

# OFFICE BUILDING FOR LEASE

1300 Civic Drive, Walnut Creek, CA 94596



## MATT HATFIELD

Dir: 925.296.3310

Cell: 925.383.2379

[matt.hatfield@tricommercial.com](mailto:matt.hatfield@tricommercial.com)

CalDRE #01937755

## CLAYTON TEMPLE

Dir: 925.296.3311

Cell: 925.818.4455

[clayton.temple@tricommercial.com](mailto:clayton.temple@tricommercial.com)

CalDRE #02006440

## ED DEL BECCARO

Dir: 925.296.3333

Cell: 925.324.0088

[ed.delbeccaro@tricommercial.com](mailto:ed.delbeccaro@tricommercial.com)

CalDRE #00642167

TRI Commercial Real Estate Services 1777 Oakland Blvd, Suite 100, Walnut Creek, CA 94596



# FOR LEASE OFFICE BUILDING

## EXECUTIVE SUMMARY

1300 Civic Drive



### OFFERING SUMMARY

Available SF: Ste 100: 1,243 SF  
Ste 110: 1,243 SF  
Ste 200: 4,441 SF

Lease Rate: Negotiable

Lot Size: 0.24 Acres

Year Built: 1977

Building Size: 6,843 SF

Zoning: Office  
Commercial

### PROPERTY OVERVIEW

Office building available for lease with potential for financial institution, title company, real estate, or personal services on the ground floor.

