

ORINDA THEATRE SQUARE

Iconic Art Deco Landmark

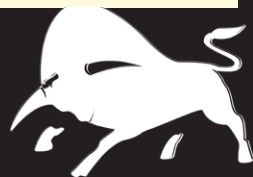
For Lease ±371 USF and ±1,503 USF



2 Theatre Square | Orinda, CA 94563

LOCKEHOUSE

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



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ORINDA THEATRE SQUARE



It's Showtime at Orinda Theatre Square! OTS is an upscale lifestyle center located in the quaint and affluent community of Orinda. Clearly visible from Highway 24 is the Art Deco Movie Theatre landmark at the centerpiece of the 87,000 ± SF mixed-use development located in the heart of the downtown. The visibility and ease of access to highway 24, immediate and convenient proximity to BART, and the inviting courtyard setting of Orinda Theatre Square benefits the tenants, patrons and residence of Orinda. The strong demographics within a 3 mile radius reveal an average HH income of \$210,000, population of 17,600 and 18,000 cars per day along Theatre Way Moraga Way.



SUMMARY

Orinda Theatre Square, Orinda, CA 94563

Address: 2 Theatre Square
Rent: \$2.50-\$3.00 psf per month plus NNNs
NNN: \$1.42 psf per month (2018 Estimate)
Available: Suite 140: ±1,503 USF - Type II
Suite 143: ±371 USF - Type II
Seeking: Blow Dry Bar
Hair Salon
Child Centric Classes
(Music, Karate, Educational)



Suite 140 Walk-Through Video:
<https://youtu.be/S340g95xjpQ>

Suite 143 Walk-Through Video:
<https://youtu.be/6HT-y2K30NU>

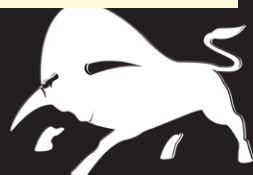
HIGHLIGHTS

- ◆ Iconic Theatre Square Retail/Office Landmark
- ◆ Steps Away from Orinda BART Station
- ◆ Highly Visible & Easily Accessible to HWY 24
- ◆ Freeway Signage Available
- ◆ Beautifully Maintained Courtyard Environment
- ◆ Affluent Community of Orinda
- ◆ Quality and Proven Restaurants
- ◆ Convenient, Validated Underground Parking
- ◆ **CLICK HERE FOR ORINDA THEATRE SQUARE WEBSITE**
<http://orindatheatresquare.com/>

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ORINDA THEATRE SQUARE - AVAILABLE SPACE

