

A DEPOT REIMAGINED

850 SOUTH BROADWAY · WALNUT CREEK, CA

STATION *House*

a historic 1891 depot, reimagined for a new generation of retail

NOW LEASING · 7,977 SF · 850 SOUTH BROADWAY

STEVE MESITA · AYANA RETAIL · 415.518.4358



WALNUT CREEK DEPOT, c. 1900 · STATION HOUSE ARCHIVES



THE DEPOT ON THE TRACKS, MID-CENTURY

THE HERITAGE

Since *1891.*

A depot with 134 *years of stories.*

Built in 1891 as the Southern Pacific rail depot, 850 South Broadway anchored a community that grew up around the tracks.

Farmers, families, and traders passed through its doors for a century. Today the tracks are the Iron Horse Trail — a 32-mile ribbon of runners and cyclists that draws over a million trips a year past the door.

Station House restores this depot for the next chapter of the neighborhood.

TIMELINE

- 1891** Southern Pacific depot built
- 1958** Passenger rail service ends
- 1986** Iron Horse Trail opens
- 2026** Station House restoration





Retail, *reimagined.*

The 1891 Walnut Creek Depot returns as a community hub —
across from one of the East Bay's highest-trafficked centers.

THE FUTURE HOME OF

*Chef-driven restaurants,
boutique retail, wellness,
entertainment, and
community gathering.*

— *Now leasing. 7,977 SF total.*



STREET-LEVEL VIEW · SOUTH BROADWAY

2026 design exploration · illustrative



END-CAP SIGNAGE · SOUTH ELEVATION



BROADWAY ELEVATION · STREET SIDE



THE LOOK · DESIGN

Modern design, *historic roots.*

A respectful treatment of the historic depot, warmed with vernacular forms and graceful detailing that blur the lines between inside and out. The intent is timelessness — a place designed to become an institution for Walnut Creek.

ON ARCHITECTURE

*“We shape our buildings —
thereafter, they shape us.”*

— WINSTON CHURCHILL

A PALETTE OF INSPIRATION



WOOD

Warmth + time



STEEL

Craft + structure



GLASS

Light + transparency



STONE

Weight + permanence





THE PLACE · THE MIX · THE CALENDAR

Made for this town.

Great neighborhoods aren't built on square footage. They're built on the places worth showing up for — the chef who knows your order, the shopkeeper who picks your book, the corner where the neighborhood ends up on a Friday night.

Station House is home for the tenants and moments that give this town its character.

THE MIX

Chef-driven restaurants
Boutique + specialty retail
Fitness + performance studios
Community gathering space

THE CALENDAR

Live music + night markets
Farmers' markets + tastings
Fitness meetups + open studios
Movie nights + neighborhood events

Illustrative tenant mix and programming — shaped with tenants and the neighborhood.



DINING

chef-driven kitchens



RETAIL

boutique + specialty



FITNESS

studios + performance



GATHERING

events + community



THE NEIGHBOR · BROADWAY PLAZA

Trophy retail, *across the street.*

*One of California's top-ranked centers is right across
Broadway — 6M annual visits, our front door a signal away.*



THE PLAZA BY THE NUMBERS

~6M

VISITS / YEAR

1M+ SF

LUXURY & FASHION

200+

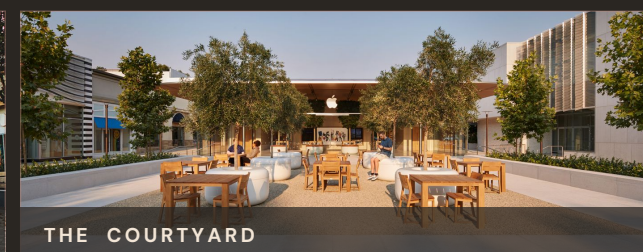
SHOPS & RESTAURANTS

~800 ft

TO OUR FRONT DOOR

MARQUEE NEIGHBORS

APPLE · NORDSTROM · LULULEMON
MADEWELL · VUORI · SEPHORA · TESLA





THE MARKET · WHY WALNUT CREEK

The East Bay shops *here.*

Downtown Walnut Creek is widely recognized as the East Bay's premier shopping district — a walkable, 2.5-million-square-foot core of luxury retail, dining, and arts serving a 2.5-million-person regional trade area.

\$601M annual downtown consumer spending, +74% since 2016	\$194K average HHI · Broadway Plaza trade area	220K residents within 5 miles	124K daytime population within 3 miles	88 Walk Score — 850 South Broadway
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WHO ANCHORS THE MARKET

A tenant roster you'd expect in San Francisco.