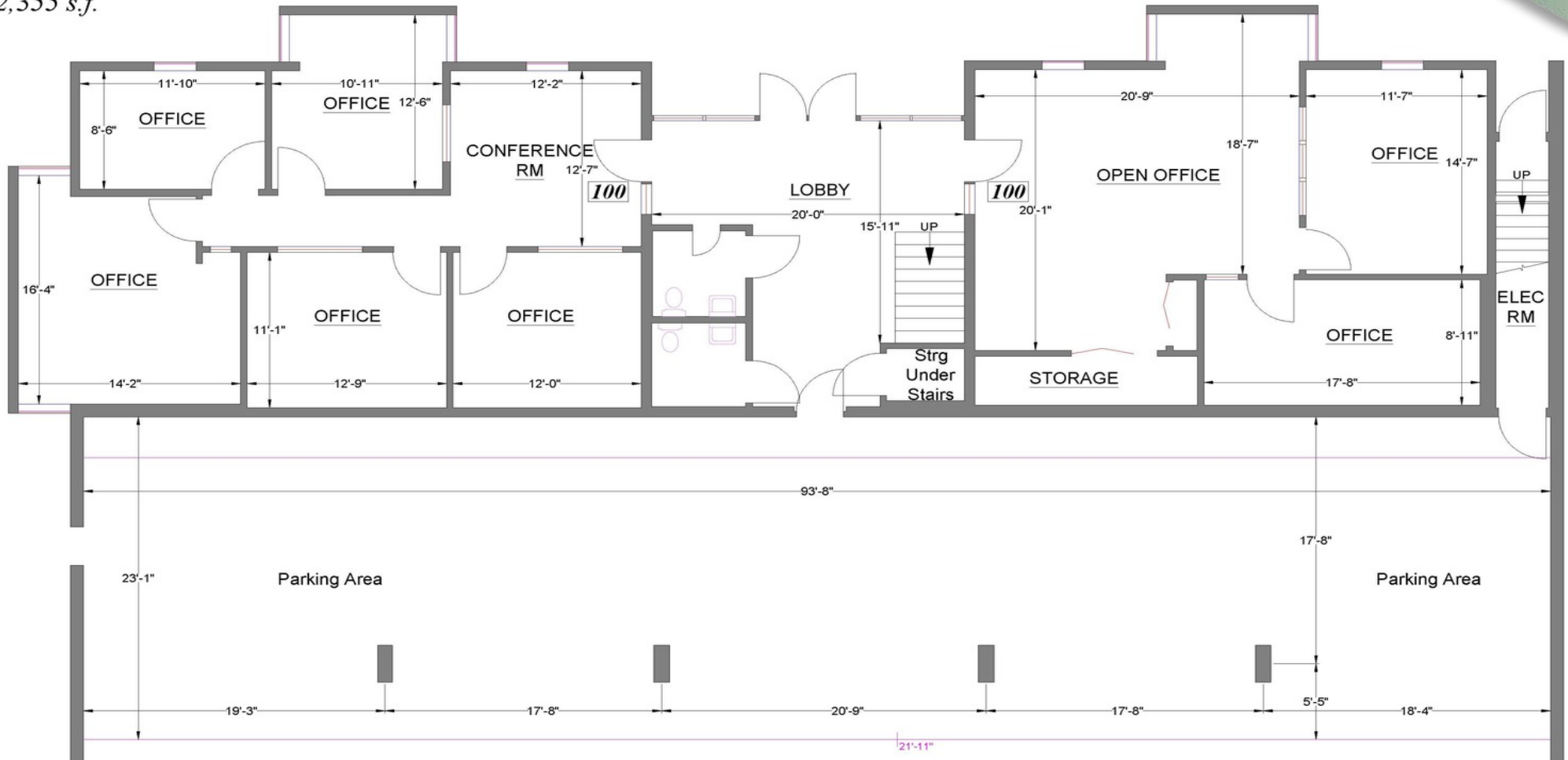
### PROPERTY HIGHLIGHTS

- 6,842 SF Total available, two Suites for lease
- Parking: Free / Unreserved Surface Lot with street parking available on Civic Drive & Carlback Avenue
- ±29,700 AADT along Civic Dr Ground floor signage available
- North Downtown Specific Plan underway. Will include Retail uses permitted on ground floor including office or residential on upper floors
- Centrally located with I-680 and Highway 24 less than 1 mile away and approximately 0.6 miles from BART
- Numerous restaurant and retail amenities within walking distance
- Nearest bus station around the corner 0.1 miles away on N Broadway

Proposed building facade change

## FIRST FLOOR

2,487 s.f.  
2,355 s.f.