Suite 140 at $\pm 1,503$ USF



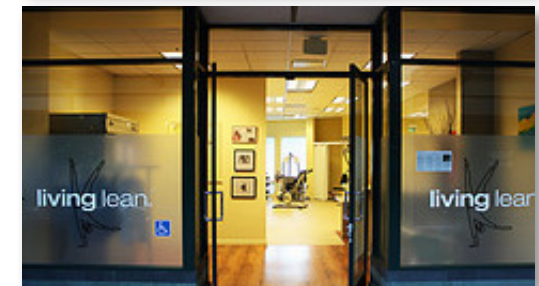
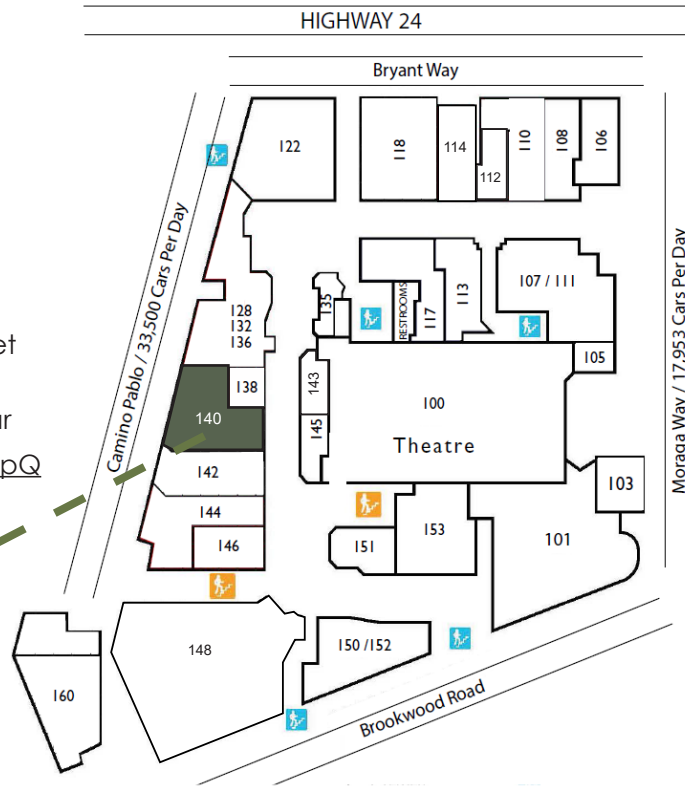
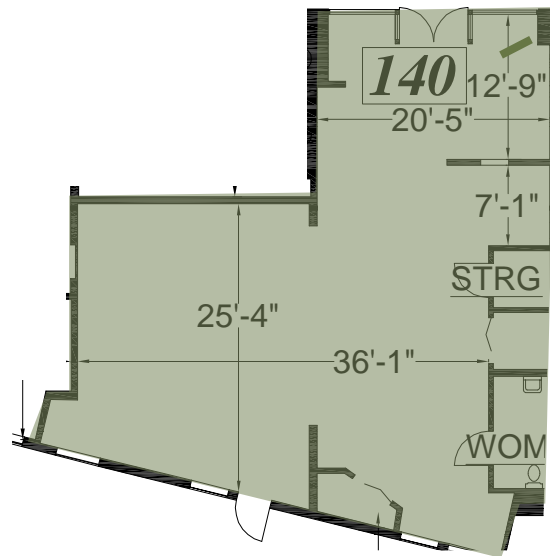
Retail/Office

AVAILABLE

| SUITE | USF | RSF |
|-------|-------------|--|
| 140 | $\pm 1,503$ | $\pm 1,570$ (Includes 5% Load Factor) |

HIGHLIGHTS

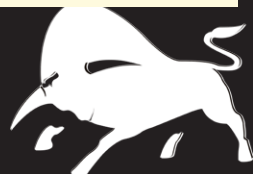
- ◆ Former Living Lean
- ◆ Type II Zoning
- ◆ \$3.00 psf per month plus \$1.42 NNNs plus marketing budget
- ◆ Space includes 1 Restroom
- ◆ Dimensions: 20'5" frontage at entry and 36'1" towards rear
- ◆ **You Tube** Walk-Through Video: <https://youtu.be/S340g95xjpQ>



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ORINDA THEATRE SQUARE - AVAILABLE SPACE