NORDSTROM



lululemon



ANTHROPOLOGIE



WHOLE FOODS MARKET



TRADER JOE'S



LIFETIME FITNESS



SHAKE SHACK®



BROADWAY PLAZA
WALNUT CREEK



CINEMARK®



GOTT'S



KAISER PERMANENTE®

+ MADEWELL, VUORI, SEPHORA, ARITZIA, ARHAUS, TESLA, RIVIAN, AND MORE.

SOURCES: COLLIERS SPRING 2026 DOWNTOWN WC RETAIL REPORT · MACERICH BROADWAY PLAZA MARKET PROFILE 2025 · SFGATE · CITY OF WALNUT CREEK · U.S. CENSUS · SF CHRONICLE.

WHERE THE EAST BAY DINES

150+ downtown restaurants. National attention.

ORIGINAL JOE'S

SF institution — first East Bay expansion

SINCE 1937

VA DE VI

Californian / Asian tapas

TOP 100 × 7 YRS

DOPPIO ZERO

Neapolitan pizza

MICHELIN-LISTED BRAND

MENSHO RAMEN

Tokyo-based ramen

MICHELIN-LISTED BRAND

STEREO41

Chef ex-Mourad (SF Michelin)

NEW 2025

NORTH ITALIA

Upscale Italian, 200+ seats

NEW 2026

TELEFÈRIC BARCELONA

Spanish tapas & paella — first US location

FLAGSHIP

MANAKISH

Mediterranean / Lebanese

CHRONICLE TOP 40





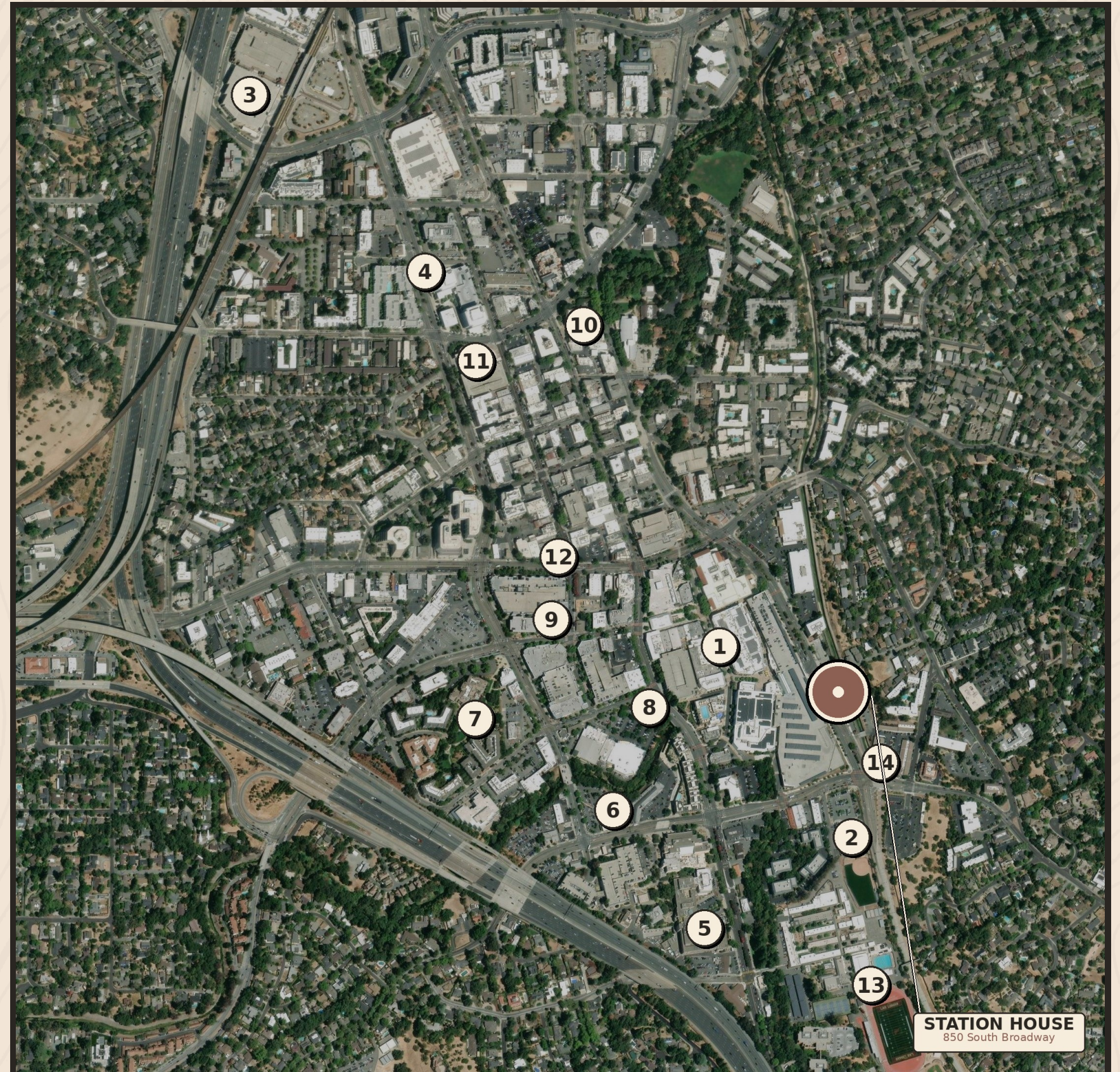
In the *middle* of everything.