*\*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.*

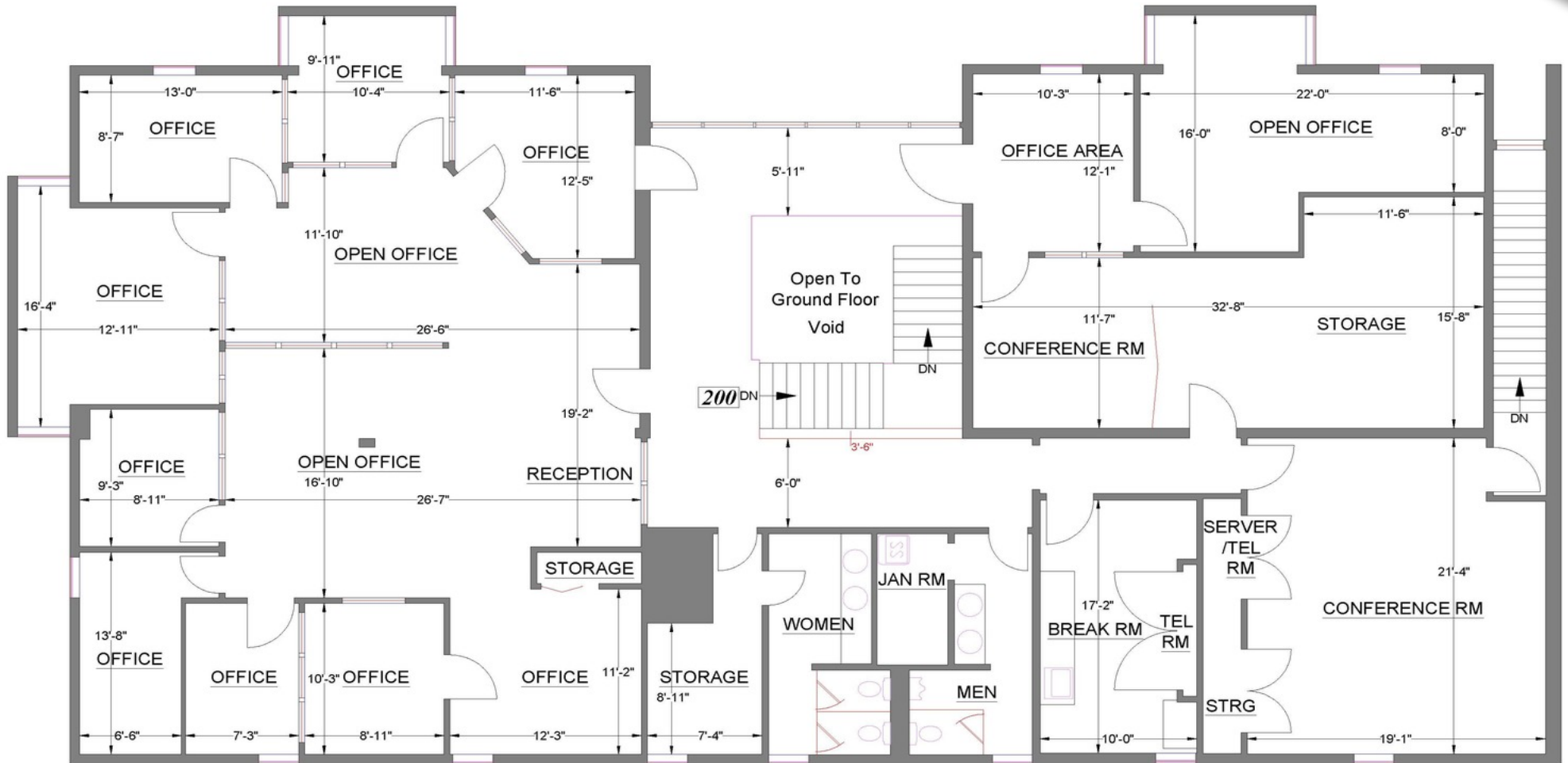
Proposed building facade change

# SECOND FLOOR

# FLOOR PLANS

1300 Civic Drive

4,441 s.f.