Suite 143 at ±371 USF



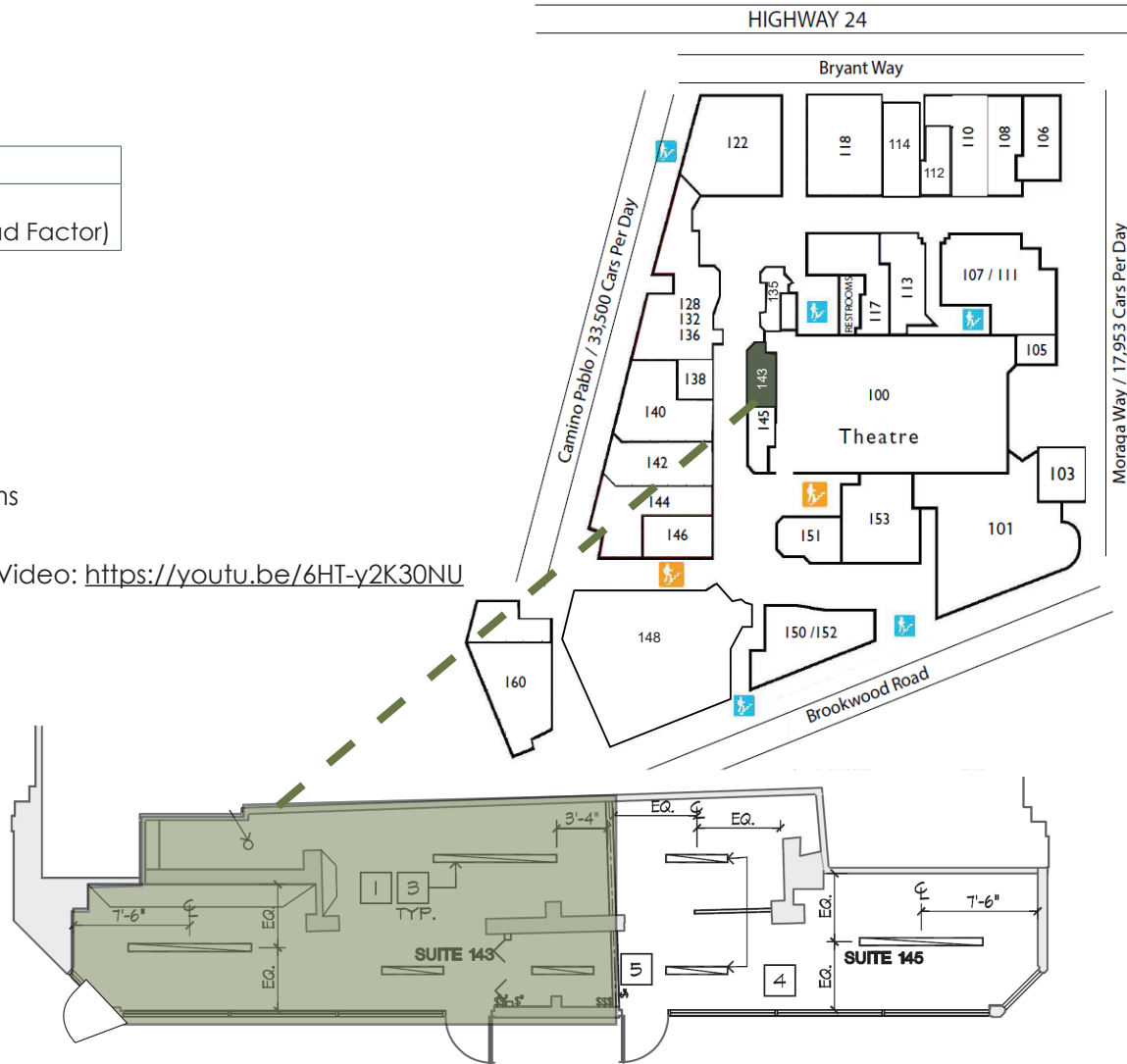
Retail/Office

AVAILABLE

| SUITE | USF | RSF |
|-------|------|--------------------------------|
| 143 | ±371 | ±436 (Includes Load Factor) |

HIGHLIGHTS

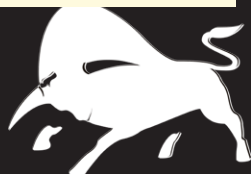
- ◆ Rare, Small Shop Space
- ◆ Type II Zoning
- ◆ Former Art Gallery
- ◆ Common Area Restrooms
- ◆ Two Entry Doors
- ◆ **You Tube** Walk-Through Video: <https://youtu.be/6HT-y2K30NU>



