

FOR LEASE

2931 N. Main St. Walnut Creek – 2,391 square feet



Call for more information 925-407-2677

Great building with excellent exposure and private parking with 6 spaces. Rare market opportunity. Grade level roll up door. Could be used as showroom, general retail, retail office etc. Do not disturb occupant - shown by appointment only.

Near corner of N. Main Street and Treat Blvd. in Walnut Creek.

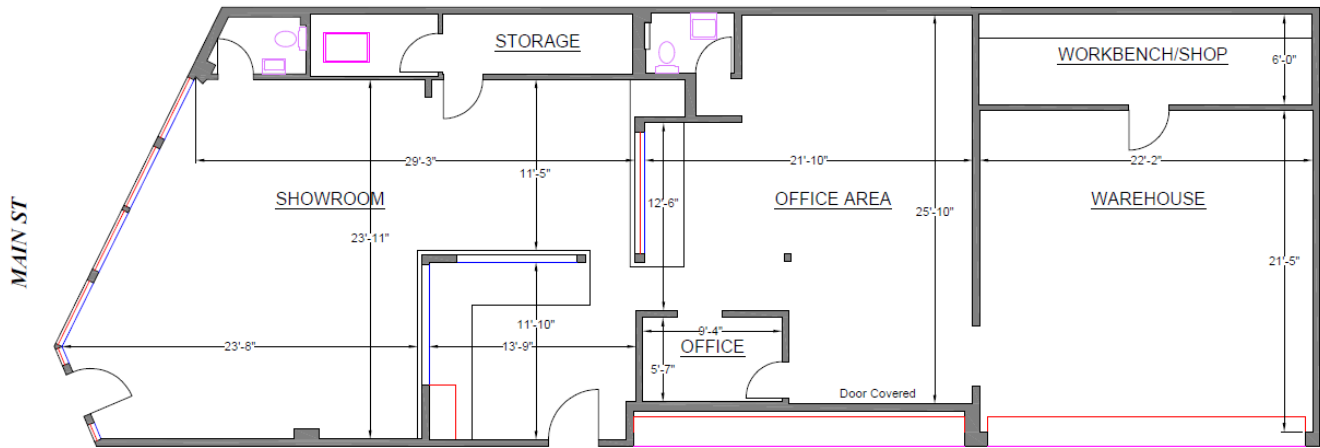
Zoned Community Commercial – <http://www.walnut-creek.org/home/showdocument?id=3176>

Call Jon Lien at 925-407-2677

jlien@praediumrealestate.com

DRE # 01458138

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.



8' 4' 0' 8'



SCALE: 1/8" = 1' - 0"

Traffic Counts



Call Jon Lien at 925-407-2677

jlien@praediumrealestate.com

DRE # 01458138

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.



Demographics:



Executive Summary

Cal West Trophy & Bowling Supplies
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.92712
Longitude: -122.06250

	1 mile	3 miles	5 miles
Population			
2000 Population	19,159	125,086	245,886
2010 Population	20,141	127,098	248,539
2017 Population	22,421	135,950	263,788
2022 Population	23,457	141,724	274,453
2000-2010 Annual Rate	0.50%	0.16%	0.11%
2010-2017 Annual Rate	1.49%	0.93%	0.82%
2017-2022 Annual Rate	0.91%	0.84%	0.80%
2017 Male Population	48.0%	49.1%	48.8%
2017 Female Population	52.0%	50.9%	51.2%
2017 Median Age	39.2	41.4	43.0

In the identified area, the current year population is 263,788. In 2010, the Census count in the area was 248,539. The rate of change since 2010 was 0.82% annually. The five-year projection for the population in the area is 274,453 representing a change of 0.80% annually from 2017 to 2022. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 39.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	67.2%	69.0%	69.2%
2017 Black Alone	3.2%	2.4%	2.5%
2017 American Indian/Alaska Native Alone	0.3%	0.4%	0.5%
2017 Asian Alone	18.3%	14.3%	13.9%
2017 Pacific Islander Alone	0.3%	0.4%	0.4%
2017 Other Race	3.9%	7.4%	7.5%
2017 Two or More Races	6.8%	6.1%	6.0%
2017 Hispanic Origin (Any Race)	12.8%	19.5%	19.6%

Persons of Hispanic origin represent 19.6% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	9,552	51,916	99,904
2010 Households	9,720	52,257	101,207
2017 Total Households	10,685	55,454	106,558
2022 Total Households	11,150	57,645	110,563
2000-2010 Annual Rate	0.17%	0.07%	0.13%
2010-2017 Annual Rate	1.31%	0.82%	0.71%
2017-2022 Annual Rate	0.86%	0.78%	0.74%
2017 Average Household Size	2.06	2.42	2.45

The household count in this area has changed from 101,207 in 2010 to 106,558 in the current year, a change of 0.71% annually. The five-year projection of households is 110,563, a change of 0.74% annually from the current year total. Average household size is currently 2.45, compared to 2.43 in the year 2010. The number of families in the current year is 65,646 in the specified area.

Call Jon Lien at 925-407-2677

jlien@praediumrealestate.com

DRE # 01458138

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.