

*FOR LEASE*



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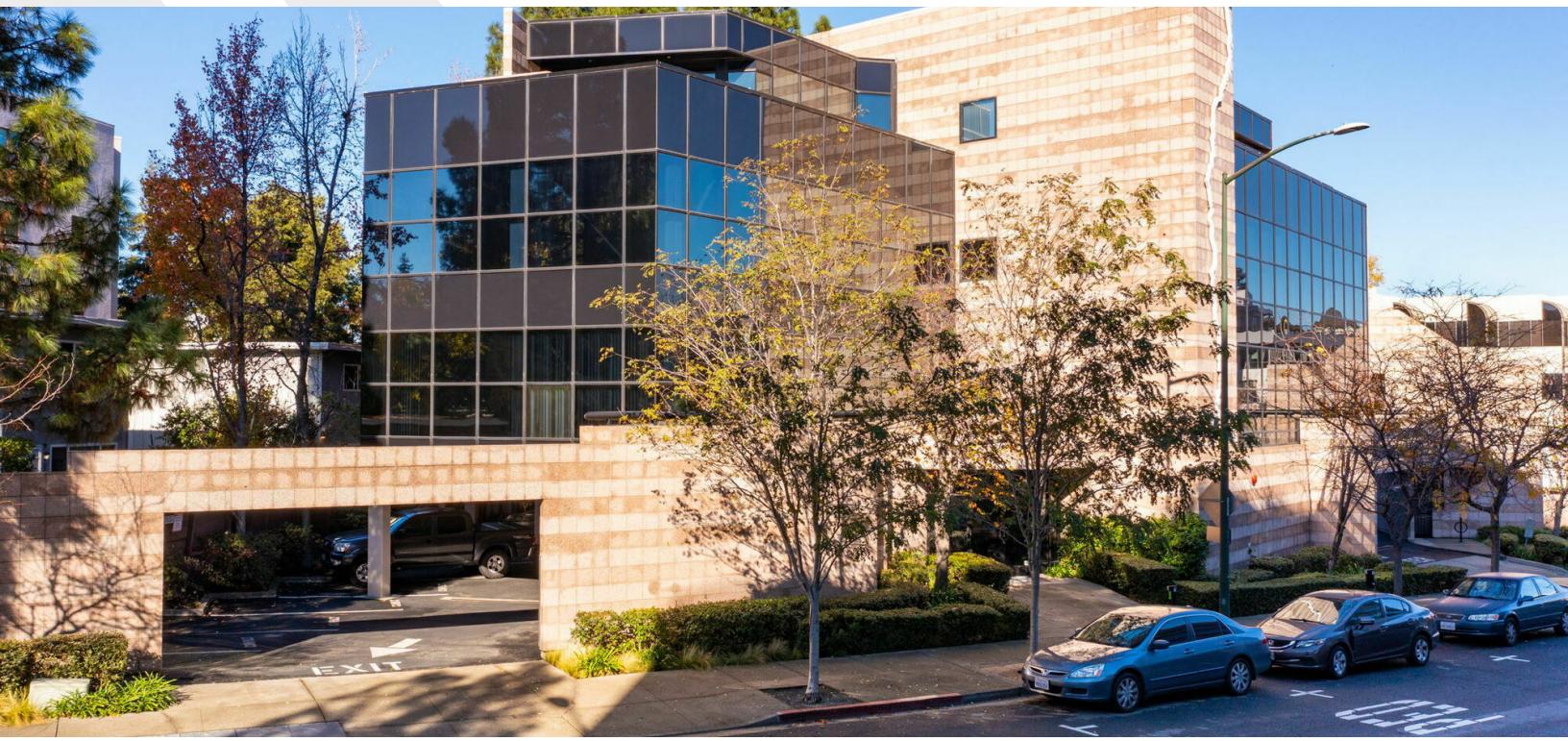
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# 1670 Riviera Ave

1670 Riviera Ave  
Walnut Creek, CA 94596

# Property Summary

FOR LEASE



## PROPERTY DESCRIPTION

This one-of-a-kind space features underground parking, a rooftop terrace, high ceilings with an extensive glass line, and a central HVAC system for optimal comfort. With a boutique lobby welcoming tenants and visitors alike, this property presents a unique opportunity for businesses seeking a dynamic and functional space in Walnut Creek, CA.

