

OFFICE BUILDING AVAILABLE FOR LEASE  
2520-2540 CAMINO DIABLO, WALNUT CREEK, CA



YOUR NAME  
HERE

PRESENTED BY:



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## LISTING DATA:

### PROPERTY INFORMATION:

- 2520 Camino Diablo: Second Floor
  - 7,528 SF Available in January
  - Exterior building signage available
- 2540 Camino Diablo: First Floor
  - 4,213 SF Available
- Parking: Shared parking lot

### ECONOMIC DATA:

**\$2.65 PSF MODIFIED FULL SERVICE (Tenants pay their separately metered utilities)**

### HIGHLIGHTS:

- Close to Highway 24-680 interchange
- Building signage available
- Short drive to Walnut Creek's Broadway Plaza, the premier retail center in the East Bay
- Great views
- 200,000 vehicles per day on Highway 24

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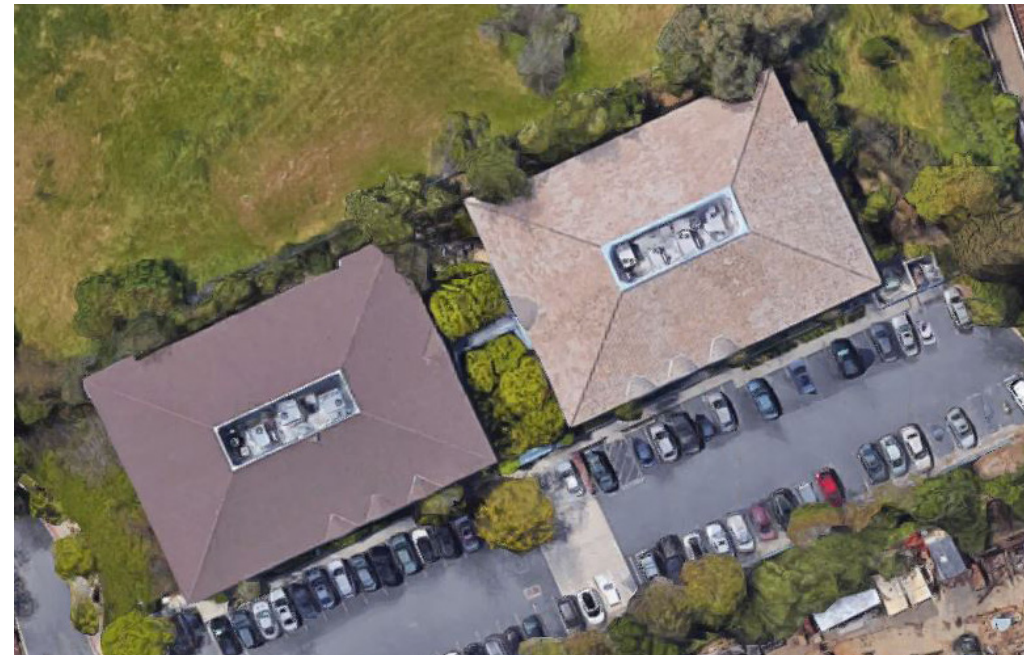
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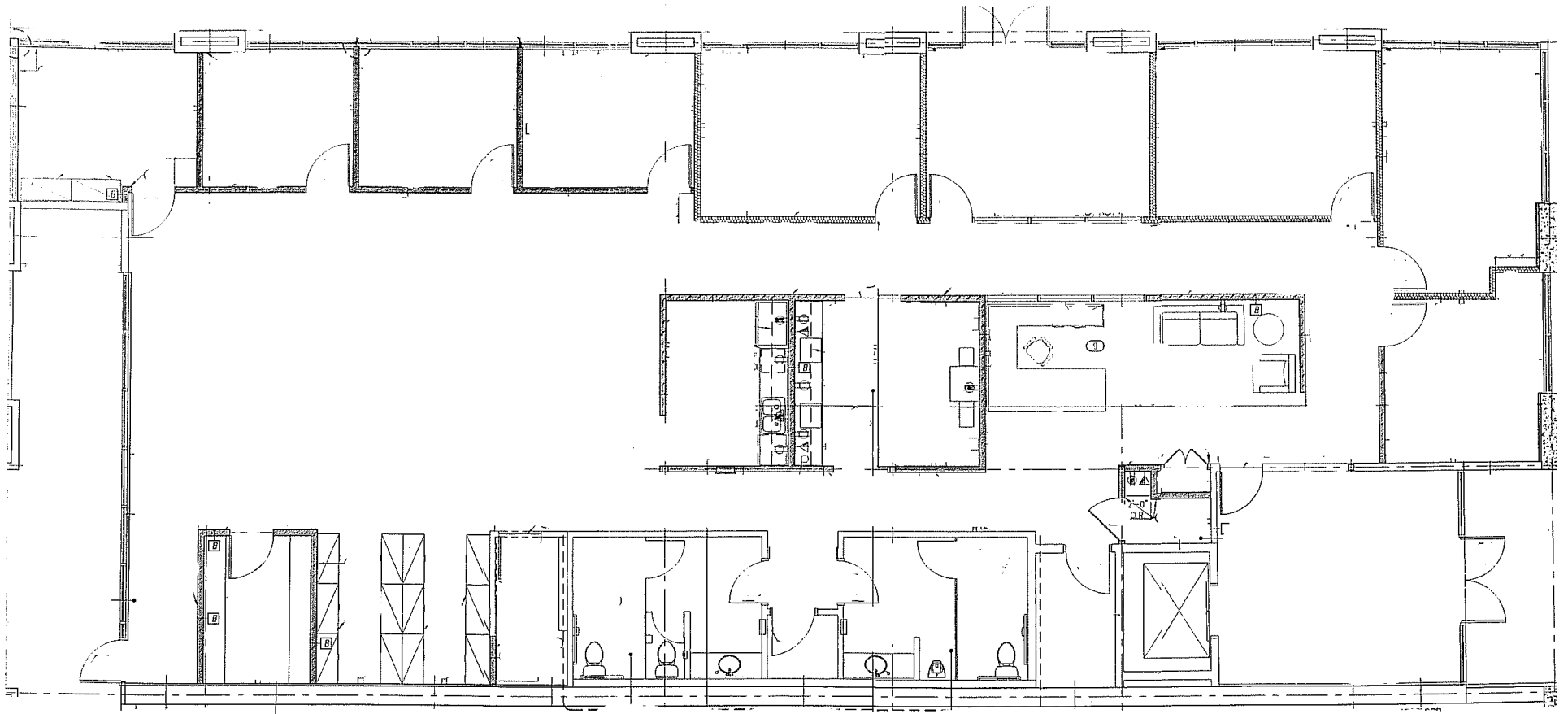
## PROPERTY PHOTOS:



