



# THE HERITAGE

2,248 SF  
RETAIL SPACE  
FOR LEASE

WALNUT CREEK, CA

For leasing information

**BEN LAZZARESCHI**

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# THE MARKET

Downtown Walnut Creek serves as one of the premier locations in the East Bay, providing accessible amenities for workers, residents, and visitors. The area is home to a variety of professional service firms and financial institutions, in addition to high-end retailers within walking distance from new housing developments, premier office buildings, and public transit. The live-work-play environment will continue to lure people to Downtown, boosting economic growth and buying power, translating to increasing demand for retail space.

Population

102,062

Household Income

\$172,307

Hold a bachelors degree or higher

68.2%



Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.  
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



# THE NEIGHBORHOOD

North of Mt. Diablo Blvd. Walnut Creek's historical downtown is a vibrant retail and lined pedestrian shopping district. Characterized by lower building heights, unique facades, original materials the City's best local boutiques, bars and restaurants thrive. At the intersection of Locust St. and Bonanza Ave. one will find best in class small shop retail, service uses and the city's best restaurant scene. Prima, 1515 and the Yacht Club offer best in class cuisine, cocktails and ambience. With ample public parking garages in close proximity, the historical downtown area produces vibrant daytime and nighttime activity with strong pedestrian traffic at all hours. New and exciting multi-family retail projects on North California Blvd. contribute to the increasing activity by adding additional residences to the area.



## RETAILERS

Anthropologie  
Banana Republic  
Crate & Barrel  
J. Crew  
Kate Spade  
L'Occitane en Provence  
Lucky Brand  
Neiman Marcus  
Nordstrom  
Tiffany & Co.

## RESTAURANTS

1515  
Cream  
Havana  
Il Fornaio  
Lark Creek  
Maria Maria  
PF Chang's  
Prima  
Ruth Chris Steakhouse  
Sasa  
Scott's Seafood  
Skipolini's Pizza  
Sunol Ridge Restaurant & Bar  
Walnut Creek Yacht Club