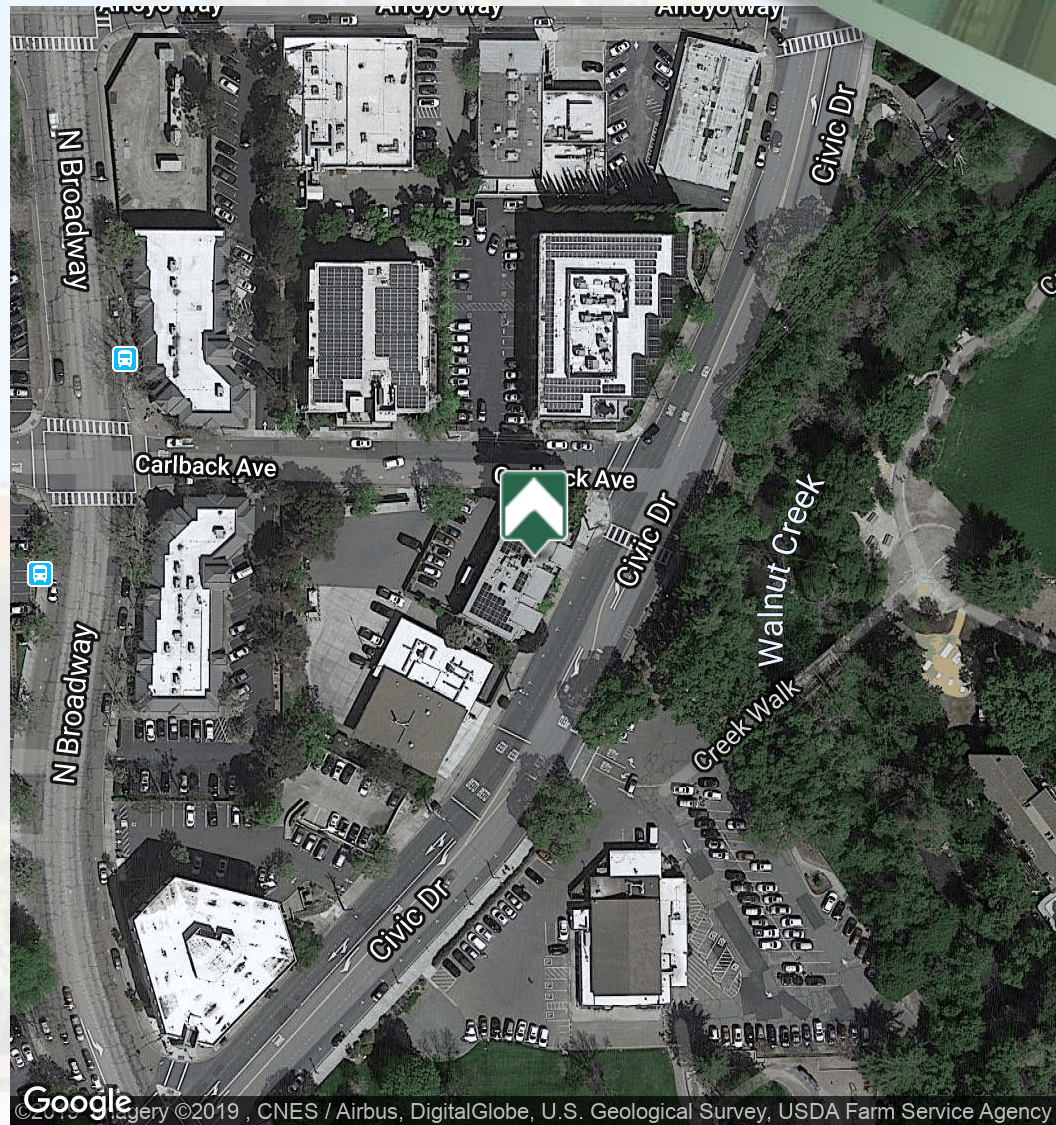
