

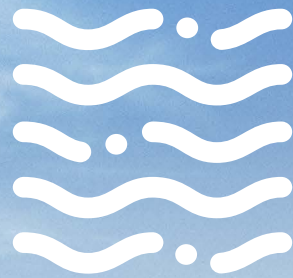
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\$100 Touring Bonus

Now Introducing @2.75/SF/Mo. FS on As-Is Deals
MEDICAL OFFICES CONSIDERED



RIVIERA

PLAZA

1600 RIVIERA AVENUE
WALNUT CREEK, CA 94596

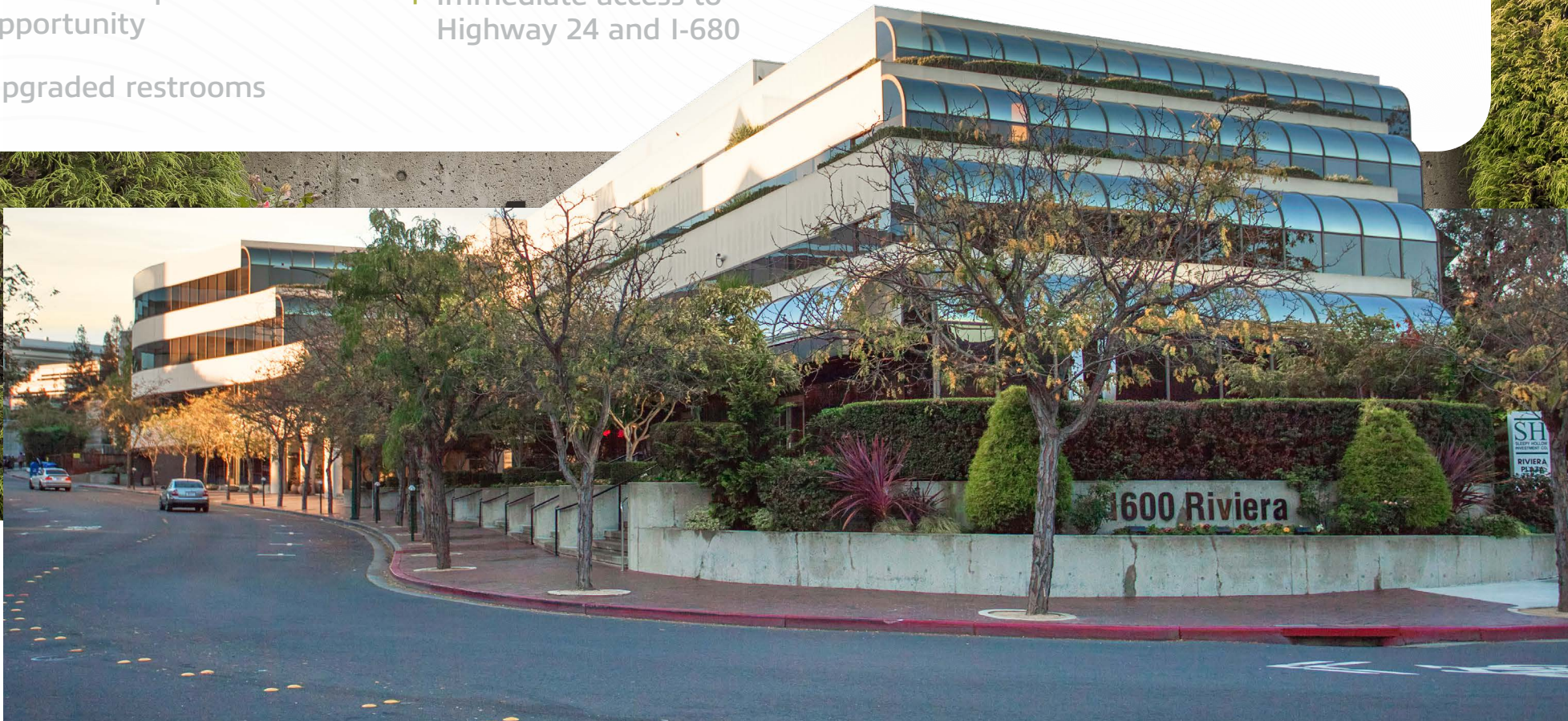


FOR SALE OR LEASE

CBRE

BUILDING HIGHLIGHTS

- + Class A office building
- + 4-story building
- + Extensive glass lines
- + On-site conference room
- + Owner/User purchase opportunity
- + Upgraded restrooms
- + Upgraded common corridors
- + On-site gym, showers, and lockers
- + Secured and covered parking, 3 levels: 3.0/1,000 SF ratio
- + Immediate access to Highway 24 and I-680
- + Adjacent to Walnut Creek BART
- + Walking distance to downtown Walnut Creek restaurants and retail amenities
- + Title 24 compliant LED lights in all suites



