



1,220 SF RETAIL SPACE

AVAILABLE SPACE 2920 N. Main Street Walnut Creek, CA

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Location Highlights

- › Retail property situated in Walden Center, an easily accessible corner shopping center, right off Interstate 680
- › Features two highly visible monument signs at both ingress/egress into the parking lot
- › Prime location on hard corner of N. Main St. & Treat Blvd. intersection
- › Combined traffic counts in excess of 73,000 vehicles per day
- › Daytime population of over 170,000 within a 3 mile radius
- › Co-tenancy includes: Walgreens, IHOP, Jimmy Johns, and Starbucks



AREA DESCRIPTION > Walden Center

Located at a highly trafficked corner of N. Main St. and Treat Blvd., Walden Center is surrounded by a diverse mix of tenants serving both residential and business populations. The center benefits from a combined traffic count in excess of 73,000 vehicles per day. The Walgreens in the center is the only 24 Hour store in the Contra Costa County.

Walnut Creek, known as a hub for neighboring cities due to its location at the junction of I-680 and San Francisco/Oakland SR-24 and its accessibility by BART. Walnut Creek the perfect gateway in San Francisco’s East Bay for shopping, dining, the arts and the outdoors. Its active downtown features historic buildings and extensive high-end retail establishments, restaurants, and entertainment venues. The city was voted the best shopping town in the East Bay in 2013 and made the Top 10 list for Best Foodie Cities by Livability.



LIFESTYLE & DEMOGRAPHICS

	Population	Household Income	Median Age
1 Miles	30,389	\$110,185	38
3 Miles	170,038	\$116,251	40.9



WALK SCORE: **72**

Most errands can be accomplished on foot.

COMMUTE DOWNTOWN

				
Pleasant Hill	5 min	24 min	9 min	31 min
Walnut Creek	6 min	39 min	18 min	40 min

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AVAILABLE SPACE > ±1,220 SF Retail Space

SITE PLAN KEY

AVAILABLE SPACE	±1,220 SF
TOTAL BLDGS. AREA	±27,278 SF
TOTAL PARKING	118 Stalls

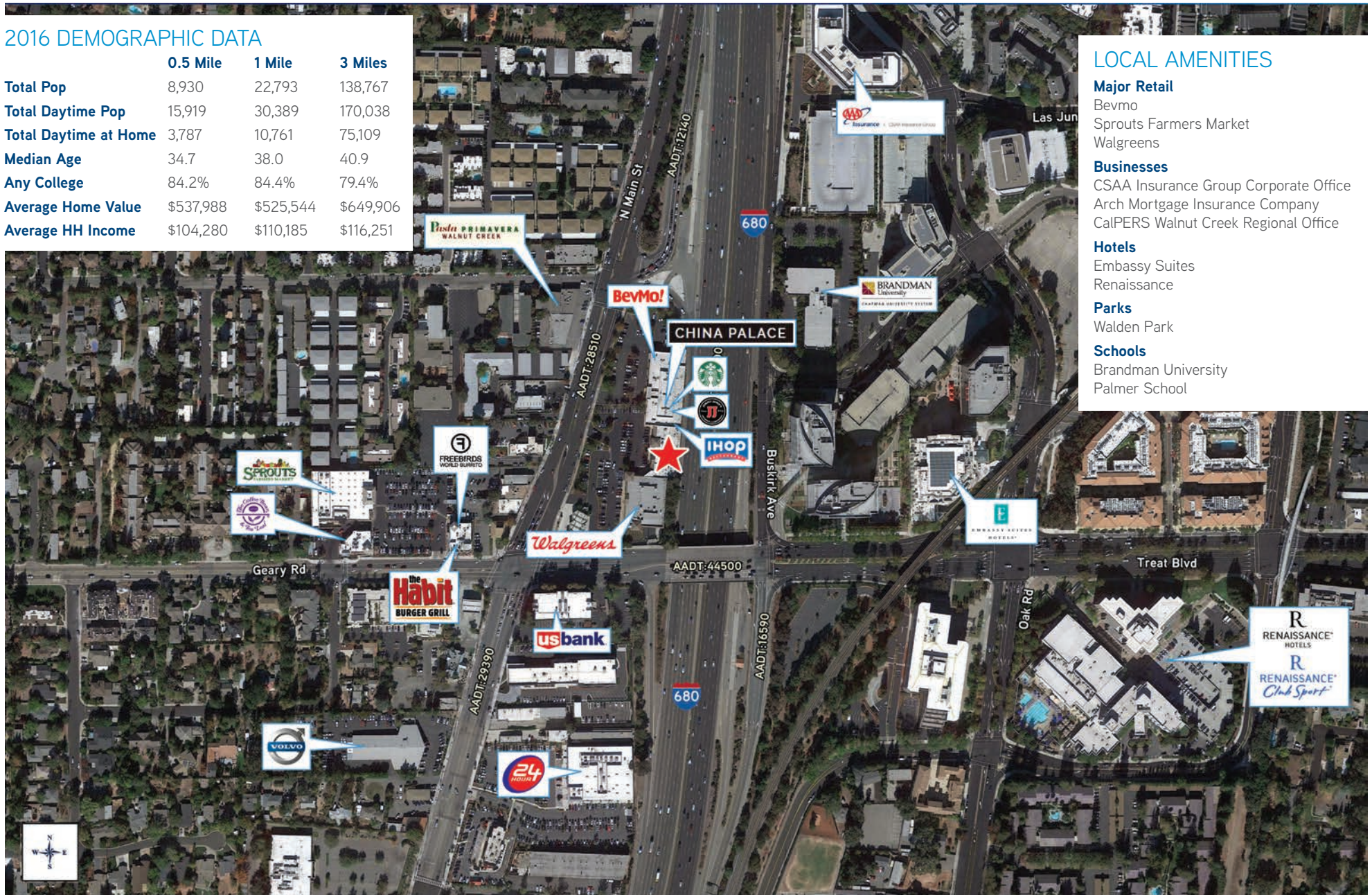
BevMo!



RETAIL AERIAL > Walden Center

2016 DEMOGRAPHIC DATA

	0.5 Mile	1 Mile	3 Miles
Total Pop	8,930	22,793	138,767
Total Daytime Pop	15,919	30,389	170,038
Total Daytime at Home	3,787	10,761	75,109
Median Age	34.7	38.0	40.9
Any College	84.2%	84.4%	79.4%
Average Home Value	\$537,988	\$525,544	\$649,906
Average HH Income	\$104,280	\$110,185	\$116,251



LOCAL AMENITIES

Major Retail

Bevmo
Sprouts Farmers Market
Walgreens

Businesses

CSAA Insurance Group Corporate Office
Arch Mortgage Insurance Company
CalPERS Walnut Creek Regional Office

Hotels

Embassy Suites
Renaissance

Parks

Walden Park

Schools

Brandman University
Palmer School