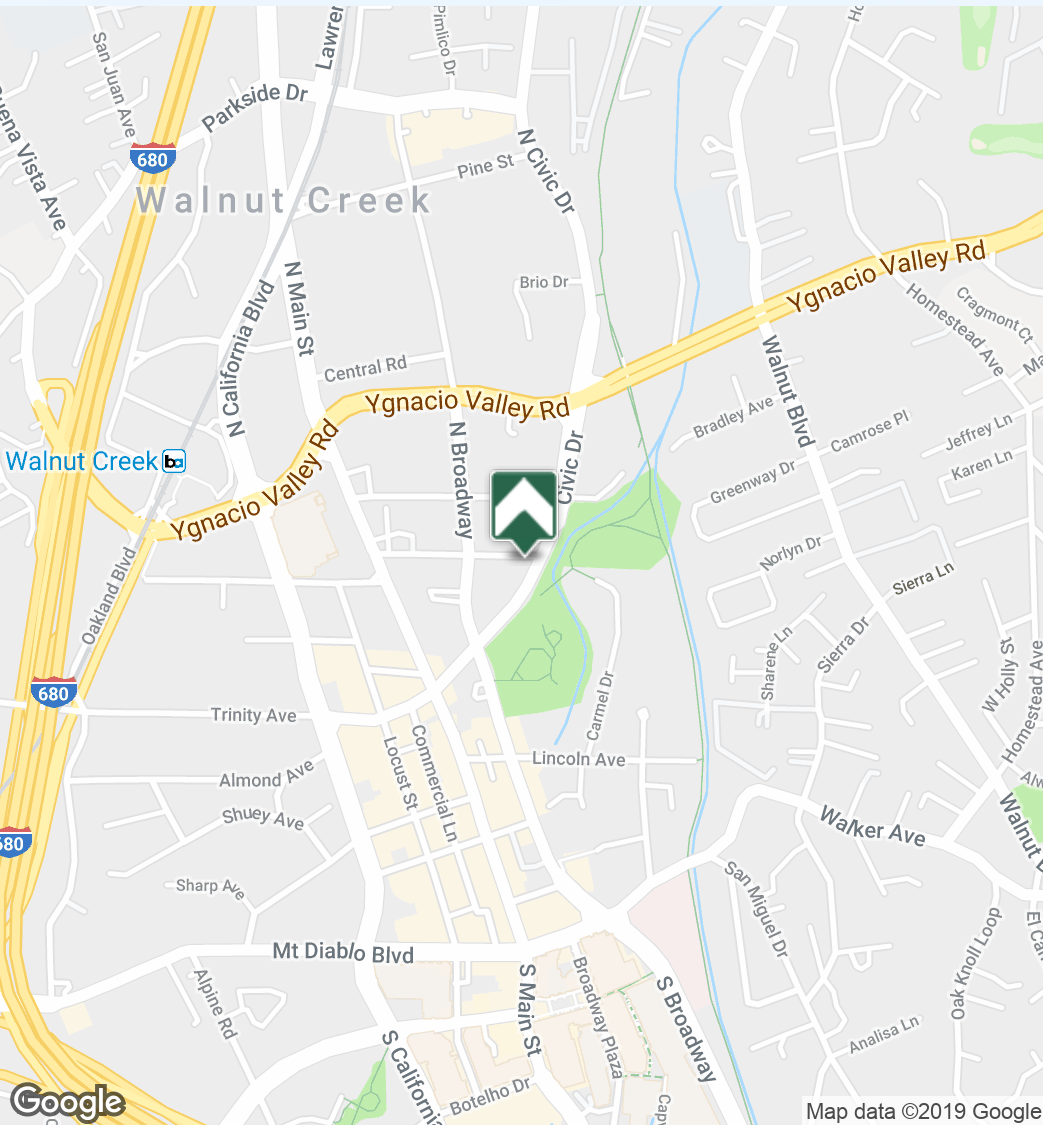


