



FOR LEASE

1101 S. California Blvd., Walnut Creek, CA



LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

ADRIA GIACOMELLI
(925) 997-2307 | adria@lockehouse.com
License #01498795

SUMMARY & HIGHLIGHTS

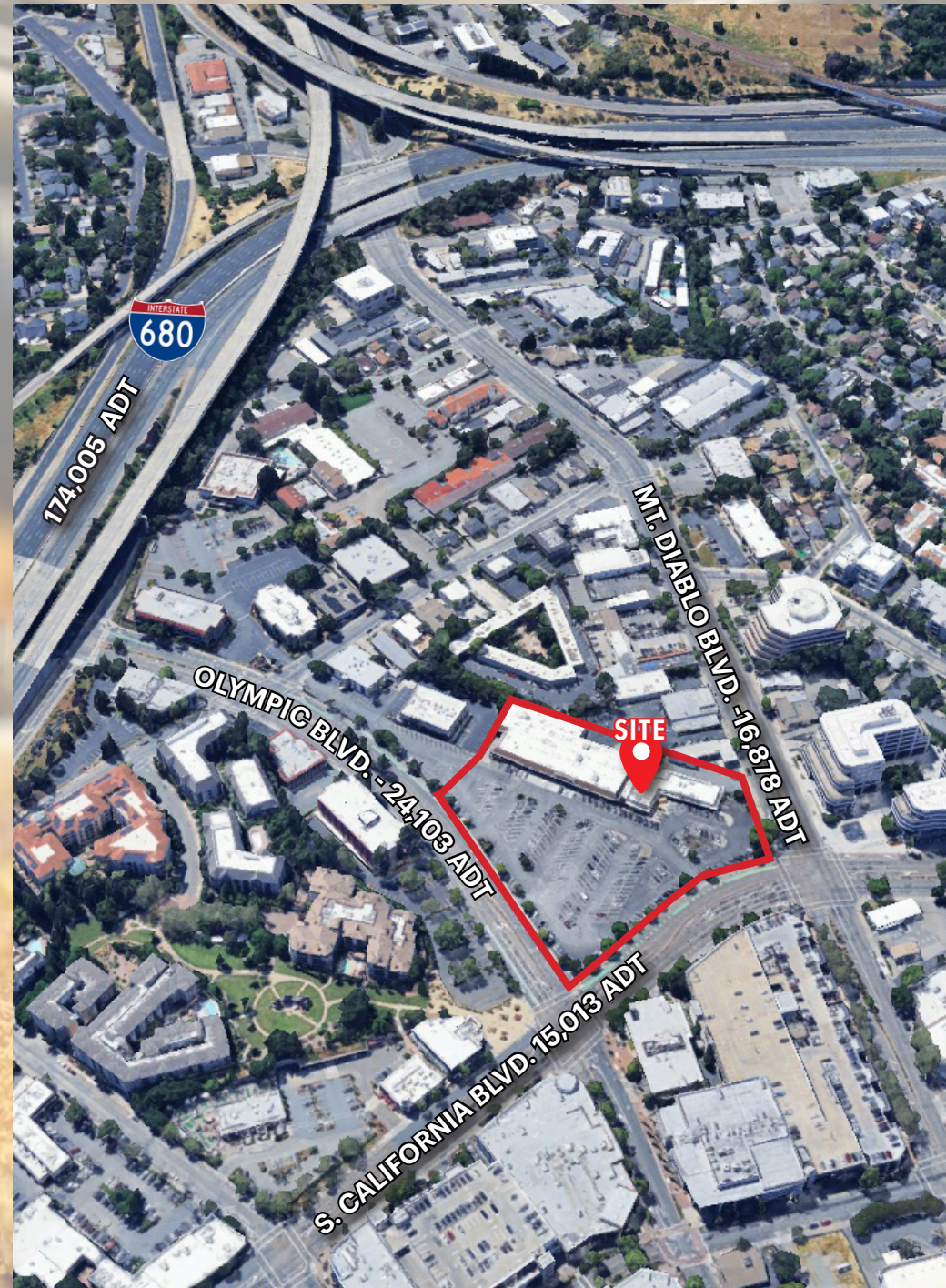
Located just two blocks from the Olympic Blvd exit off Highway 680, this highly visible $\pm 3,017$ SF space is ideally positioned between CVS Pharmacy, Philz Coffee and PNC Bank. Boasting an impressive average household income of \$219,808 within a 5-mile radius, this property is an exceptional opportunity in the thriving Walnut Creek market.