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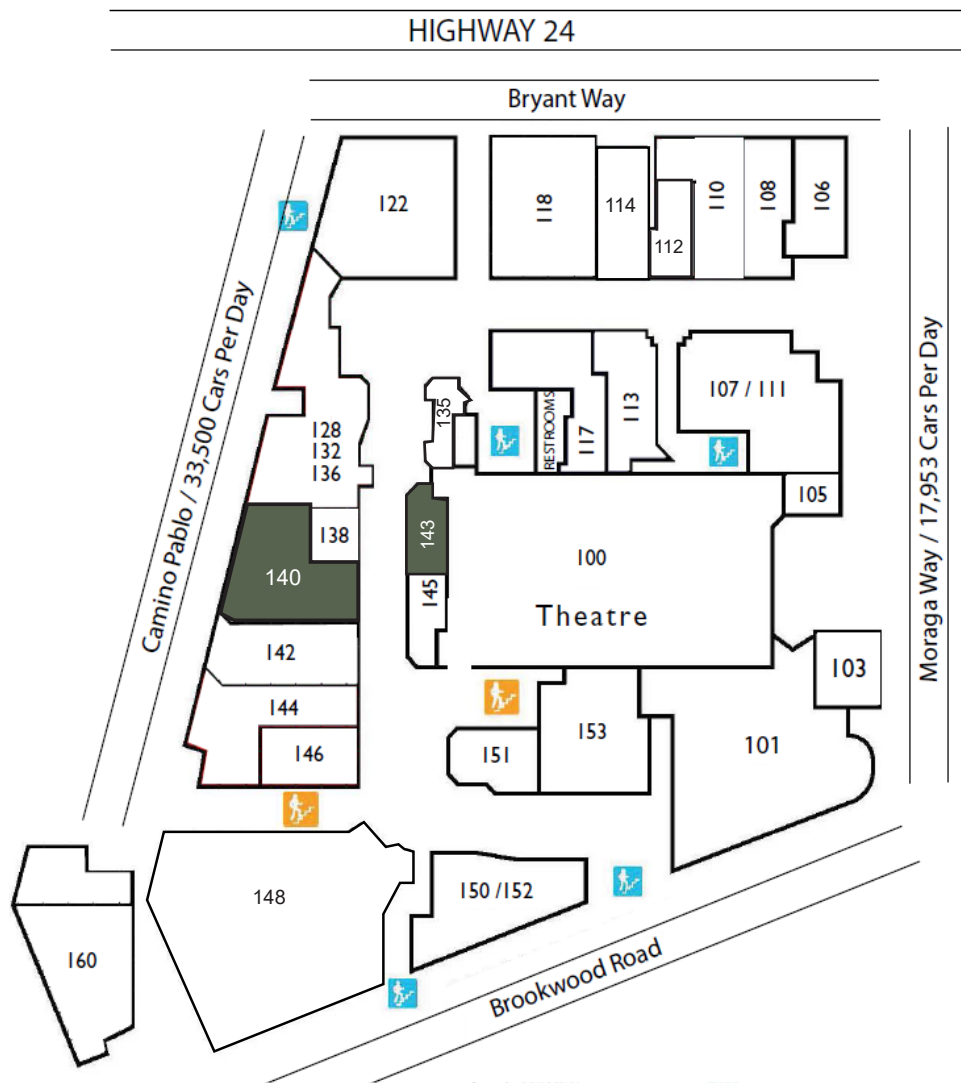
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| SUITE | TENANTS | USF |
|---------|-------------------------------|--------------|
| 100 | Orinda Theatre | 10,000 |
| 103 | Cine Cuvee | 579 |
| 105 | Petra Mediterranean | 297 |
| 106 | Starbucks | 995 |
| 107 | Sweet Dreams Toy Store | 2,490 |
| 108 | Subway | 865 |
| 110 | Sanvitalia Home | 1,244 |
| 112 | Baby Square | 584 |
| 113-117 | Pacific Union | 2,996 |
| 114 | Bamboo Nail Salon | 871 |
| 118 | Serika Japanese Restaurant | 2,100 |
| 122 | Old Republic Title Company | 2,259 |
| 128-136 | The Fourth Bore Taproom | 2,276 |
| 135 | Doll Face Permanent Cosmetics | 412 |
| 138 | Tiara Fashion Jewelry | 346 |
| 140 | AVAILABLE | 1,503 /1,570 |
| 142 | Lava Pit | 1,157 |
| 143 | AVAILABLE | 371/436 |
| 144 | Piccolo Napoli | 1,317 |
| 145 | Barbacoa/T24 Catering | 366 |
| 146 | Landhome Financial | 841 |
| 148 | Anytime Fitness - Coming Soon | 5,295 |
| 151 | Republic of Cake | 684 |
| 152 | Shelby's Restaurant | 1,778 |
| 153 | Magnolia Grill | 1,612 |
| 160 | Orinda Travel | 1,276 |