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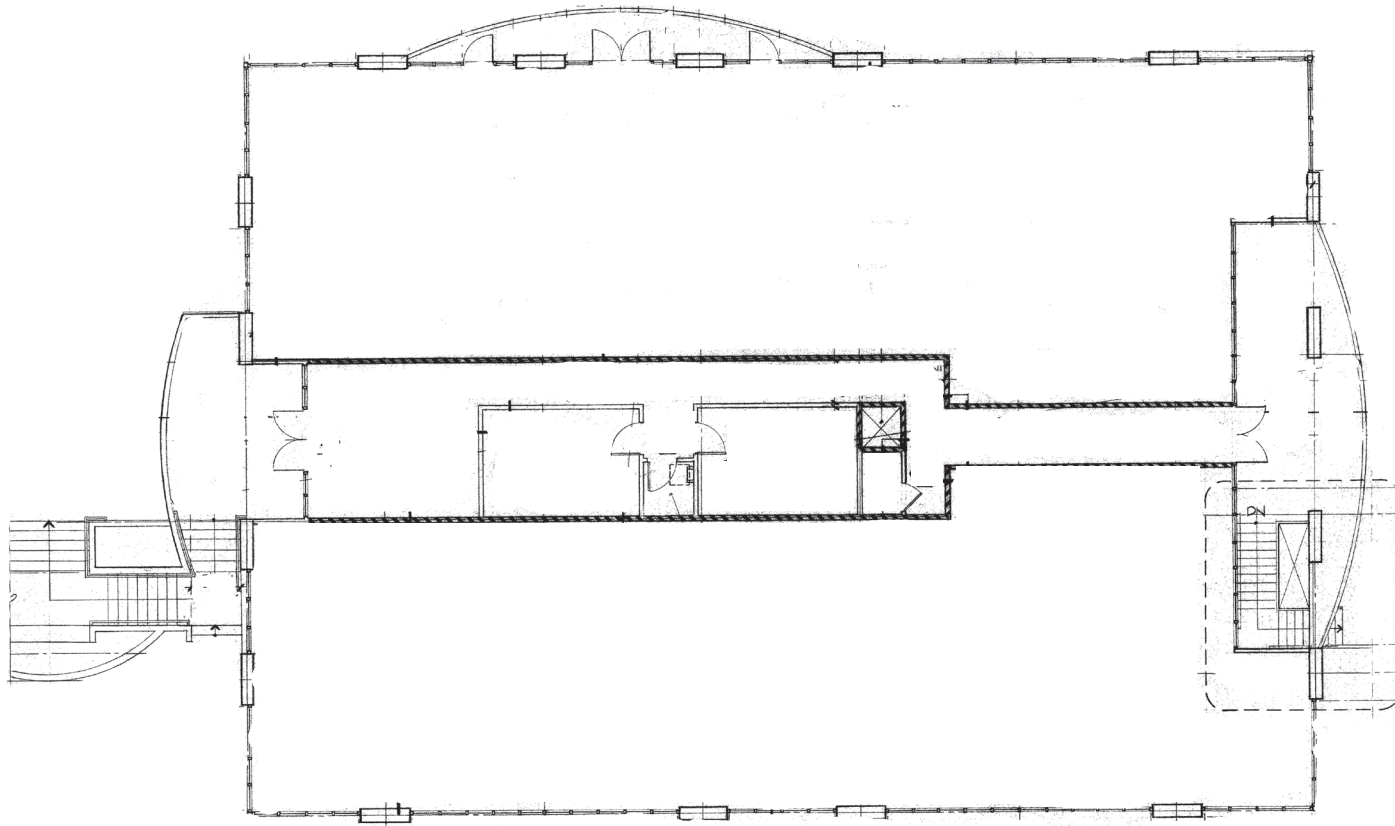
FIRST FLOOR FLOOR PLAN: 4,213 SF