### BROADWAY PLAZA

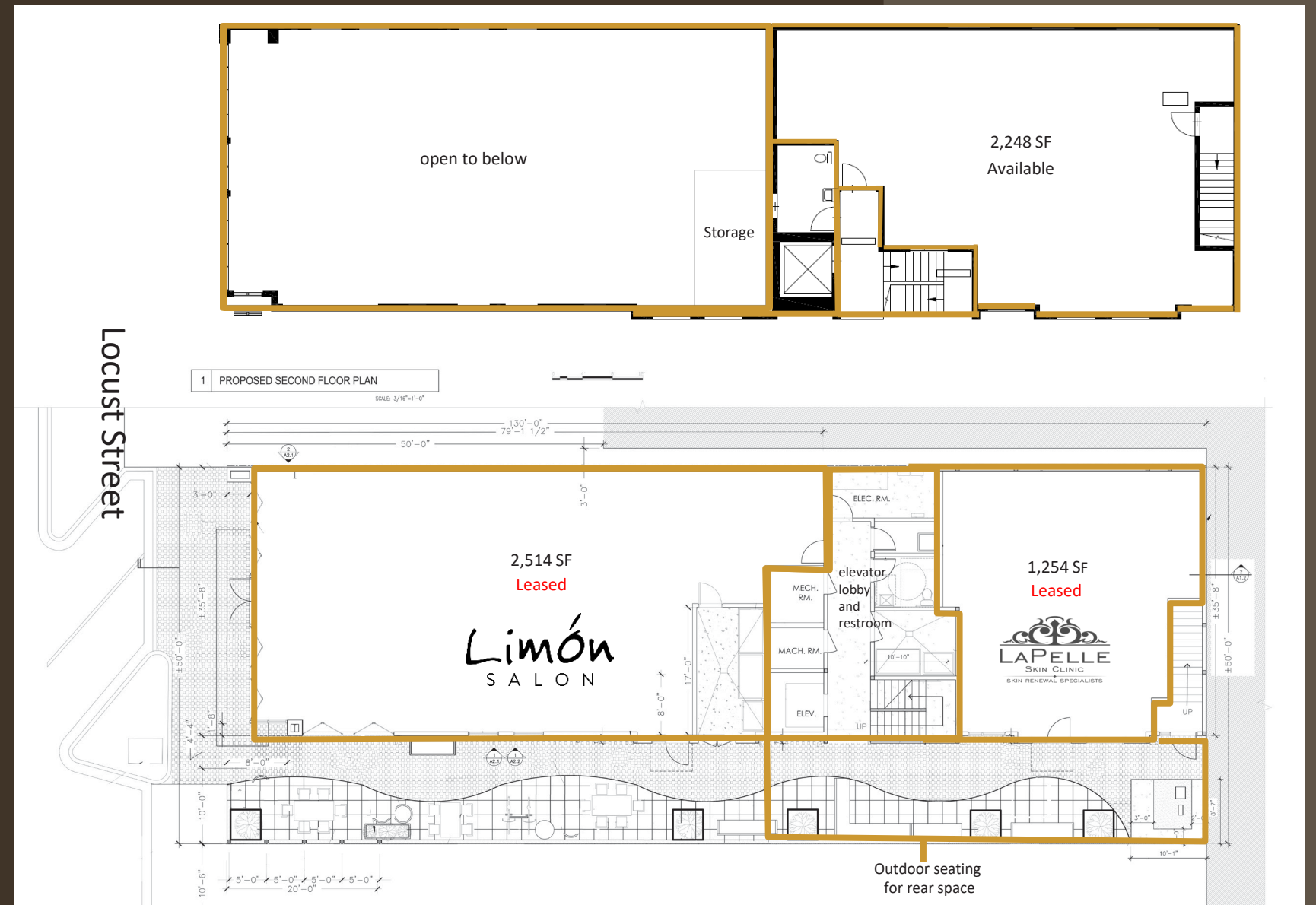
NORDSTROM  
*Neiman Marcus*  
BANANA REPUBLIC  
**Crate&Barrel**  
**P.F. CHANG'S**  
L'OCCITANE  
kate spade  
J.CREW  
*Lucky Brand*



# THE SPACE

2,248 SF for Lease

- Boutique office or service retail space
- Great natural light
- Dedicated entrance & restroom







# DEMOGRAPHICS



Walnut Creek is an affluent suburb of San Francisco located in the East Bay.

It is centrally located at the junction of I-680 and Highway 24 and serves as a hub for neighboring cities. BART provides direct access to Walnut Creek for the wider Bay Area, through two BART stations located within the city limits. Due to the accessibility of the city, Walnut Creek is a prime location for shopping, dining and entertainment.

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2021 Total Population	18,115	102,062	207,791
2026 Total Population	19,323	105,099	212,790
2021-2026 Annual Rate	1.30%	0.59%	0.48%
2021 Total Daytime Population (Total Employees)	23,688	65,815	111,406
Households			
2021 Households	8,990	46,907	85,935
2021 Average Household Size	2.00	2.14	2.38
2026 Households	9,658	48,466	88,237
2021-2026 Annual Rate	1.44%	0.66%	0.53%
Income			
2021 Median Household Income	\$112,070	\$122,158	\$123,867
2021 Average Household Income	\$155,798	\$172,307	\$178,633
2026 Median Household Income	\$125,275	\$140,183	\$141,167
2026 Average Household Income	\$178,072	\$193,830	\$199,156
2021 Per Capita Income	\$76,051	\$79,282	\$73,920
2026 Per Capita Income	\$87,563	\$89,482	\$82,632
2021 Consumer Spending (Total \$)			
Apparel & Services	\$32,210,201	\$180,035,986	\$343,087,557
Entertainment/Recreation	\$46,515,587	\$272,007,454	\$514,864,793
Food Away from Home	\$58,818,105	\$325,616,313	\$617,756,299
Health Care	\$81,284,357	\$508,169,188	\$954,732,910
HH Furnishings & Equipment	\$32,239,312	\$191,654,733	\$364,264,631
Travel	\$38,679,163	\$230,576,236	\$435,402,444

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