Proposed building facade change

# FOR LEASE OFFICE BUILDING

## LOCATION MAPS

1300 Civic Drive



Proposed building facade change

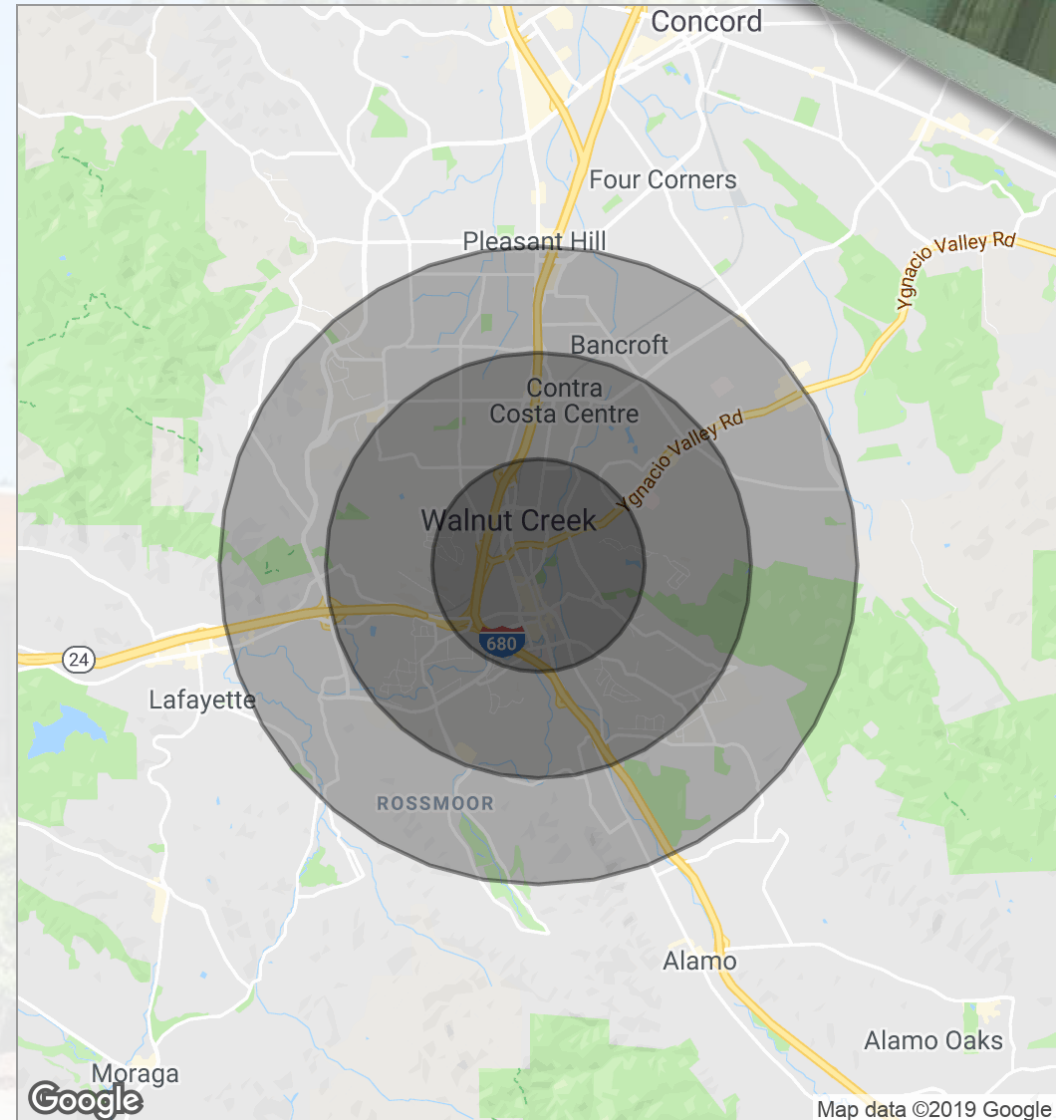
# FOR LEASE OFFICE BUILDING

## DEMOGRAPHICS MAP

1300 Civic Drive

POPULATION	1 MILE	2 MILES	3 MILES
Total population	17,010	55,204	105,758
Median age	38.2	41.0	43.9
Median age (Male)	38.4	39.8	42.7
Median age (Female)	38.2	41.8	44.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,326	25,632	48,511
# of persons per HH	2.0	2.2	2.2
Average HH income	\$91,023	\$104,573	\$106,486
Average house value	\$595,382	\$681,880	\$669,404

\* Demographic data derived from 2010 US Census



Proposed building facade change



**Matt Hatfield**

Dir: 925.296.3310

Cell: 925.383.2379

[matt.hatfield@tricommercial.com](mailto:matt.hatfield@tricommercial.com)

CalDRE #01937755



**Clayton Temple**

Dir: 925.296.3311

Cell: 925.818.4455

[clayton.temple@tricommercial.com](mailto:clayton.temple@tricommercial.com)

CalDRE #02006440



**Ed Del Beccaro**

Dir: 925.296.3333

Cell: 925.324.0088

[ed.delbeccaro@tricommercial.com](mailto:ed.delbeccaro@tricommercial.com)

CalDRE #00642167

TRI Commercial Real Estate Services  
1777 Oakland Blvd Suite 100, Walnut Creek, CA 94596  
Dir: 925.296.3300  
Fax: 925.296.3399  
[www.tricommercial.com](http://www.tricommercial.com)