AVAILABILITIES

1600 RIVIERA AVENUE

Suite 140	1,009 RSF	Vacant
Suite 150	5,324 RSF	Vacant
Suite 220	6,516 RSF	Vacant
Suite 200+220	40,942 RSF	Vacant
Suite 300	7,428 RSF	Leased
Suite 305	4,151 RSF	Vacant
Suite 310	4,675 RSF	Vacant
Suite 320	1,676 RSF	Vacant
Suite 325	3,351 RSF	Vacant
Suite 350	2,624 RSF	Vacant
Suite 375	3,986 RSF	Vacant
Suites 320+325+375	9,013 RSF	Vacant
Suite 390	1,833 RSF	Vacant
Suite 400	33,517 RSF	Vacant



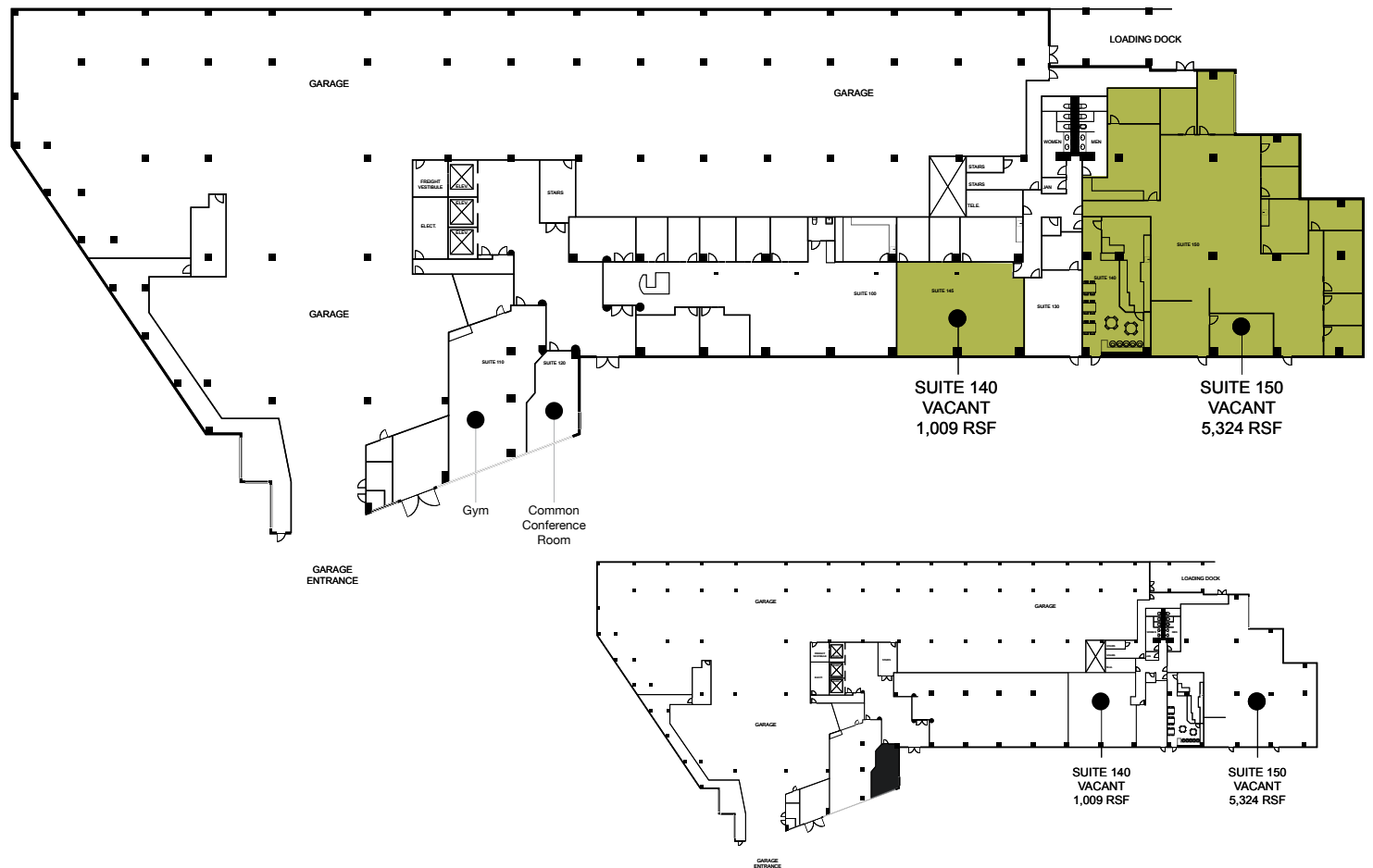
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FIRST FLOOR PLAN