## PROPERTY HIGHLIGHTS

- - Underground Parking
- - Rooftop Terrace
- - High Ceilings Height & Extensive Glass Line
- - Central HVAC System
- - Immediate Freeway Access to I-680 & Bart Station
- - Boutique Lobby

## OFFERING SUMMARY

Lease Rate:	\$2.75 SF/month (NNN)
Number of Units:	5
Available SF:	2,581 SF
Lot Size:	0.244 Acres
Building Size:	11,697 SF
Cap Rate:	5.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	684	2,685	9,037
Total Population	1,462	5,629	19,588
Average HH Income	\$176,618	\$176,631	\$184,240

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## LOCATION DESCRIPTION

Introducing 1670 Riviera Ave, a premier commercial property offering a blend of modern amenities and convenient access. Situated moments away from immediate freeway access to I-680 and the Bart Station, this location offers unparalleled connectivity.

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# Site Plans

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1670 RIVIERA AVE

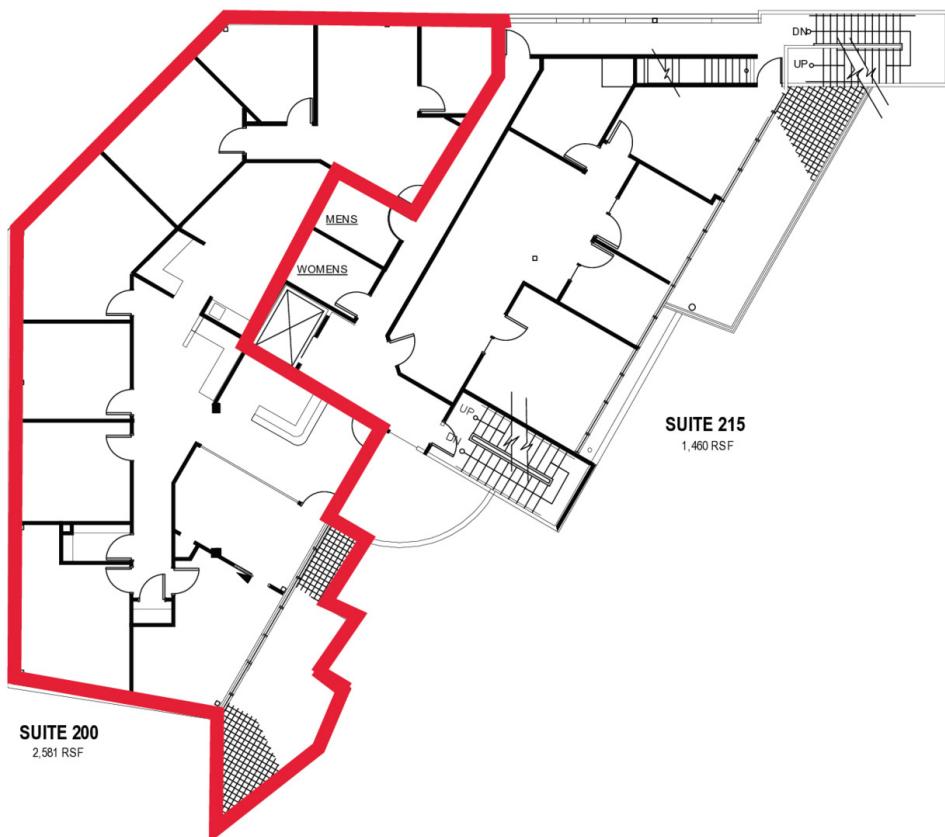
## SECOND FLOOR

±5,000 SF

Suite 215 - 1,460 SF occupied through 7/31/26

SUITE 220

959 RSF



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# Additional Photos

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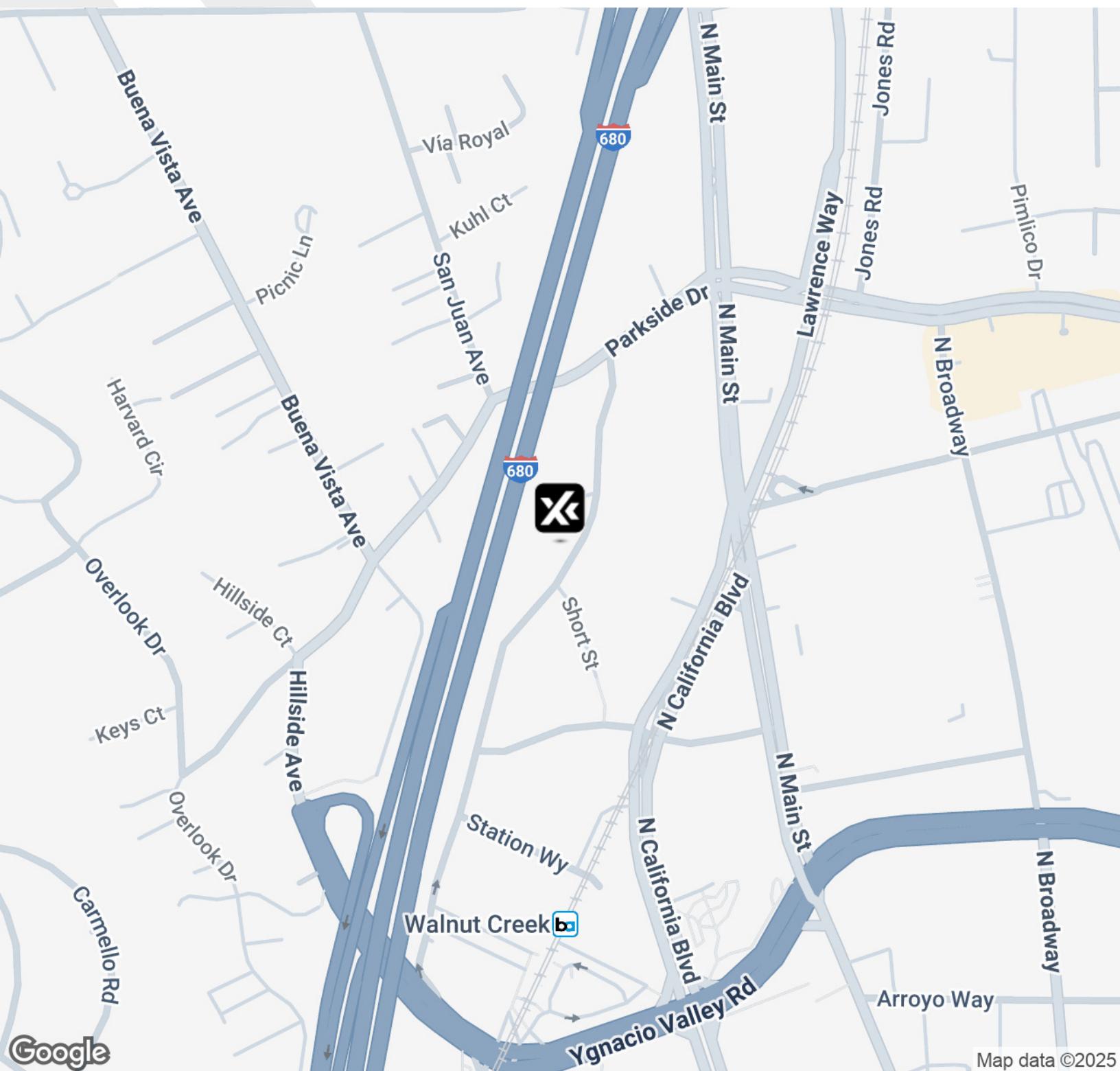
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# Location Map