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SECOND FLOOR FLOOR PLAN: 7,528 SF



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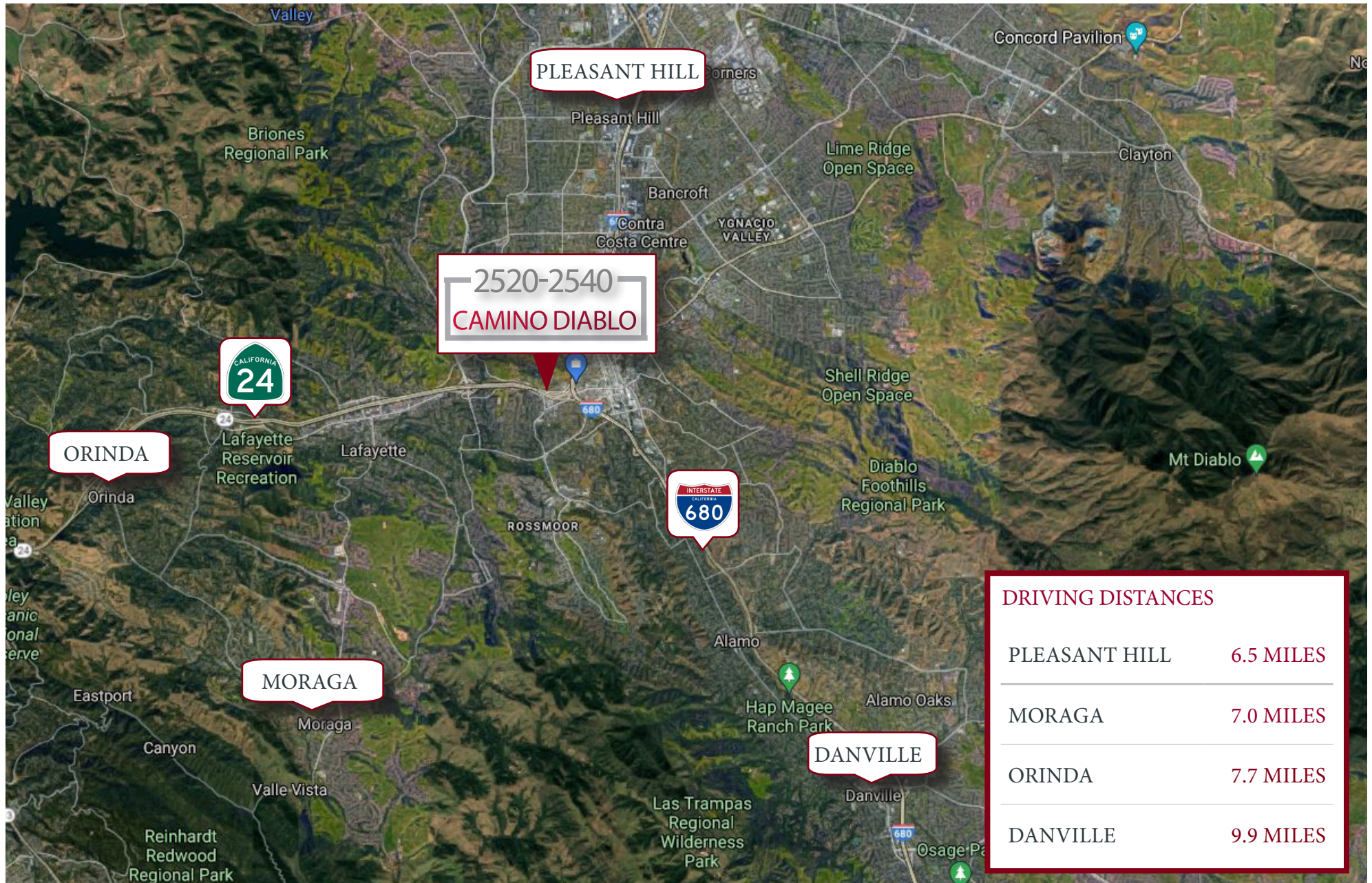
## NEARBY AMENITIES:



