

FOR LEASE OFFICE/RETAIL BUILDING

1375 Locust Street, Walnut Creek, CA 94596



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TRI Commercial Real Estate Services 1777 Oakland Blvd, Suite 220, Walnut Creek, CA 94596



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EXECUTIVE SUMMARY

1375 Locust Street



OFFERING SUMMARY

Available Office: Suite 202 –
2,040 SF

Suite 201 —
1,907 SF
(Available Dec
1st)

2nd Floor Rate: \$3.25 SF/month
(FS)

Building Size: 15,260 SF

Market: Walnut Creek

PROPERTY OVERVIEW

Prime Office/Retail Space Located in the Thriving Downtown Core

PROPERTY HIGHLIGHTS

- Located in Downtown Walnut Creek
- Zoning Classification: Pedestrian Retail (P-R) Office Business on Second Floor
- Within Walking Distance of Numerous Restaurants, Shops and Other Amenities
- Close Proximity to Parking Garage
- Walking Distance to BART – Approximately 0.8 Miles
- Approximately 0.6 Miles from I-680 and Highway 24
- Building Area: ±15,260 Gross SF
- Lot Size: ±0.34 Acres (±14,950 SF)
- Parking: 20 Parking Stalls On Site, Street Parking Available

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ADDITIONAL PHOTOS

1375 Locust Street



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RETAILER MAP
1375 Locust Street