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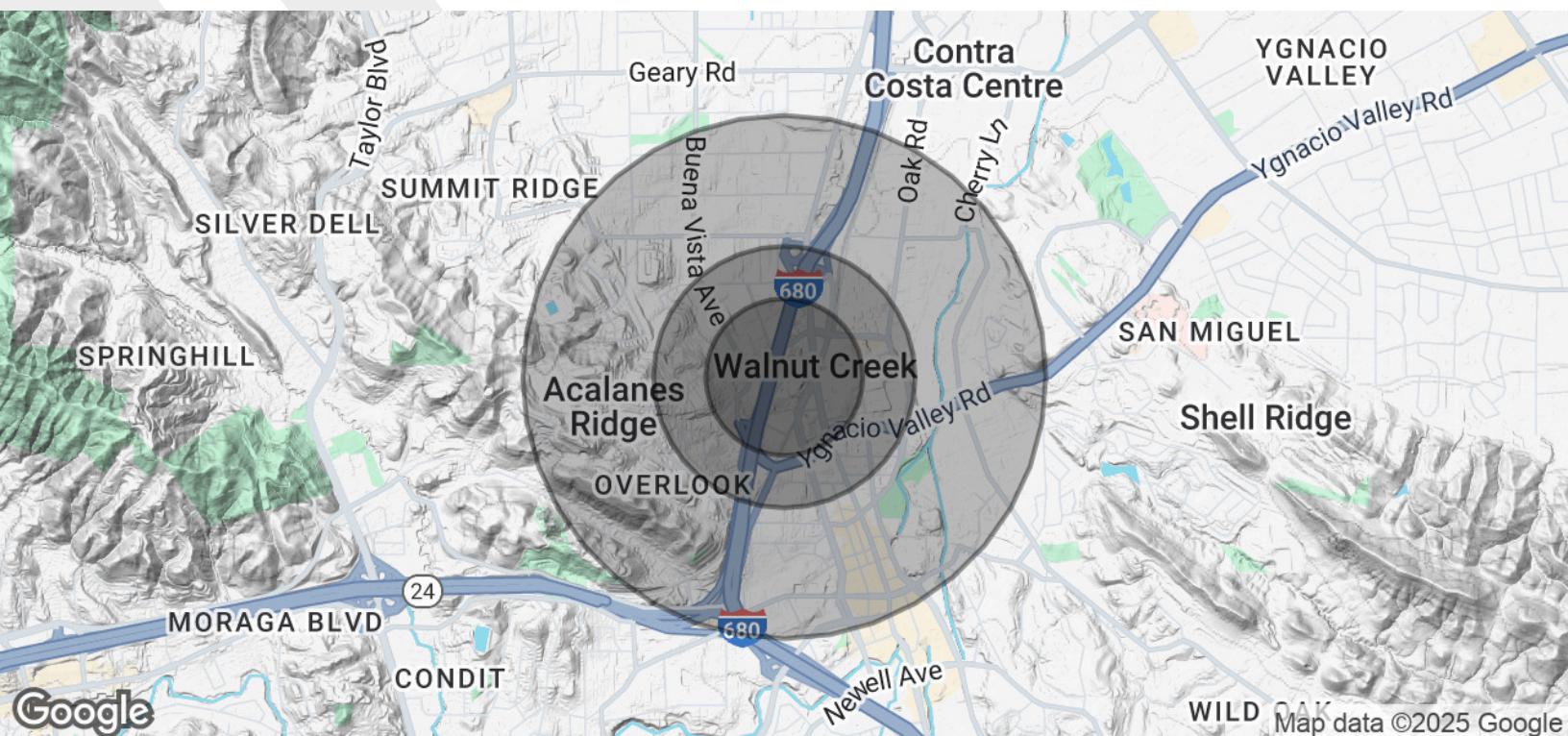
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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,462	5,629	19,588
Average Age	40	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	684	2,685	9,037
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$176,618	\$176,631	\$184,240
Average House Value	\$1,056,385	\$1,058,888	\$1,149,418

Demographics data derived from AlphaMap

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