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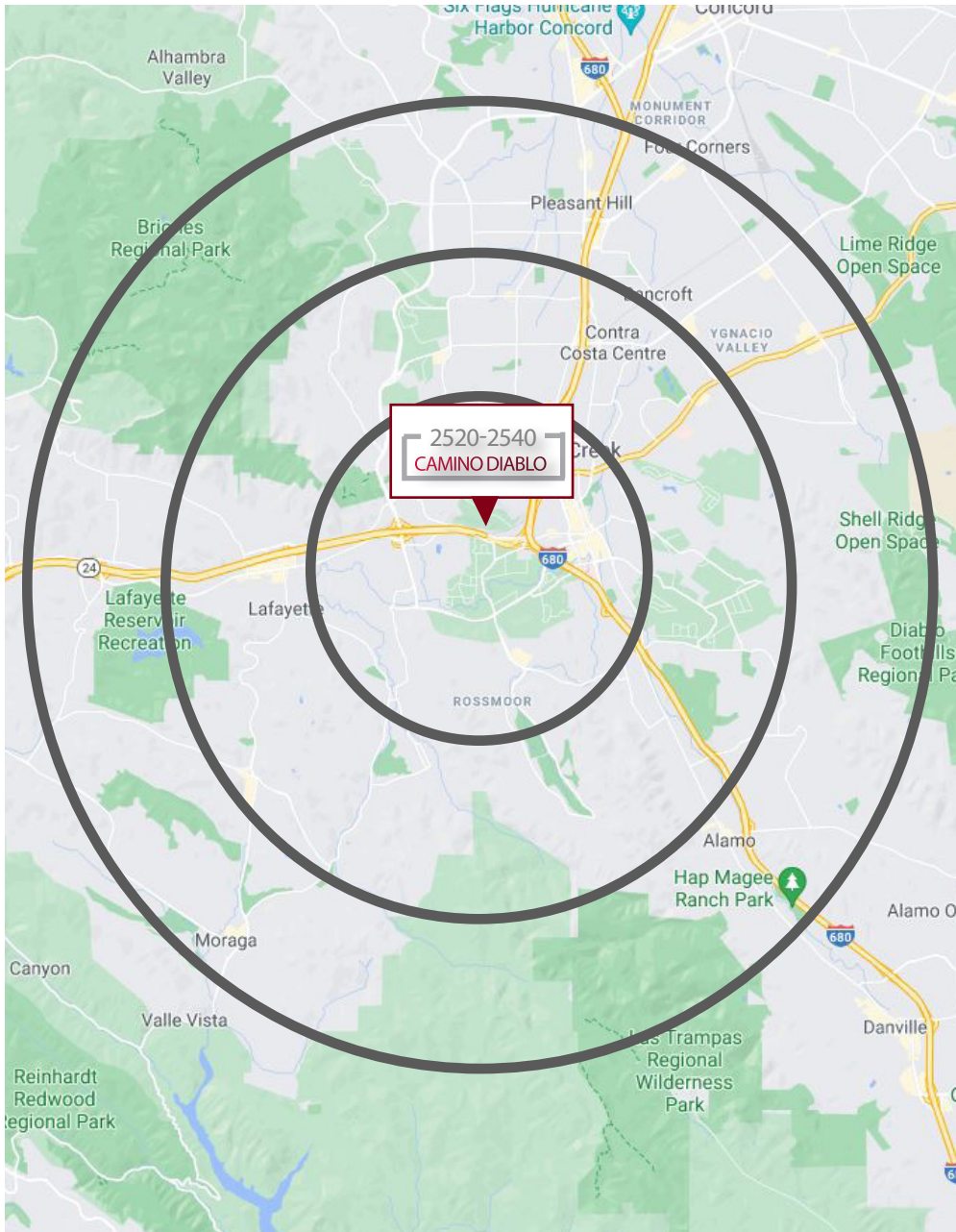
## LOCATION OVERVIEW:









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## DEMOGRAPHICS:



	1 MILE	3 MILES	5 MILES
 POPULATION	16,598	102,687	210,572
 MEDIAN AGE	42	47	45
 AVERAGE HOUSEHOLD INCOME	\$151,842	\$151,366	\$161,601
 AVERAGE HOUSEHOLDS	7,636	47,598	87,813
 TOTAL ESTABLISHMENTS	479	3,842	6,972
 TOTAL CONSUMER SPENDING	\$619.56 M	\$3.82 B	\$7.22 B

\*Demographics source: Landvision