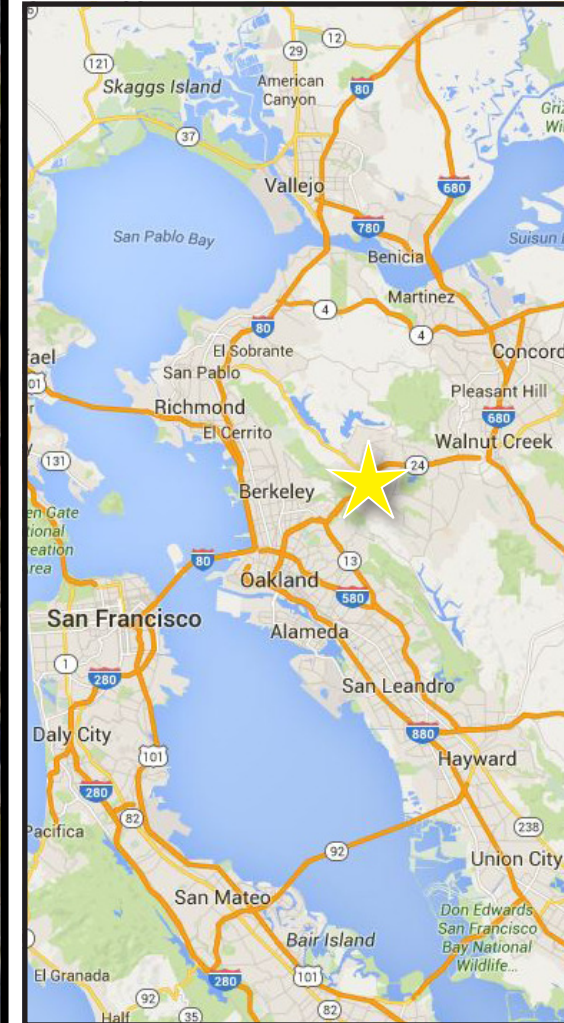
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ORINDA THEATRE SQUARE - MARKET AERIAL