DOWNTOWN WALNUT CREEK

Directly across from Broadway Plaza on the Iron Horse Trail — moments from I-680 and the heart of Downtown Walnut Creek.

BY THE NUMBERS · NEIGHBORS

1 BROADWAY PLAZA WALNUT CREEK	2 WHOLE FOODS MARKET	3 Walnut Creek BART
4 Park & Ride	5 KAISER PERMANENTE®	6 TRADER JOE'S
7 Alma Park	8 GOTT'S	9 CINEMARK®
10 City Hall	11 Leshner Center	12 SHAKE SHACK®
13 Las Lomas High	14 Iron Horse Trail	YOU ARE HERE Station House 850 South Broadway





The *Depot* at Station House.



IRON HORSE TRAIL
1M+ ANNUAL USERS
IMMEDIATELY BEHIND PROPERTY



NORTH LOT

AVAILABLE FOR

- LEASE
- BUILD TO SUIT
- DEVELOPMENT



NEW BUILDINGS
AND CREATIVE
OUTDOOR USES
CONSIDERED



BROADWAY PLAZA
6M+ ANNUAL VISITS
ACROSS THE STREET



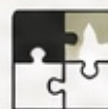
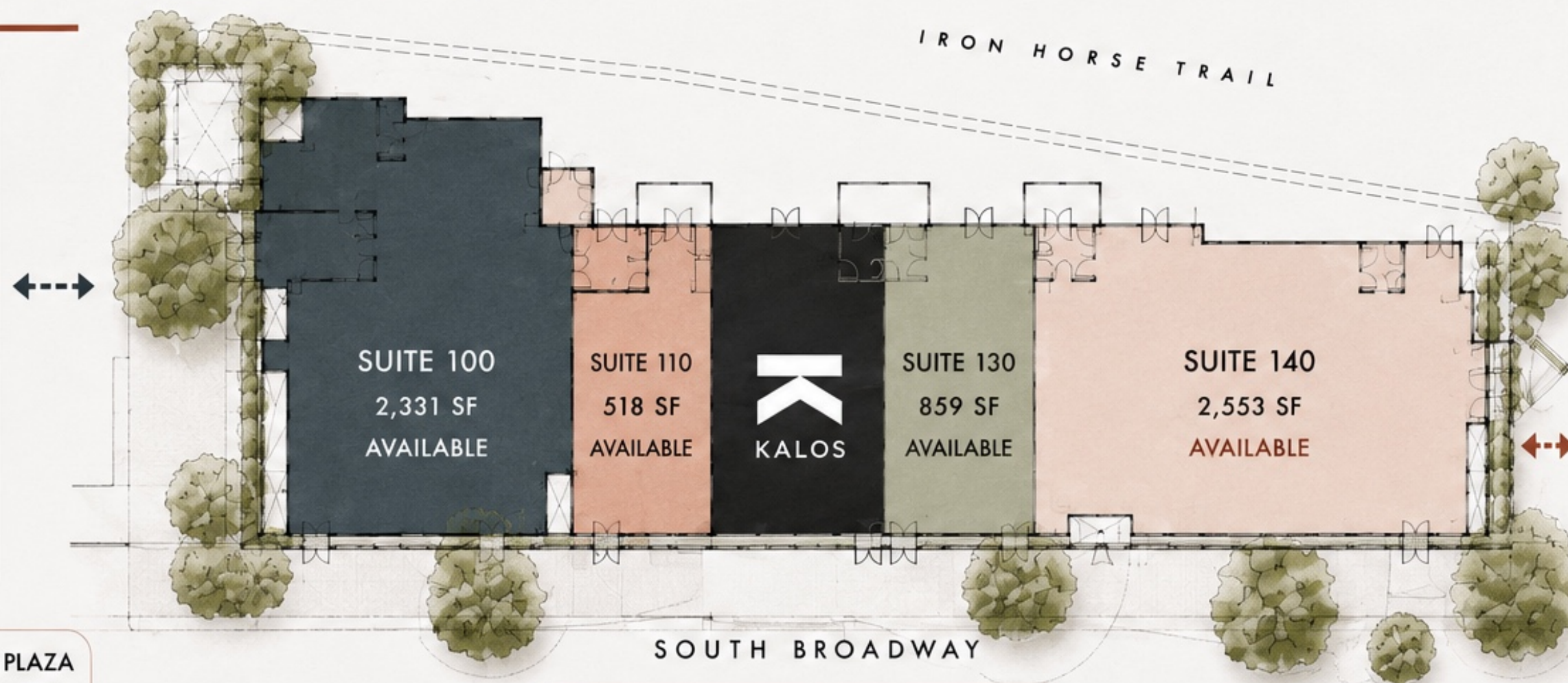
SOUTH LOT

