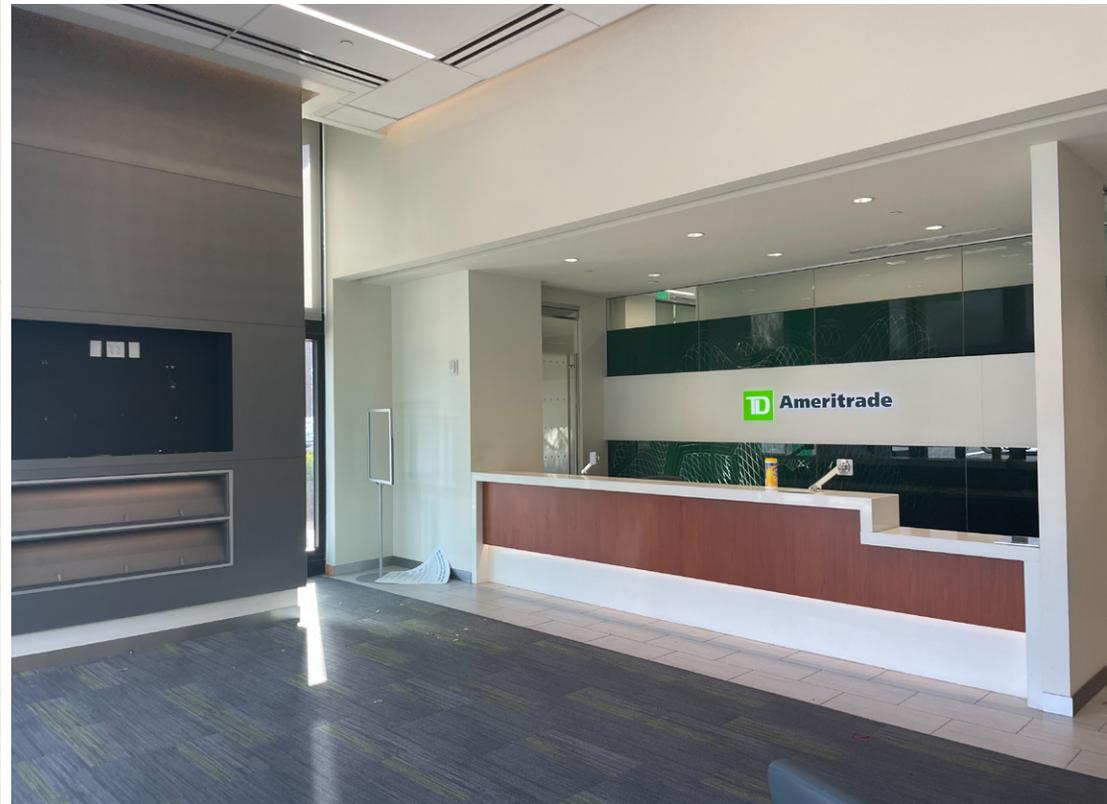




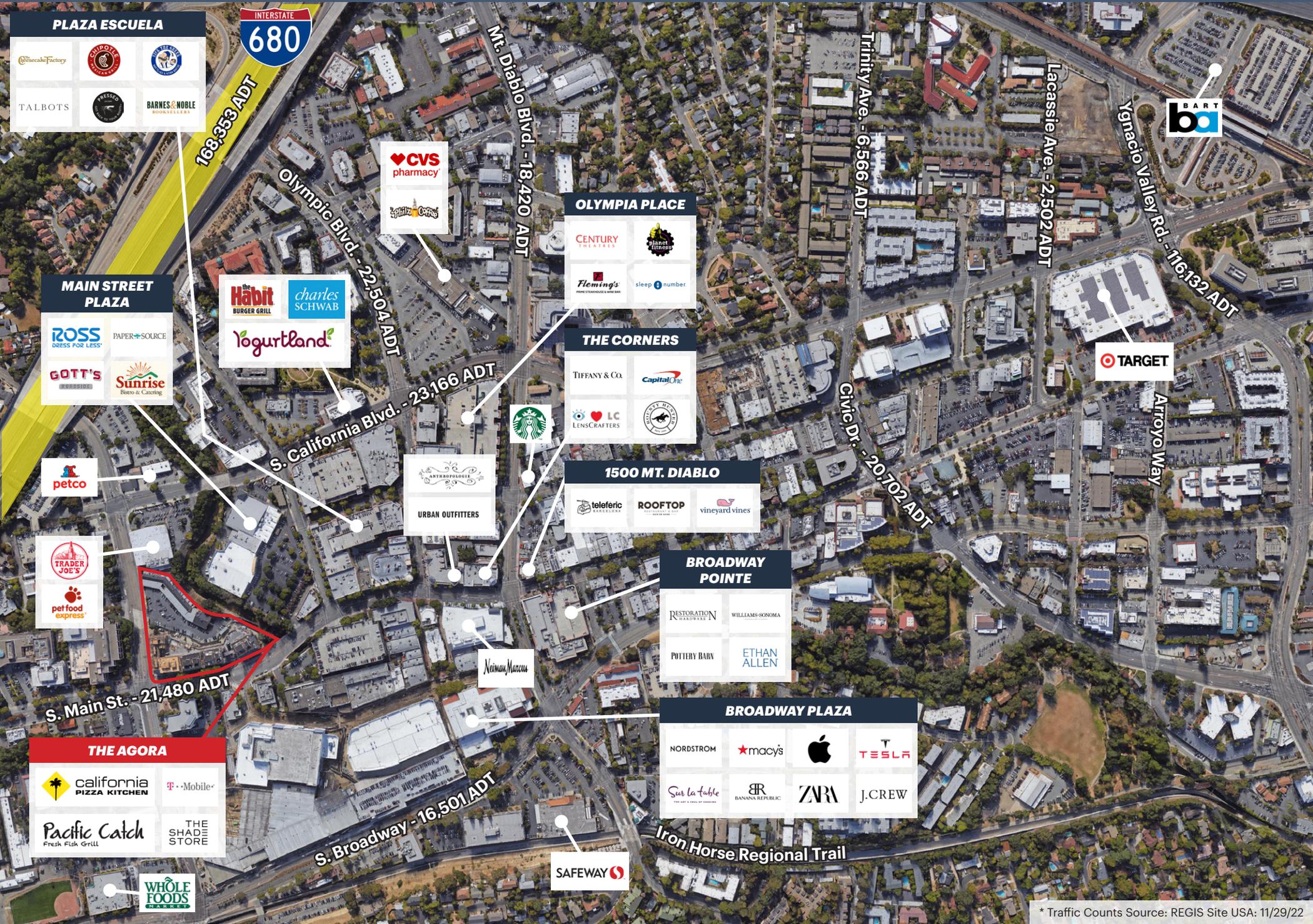


Former TD Ameritrade  
4,988 SF  
Term through 7/31/2026





# MARKET AERIAL



**PLAZA ESCUELA**

|  |   |   |
|--|---|---|
|  |  |  |
| TALBOTS  |  | BARNES & NOBLE BOOKSELLERS  |

INTERSTATE  
**680**

168,353 ADT

**MAIN STREET PLAZA**

|                        |                              |
|------------------------|------------------------------|
| ROSS<br>DRESS FOR LESS | PAPER SOURCE                 |
| GOTT'S                 | Sunrise<br>Bistro & Catering |

**the Habit**  
BURGER GRILL

**charles SCHWAB**

Yogurtland

CVS  
pharmacy



Mt. Diablo Blvd. - 18,420 ADT

Olympic Blvd. - 22,504 ADT

**OLYMPIA PLACE**

|                  |   |
|------------------|---|
| CENTURY THEATERS |  |
| Fleming's        | sleep number  |

**THE CORNERS**

|                  |   |
|------------------|---|
| TIFFANY & CO.    | Capital One   |
| LC LENS CRAFTERS |  |

**1500 MT. DIABLO**

|           |         |                |
|-----------|---------|----------------|
| teleferic | ROOFTOP | vineyard vines |
|-----------|---------|----------------|

**BROADWAY POINTE**

|                      |                 |
|----------------------|-----------------|
| RESTORATION HARDWARE | WILLIAMS-SONOMA |
| POTTERY BARN         | ETHAN ALLEN     |

**BROADWAY PLAZA**

|              |                    |       |        |
|--------------|--------------------|-------|--------|
| NORDSTROM    | macys              | Apple | TESLA  |
| Sur la Table | BR BANANA REPUBLIC | ZARA  | J.CREW |

petco

TRADER JOE'S

pet food express

ANTHROPologie

URBAN OUTFITTERS

Nieman Marcus

S. Main St. - 21,480 ADT

**THE AGORA**

|                                   |                 |
|-----------------------------------|-----------------|
| california PIZZA KITCHEN          | T-Mobile        |
| Pacific Catch<br>Fresh Fish Grill | THE SHADE STORE |