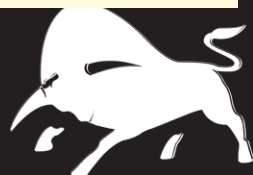
BAY AREA AERIAL



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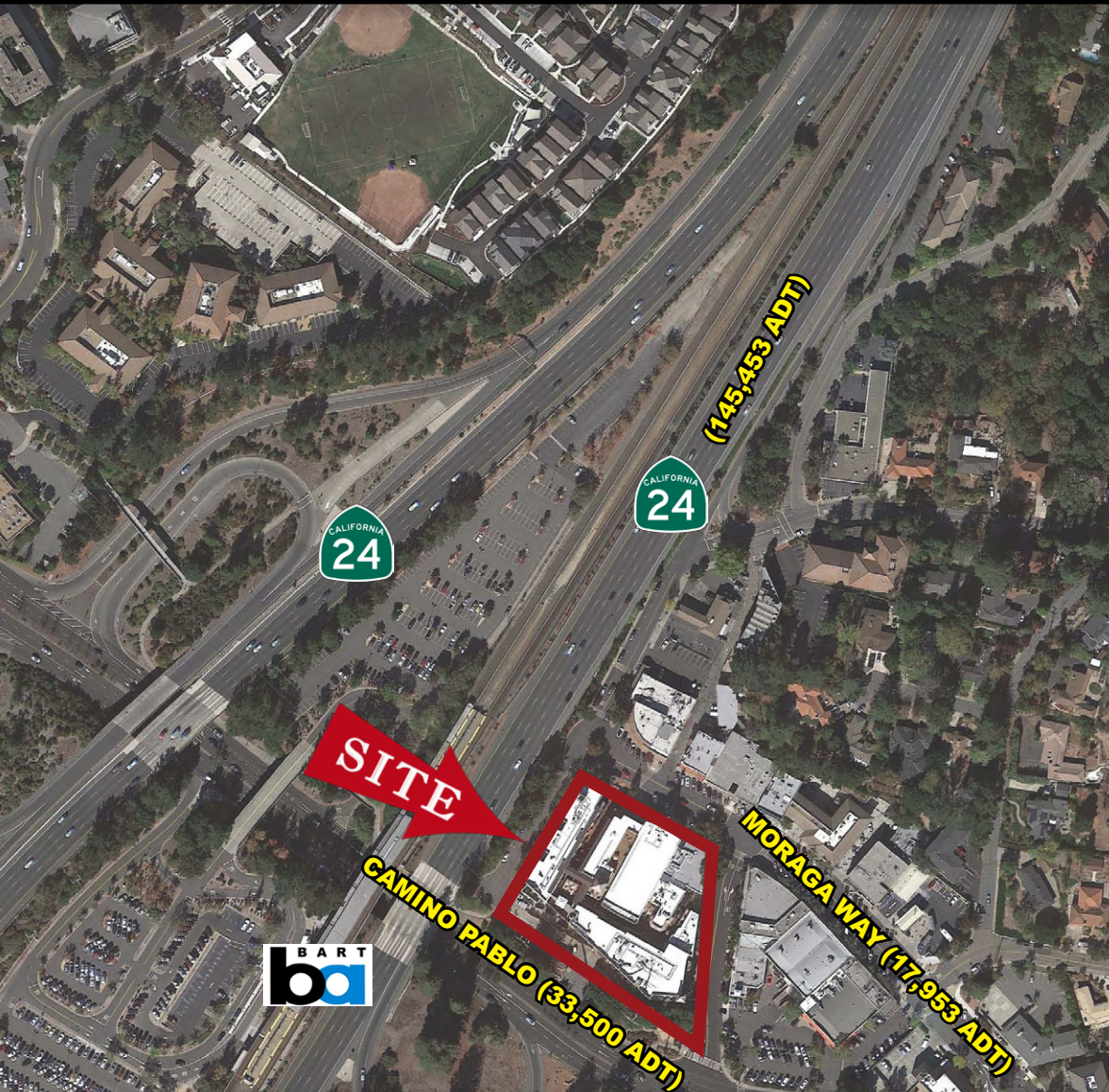
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ORINDA THEATRE SQUARE - DEMOGRAPHICS



ORINDA *California*

The City of Orinda is located in Southwest Contra Costa County, within 20 minutes of downtown San Francisco. Orinda incorporated as a City in 1985, after more than 100 years of gradual development, and the City has a reputation as a well managed and stable municipal government and is a relatively new city, with a population of 17,600 and an annual operating budget of \$10.5 million.

Orinda is a family-oriented community with a semi-rural setting. In contrast to the more urban existence of the surrounding area, the tree-studded hillsides of the 12.8 square-mile City contribute to Orinda's aesthetic beauty. Natural beauty, excellent schools, safety, history, culture and close proximity to major San Francisco Bay locations and activities make Orinda a delightful place in which to work, live, visit and play!

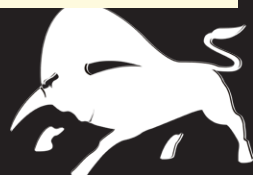
| DEMOGRAPHICS 2017 | 3 Miles |
|----------------------------|-------------|
| Est. Population | 31,509 |
| Est. Average HH Income | 237,219 |
| Est. Average HH Net Worth | \$2,613,704 |
| Average Age | 47.7 |
| Bachelors Degree or Higher | 79% |
| Monthly HH Expenditures | \$11,544 |
| Non Retail Expenditures | \$6,379 |
| Retail Expenditures | \$5,165 |

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