AVAILABLE FOR

- LEASE
- BUILD TO SUIT
- DEVELOPMENT



NEW BUILDINGS
AND CREATIVE
OUTDOOR USES
CONSIDERED



DEPOT ADJACENT SUITES
CAN BE COMBINED OR RECONFIGURED



NEW SIGNAGE &
STOREFRONTS
FACING BROADWAY



IRON HORSE TRAIL
IMMEDIATELY BEHIND PROPERTY



PRIME BROADWAY
VISIBILITY





Designed *around the tenant.*

BROADWAY FRONTAGE · FLEXIBLE FLOORPLANS · COLLABORATIVE OWNERSHIP

■ Broadway-facing storefronts

New tenant storefronts open directly to South Broadway with clear visibility from the Broadway Plaza crosswalk and sidewalk approach.

■ Premium tenant signage

Blade signs and elevated fascia signage positions are integrated into the design to give each tenant identity. Subject to city sign approvals.

■ Historic depot + new build-outs

The 1891 depot is being restored and adapted; several suites are new build-outs, allowing flexible floorplans for a range of concepts.

■ Potential patios and outdoor extensions

North and south lots offer potential outdoor seating, garden pavilions and event space. Conceptual — subject to engineering, feasibility and approvals.

■ Collaborative ownership

Landlord is willing to collaborate on restaurant infrastructure, storefront finishes and signage. Subject to lease negotiations and mutual approvals.

· PREMIER END-CAP OPPORTUNITIES ·

Corner *positions.*

SUITE 100 · NORTH END CAP

2,331 SF

Directly on the Broadway Plaza crosswalk — the most prominent frontage in the building. Broadway visibility from both the north face and the west facade. Adjacent to the north lot for potential outdoor use. Open to F&B, retail, experiential and hospitality concepts.

SUITE 140 · SOUTH END CAP

2,553 SF

Largest suite in the building. South end cap facing Broadway with direct frontage and prominent signage. Adjacent to the south lot for potential outdoor seating or garden pavilion. Open to F&B, retail, experiential and hospitality concepts.

All floorplans, patios and outdoor extensions conceptual and subject to engineering, feasibility and approvals.

Phase 2

opportunities

available.

Two adjacent lots — north and south — unlock the next phase of Station House. Indoor-outdoor retail, food and beverage, entertainment, wellness. Room for a signature use, or a mix. Open to concepts — ground lease, build-to-suit, and creative structures considered.

IN THIS SECTION

01 **The Vision**
Details that make it sing

02 **The Site**
Aerial + labeled lots

03 **The Lots**
North Building + The Garden



PHASE 2 · THE SITE

The site. *Three lots, one address.*

The 1891 depot at center, framed by two open lots — open to concept and design.



NORTH LOT

North Building

2,500–7,000 SF

** Phase 2 · concept open*

CENTER

The Depot

Now leasing

1891 depot + new build-out

SOUTH LOT

The Garden

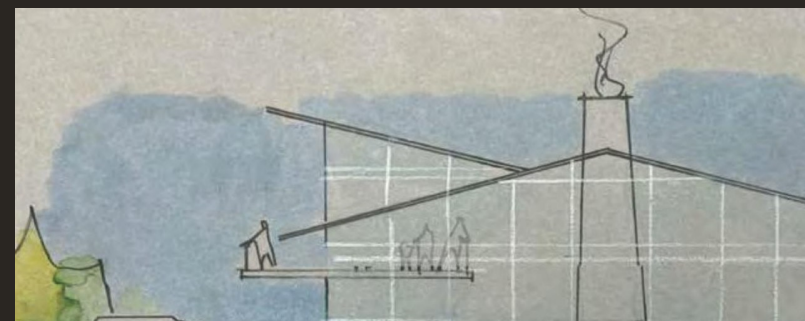
Up to 2,000 SF

** Phase 2 · concept open*

OPEN TO CONCEPTS

Ground lease, build-to-suit, and creative structures considered.

Lathhouse, market hall, pavilion, or single-tenant hospitality.
Conceptual · illustrative of potential directions.





THRIVE

Buildings with purpose, culture, and character.

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LEASING BY AYANA RETAIL

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