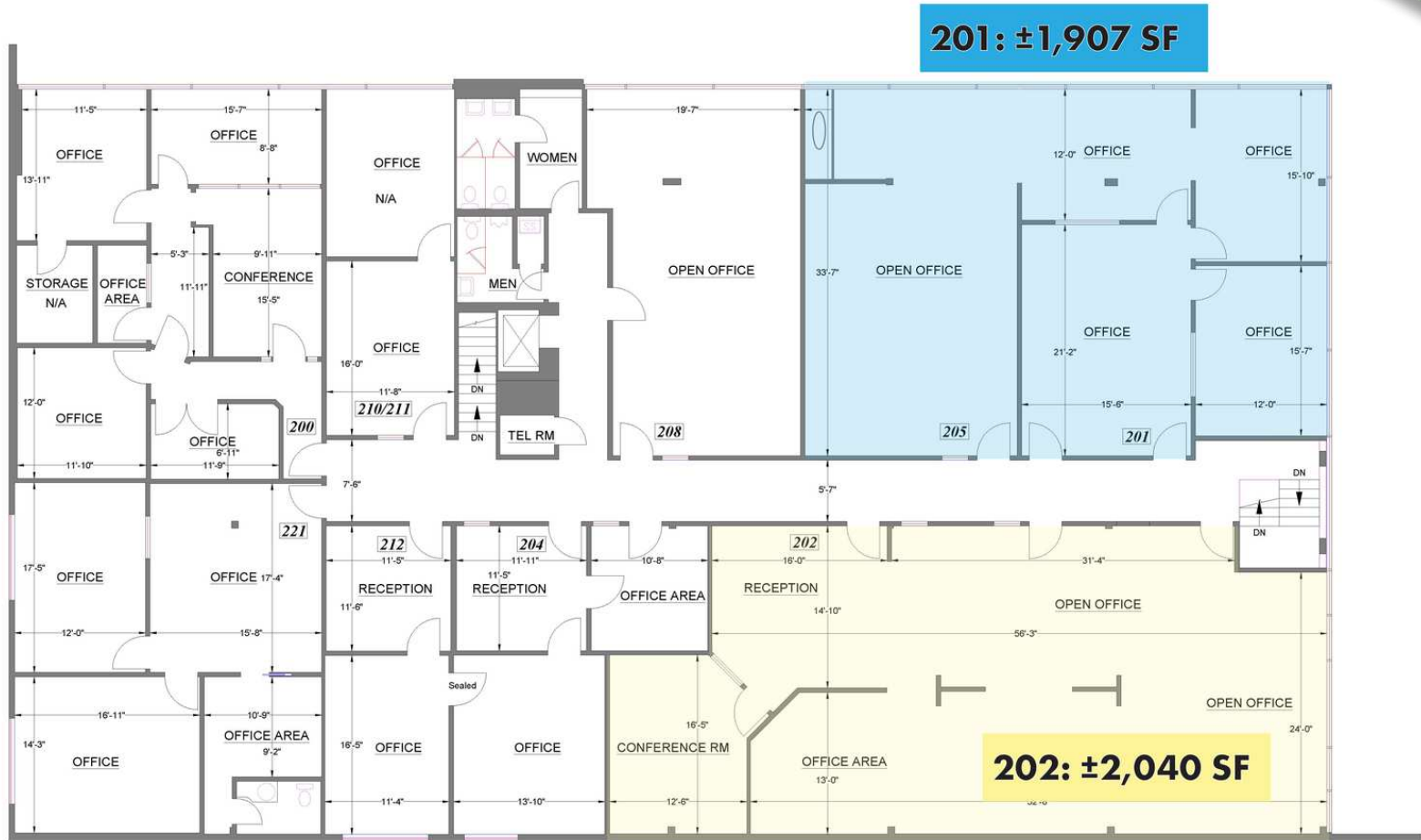


Map data ©2024

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FOR LEASE SECOND FLOOR

FLOOR PLANS
1375 Locust Street



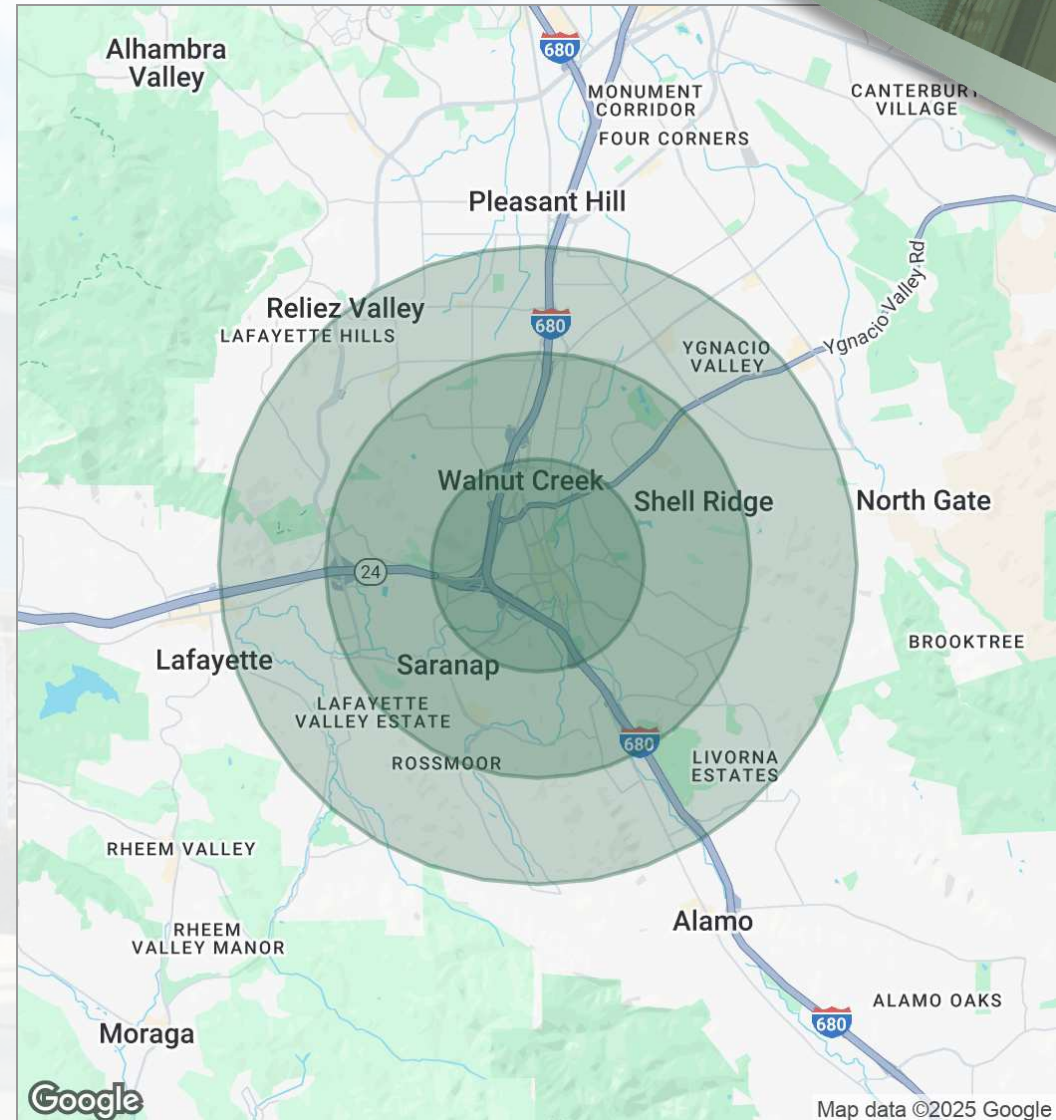
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DEMOGRAPHICS MAP

1375 Locust Street

POPULATION	1 MILE	2 MILES	3 MILES
Total population	15,797	51,765	100,362
Median age	37.8	42.2	44.7
Median age (Male)	38.4	41.3	43.6
Median age (Female)	37.6	42.8	45.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,564	24,170	46,845
# of persons per HH	2.1	2.1	2.1
Average HH income	\$92,276	\$105,133	\$106,858
Average house value	\$610,872	\$685,446	\$684,839

* Demographic data derived from 2020 ACS - US Census





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