WHOLE FOODS MARKET

S. Broadway - 16,501 ADT

SAFeway

Iron Horse Regional Trail

Trinity Ave. - 6,566 ADT

Civic Dr. - 20,702 ADT

Lacassie Ave. - 2,502 ADT

BART

Ygnacio Valley Rd. - 116,132 ADT

TARGET

Arroyo Way



## POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 17,994 | 101,378 | 200,079 |



## ESTIMATED HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 8,426  | 45,454  | 81,844  |



## ESTIMATED AVERAGE HOUSEHOLD INCOME

| 1 MILE    | 3 MILES   | 5 MILES   |
|-----------|-----------|-----------|
| \$162,080 | \$177,337 | \$187,141 |



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

| 1 MILE   | 3 MILES  | 5 MILES  |
|----------|----------|----------|
| \$1.84 M | \$2.25 M | \$2.33 M |



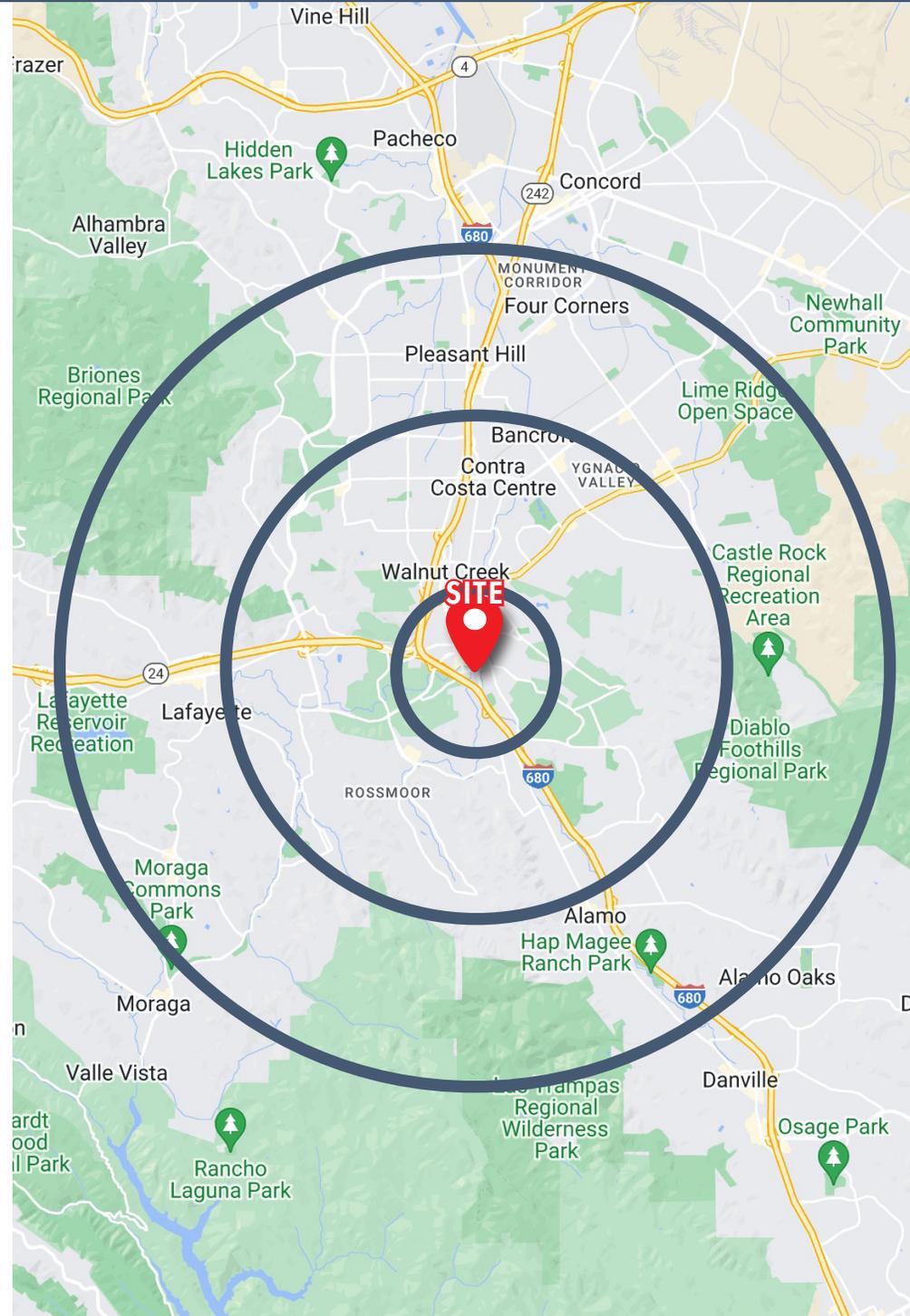
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 69.6%  | 70.3%   | 65.4%   |



## TOTAL RETAIL EXPENDITURES

| 1 MILE     | 3 MILES  | 5 MILES  |
|------------|----------|----------|
| \$396.16 M | \$2.64 B | \$4.97 B |



\*Demographic Source: Sites USA REGIS Online 11/29/22



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