RIVIERA PLAZA | 1600 RIVIERA AVENUE | WALNUT CREEK, CA




EAGLE CANYON
MANAGEMENT LLC

CBRE

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SECOND FLOOR PLAN

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THIRD FLOOR PLAN

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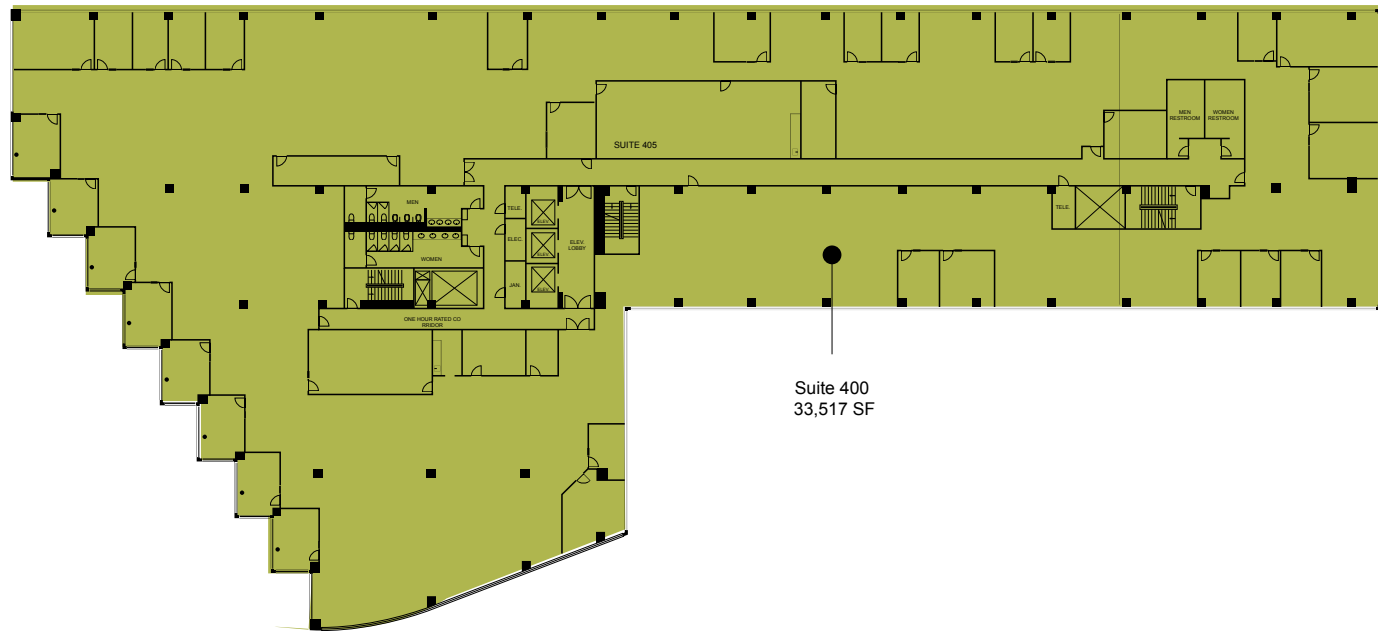
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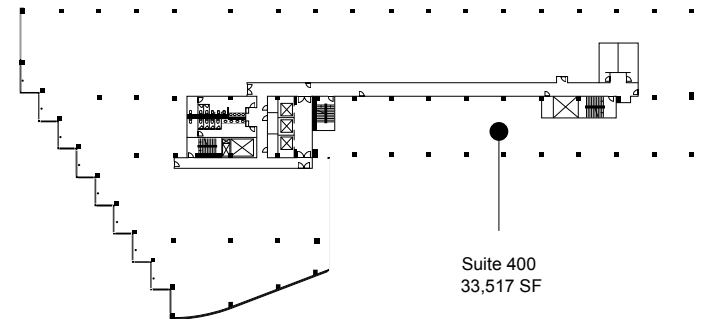
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FOURTH FLOOR PLAN