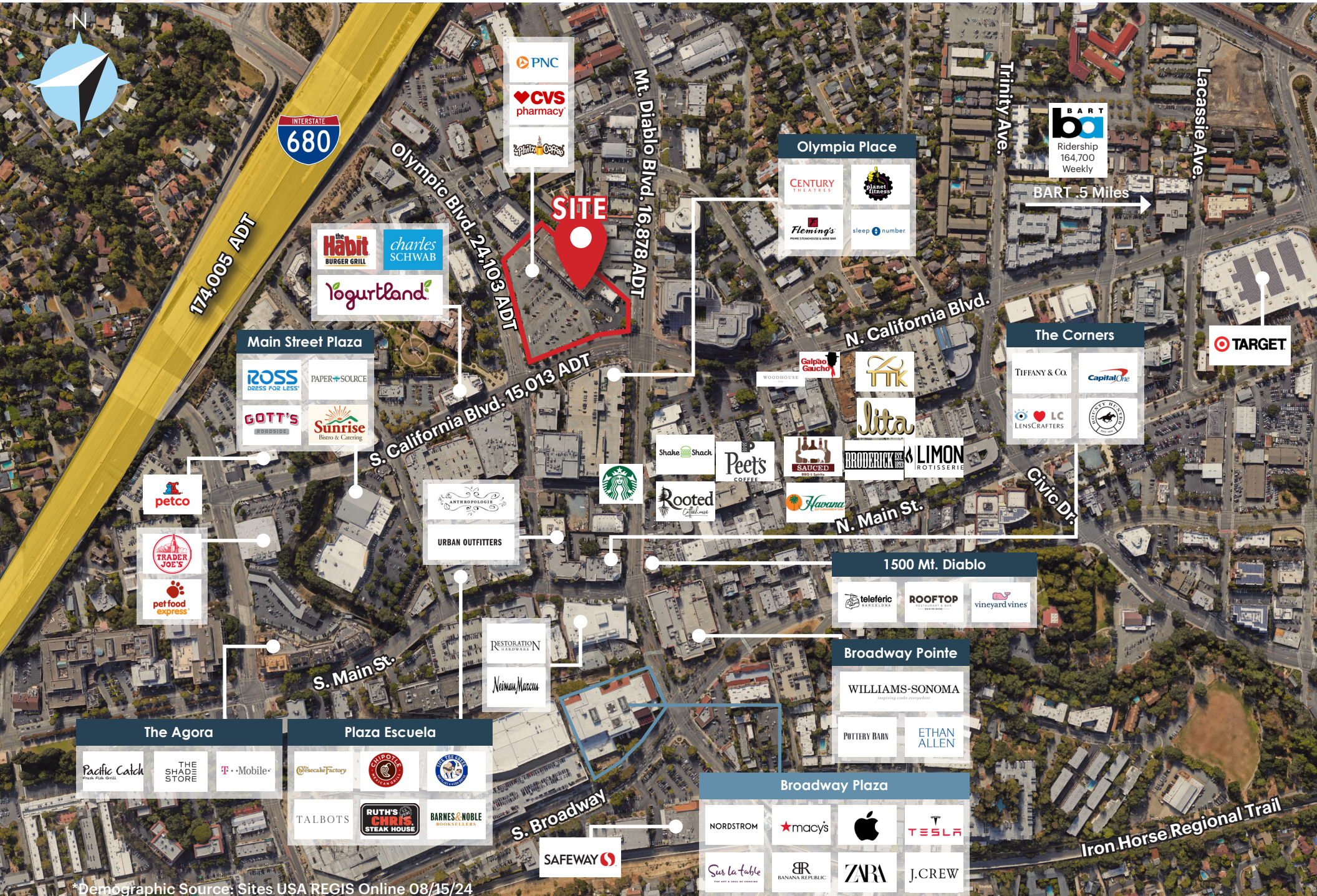
SUMMARY

ADDRESS	1101 S. California Blvd., Walnut Creek, CA 94526
SIZE	$\pm 3,017$ SF Total <ul style="list-style-type: none">$\pm 1,947$ SF Ground Floor plus$+1,070$ SF Upstairs Storage, Restroom, and Office
BASE RENT	\$56.00 PSF Annually
NNN	\$27.96 PSF Annually (2024 Estimate)
COUNTY	Contra Costa
ZONING	North Rollins Mixed-Use Zone

HIGHLIGHTS

- Center Anchored by CVS, Philz Coffee, and PNC Bank
- Conveniently Located ± 0.2 mi. from Hwy 680
- Strong and Affluent Demographics in the Walnut Creek Market
- Highly Trafficked Intersection ($\pm 31,891$ ADT)
- Ample and Convenient Parking





PNC
CVS pharmacy
Spiz Coffee

the Habit BURGER GRILL
charles SCHWAB
Yogurtland

Main Street Plaza
ROSS DRESS FOR LESS
PAPER SOURCE
GOTT'S BROS. RESTAURANT
Sunrise Bistro & Catering

petco
TRADER JOE'S
pet food express

URBAN OUTFITTERS

RESTORATION SERVICES
Neiman Marcus

The Agora
Pacific Catch
THE STORE
T-Mobile

Plaza Escuela
The Cake Factory
CHIPOTLE
TALBOTS
RUTH'S CHRIS STEAK HOUSE
BARNES & NOBLE BOOKSELLERS

SAFeway

Olympia Place
CENTURY THEATRES
Fleming's
Planet Fitness
sleep number

Shake Shack
Peets COFFEE
Starbucks
Rooted
Havana
SAUCED
BROADWAY BROS
LIMON ROTISSERIE