RIVIERA PLAZA | 1600 RIVIERA AVENUE | WALNUT CREEK, CA

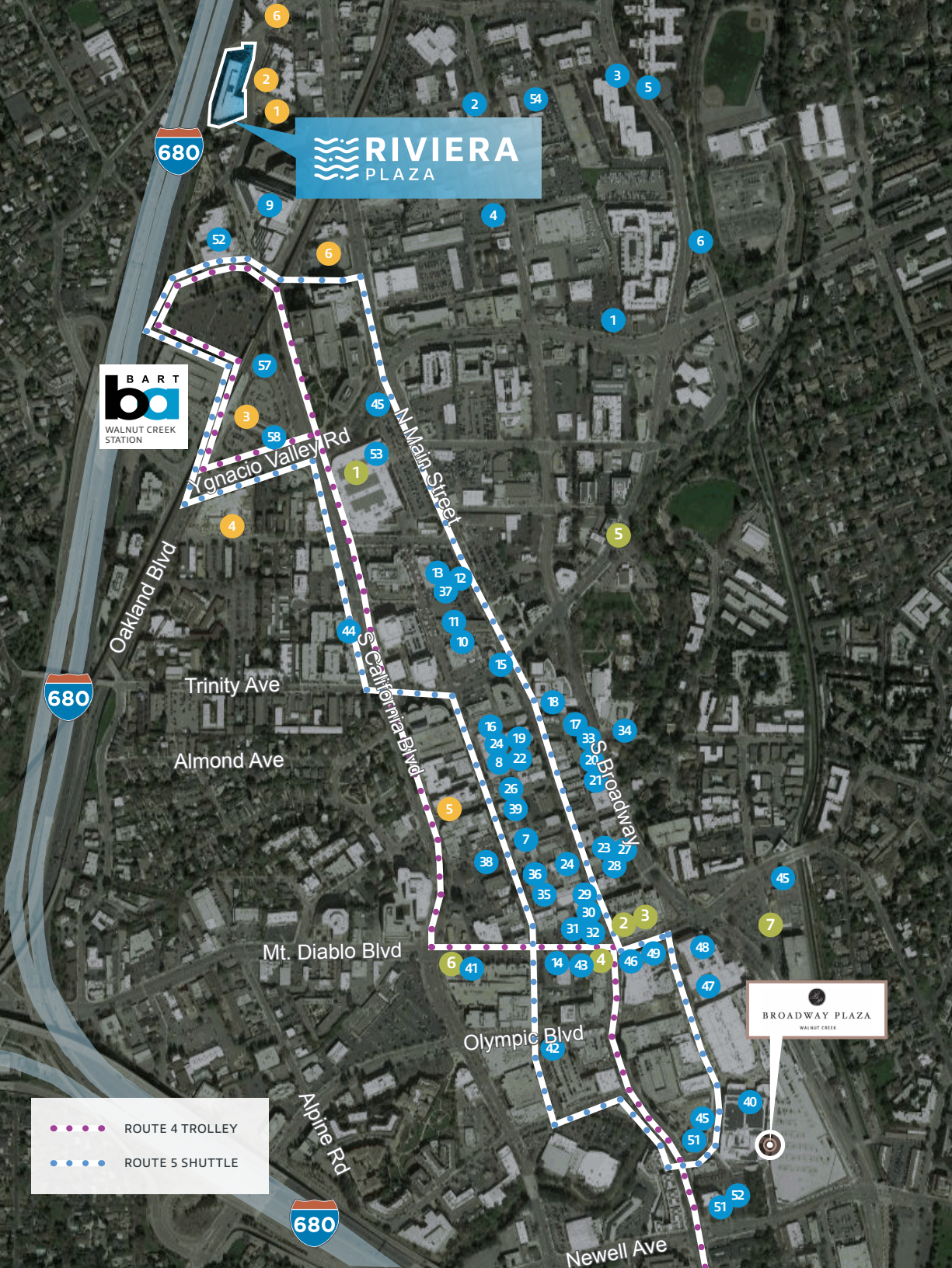


Suite 400
33,517 SF



Suite 400
33,517 SF





RIVIERA
PLAZA



BROADWAY PLAZA
WALNUT CREEK

●●●●● ROUTE 4 TROLLEY
●●●●● ROUTE 5 SHUTTLE

LOCATION OVERVIEW

RESTAURANTS

- 1 BUTTERCUP
- 2 BONDADOSO COFFEE COLLECTIVE
- 3 SHANGHAI GOURMET
- 4 KINDER'S MEATS DELI & BBQ
- 5 TWISTED TIMES
- 6 HOUSE OF SAKE
- 7 SARGAM INDIAN CUISINE
- 8 WALNUT CREEK YACHT CLUB
- 9 BRODERICK WALNUT CREEK
- 10 MURPHY'S
- 11 MONTECATINI RISTORANTE
- 12 KATY'S KREEK
- 13 RESIDUAL SUGAR WINE BAR
- 14 TACO'S WALNUT CREEK
- 15 BOUNTY HUNTER
- 16 CAFE LA SCALA
- 17 CREPES OOH LA LA
- 18 OI-C BOWL
- 19 STADIUM PUB
- 20 PRIMA WINE SHOP
- 21 PRIMA
- 22 BOMBAY INDIAN RESTAURANT
- 23 HAVANA
- 24 SASA
- 25 POMEGRANATE
- 26 KAIWA SUSHI
- 27 VANESSA'S BISTRO 2
- 28 WE OLIVE & WINE BAR
- 29 LE CHEVAL
- 30 TOMATINA
- 31 LA FOGATA MEXICAN BAR & GRILL
- 32 ROOFTOP
- 33 TELEFERIC BARCELONA
- 34 OPA WALNUT CREEK
- 35 MARIA MARIA
- 36 TORSAP
- 37 TENDER GREENS WALNUT CREEK
- 38 54 MINT FORNO ITALIANO
- 39 RAMEN HIROSHI
- 40 MIXED GRAIN
- 41 TRUE FOOD KITCHEN
- 42 FLEMING'S PRIME STEAKHOUSE & WINE BAR
- 43 RUTH'S CHRIS STEAK HOUSE
- 44 VA DE VI BISTRO & WINE BAR
- 45 STARBUCKS (3)
- 46 BOUDIN SAN FRANCISCO
- 47 NM CAFE
- 48 NORDSTROM EBAR
- 49 NORDSTROM MARKETPLACE CAFE
- 50 P.F. CHANG'S
- 51 STANFORD'S RESTAURANT & BAR
- 52 CORNER'S TAVERN
- 53 LEMONADE
- 54 CALIFORNIA CAFE
- 55 STARBUCKS
- 56 NEW COFFEE SHOP
- 57 LUNA SEA LOUNGE
- 58 HIGHWIRE COFFEE

RESIDENTIAL & HOTELS U/C

- 1 RIVIERA CONDOS
- 2 RIVIERA APARTMENTS
- 3 TRANSIT VILLAGE
- 4 LANDINGS APARTMENTS
- 5 LYRIC APARTMENTS
- 6 MARRIOTT HOTEL (2)

SHOPPING / RETAIL

- 1 TARGET
- 2 POTTERY BARN
- 3 H&M
- 4 FOREVER 21
- 5 PIER 1 IMPORTS
- 6 WORLD MARKET
- 7 SAFEWAY



AIRPORTS	MILES	TRAVEL TIME
OAKLAND	25.8	30 MINUTES
SAN FRANCISCO	35.7	43 MINUTES
SAN JOSE	46.1	48 MINUTES
LIVERMORE MUNICIPAL	23.3	25 MINUTES



CITIES	MILES	TRAVEL TIME
OAKLAND	16.2	19 MINUTES
SAN FRANCISCO	24.7	36 MINUTES
SAN JOSE	49.5	48 MINUTES



BART STATIONS	TRAVEL TIME
OAKLAND	23 MINUTES
SAN FRANCISCO	39 MINUTES

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A graphic element of the Riviera Plaza logo consisting of three stylized white wavy lines on a blue background.

RIVIERA PLAZA

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