1500 Mt. Diablo
teleferic BARCELONA
ROOFTOP
vineyard vines

Broadway Pointe
WILLIAMS-SONOMA
POTTERY BARN
ETHAN ALLEN

Broadway Plaza
NORDSTROM
macy's
Apple
TESLA
Sur la table
BANANA REPUBLIC
ZARA
J.CREW

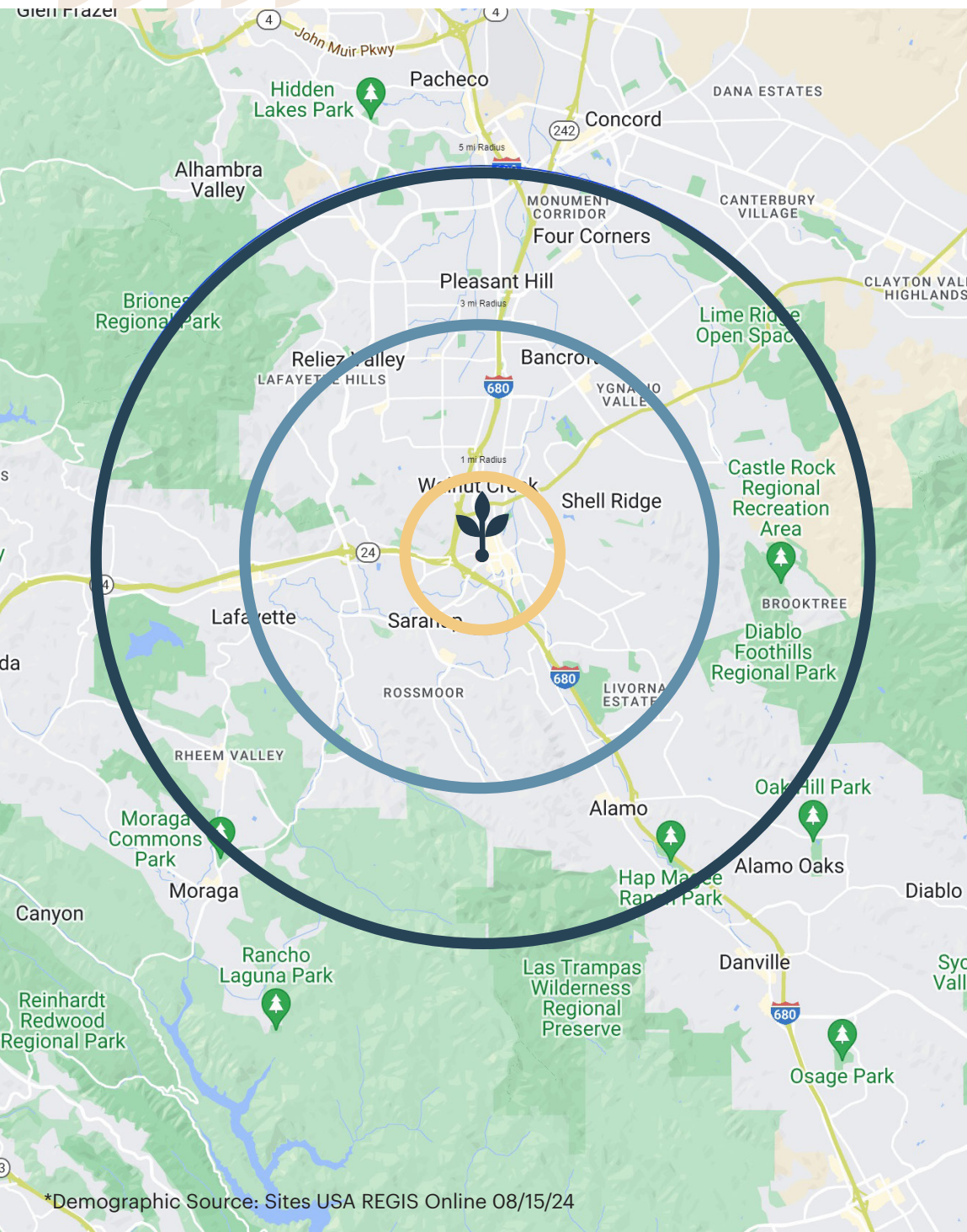
BART
Ridership 164,700 Weekly
BART 5 Miles

The Corners
TIFFANY & CO.
Capital One
LC LENS CRAFTERS
CITY MARKET

TARGET

*Demographic Source: Sites USA REGIS Online 08/15/24

DEMOGRAPHICS



*Demographic Source: Sites USA REGIS Online 08/15/24



POPULATION

1 MILE	3 MILES	5 MILES
19,167	105,189	205,600



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
9,307	48,091	86,060



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$196,084	\$208,596	\$219,808



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$138,453	\$154,446	\$162,447



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
36.6%	36.4%	34.9%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$507.8 M	\$2.72 B	\$5.07 B





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