

RARE AUTOMOTIVE SPACE FOR LEASE

SPACE BUILDING - 2040 N. MAIN ST. | #23

2040 NORTH MAIN STREET, WALNUT CREEK, CA 94596



AUTO INDUSTRIAL FOR LEASE

KW COMMERCIAL | EAST BAY

201 North Civic Drive, Suite 130
Walnut Creek, CA 94596



Each Office Independently Owned and Operated

PRESENTED BY:

DARREN MERRITT

Managing Director

O: (925) 287-3436

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darrenmerritt@kwcommercial.com

CA DRE 01132588

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

2040 NORTH MAIN STREET



OFFERING SUMMARY

LEASE RATE:	2.00/sf./mo.
LEASE TERM:	3 - 5 years
AVAILABLE SF:	1,000
RAIL ACCESS:	No
YARD:	No
FIRE SYSTEM:	Sprinklered

PROPERTY OVERVIEW

Industrial building zoned for Automotive and Retail uses consisting of 28 spaces of approximately 1,000 sf each with 12 ft roll up doors, small office, mezzanine storage, and bathroom within the space. Limited, assigned on-site parking for tenants and clients. Tenants catering primarily in automotive repairs and services. Access to the location via North Main and/or Central Road.



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PROPERTY PHOTOS

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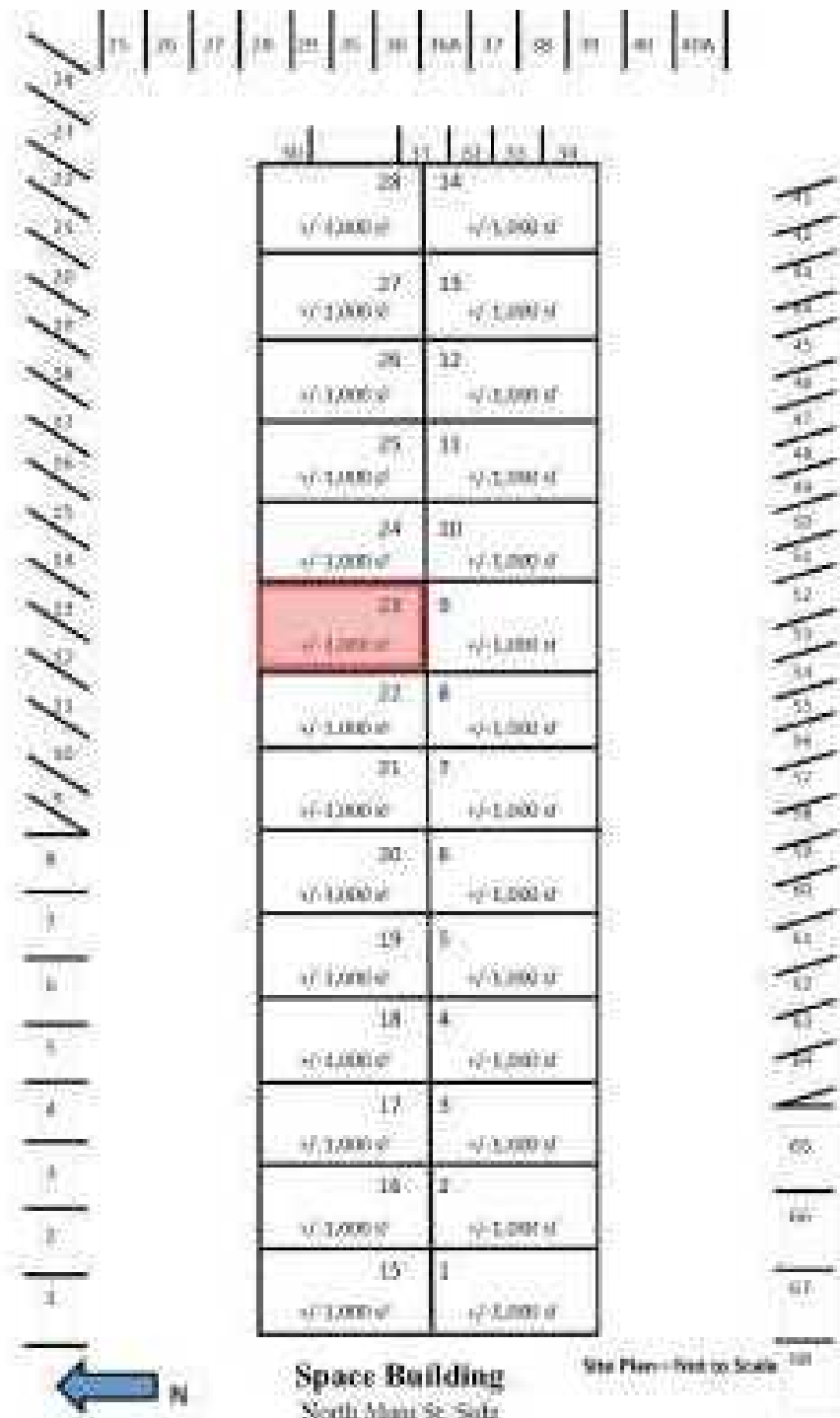
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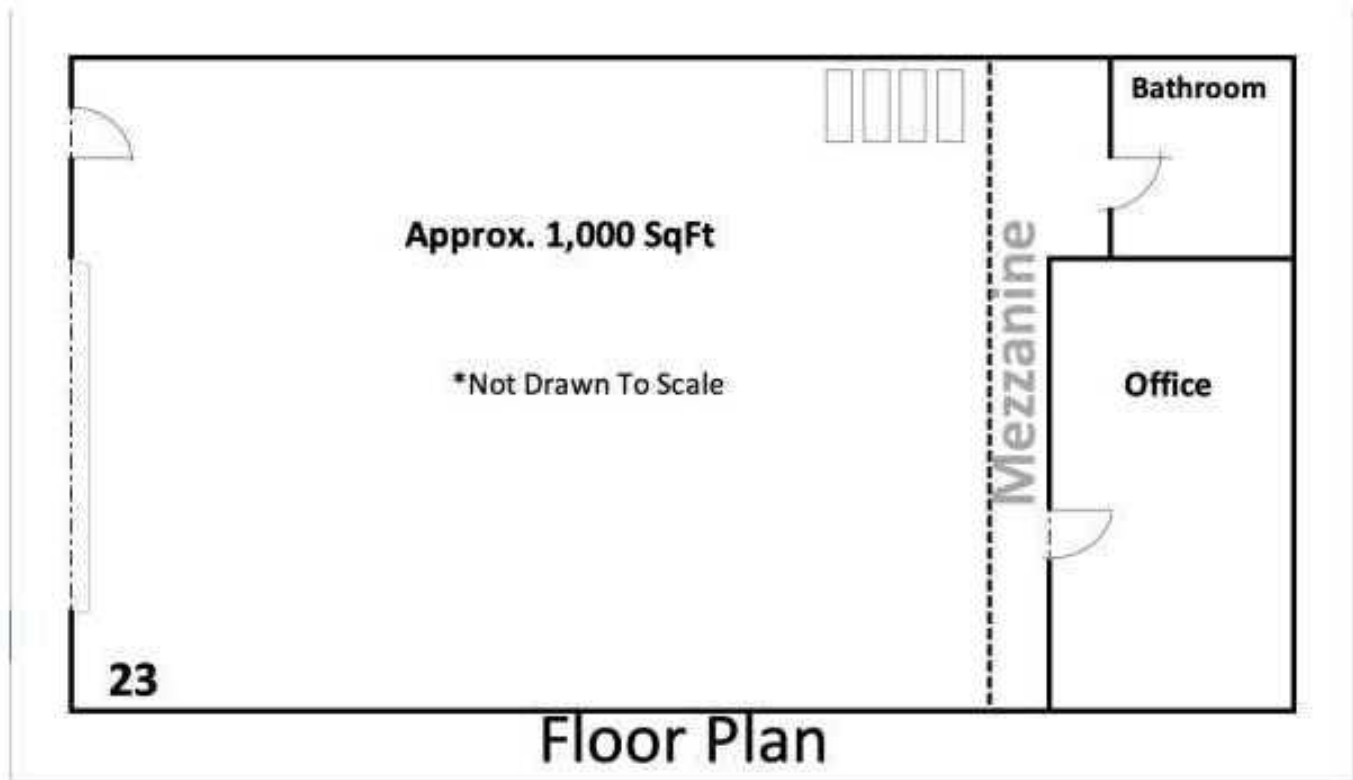
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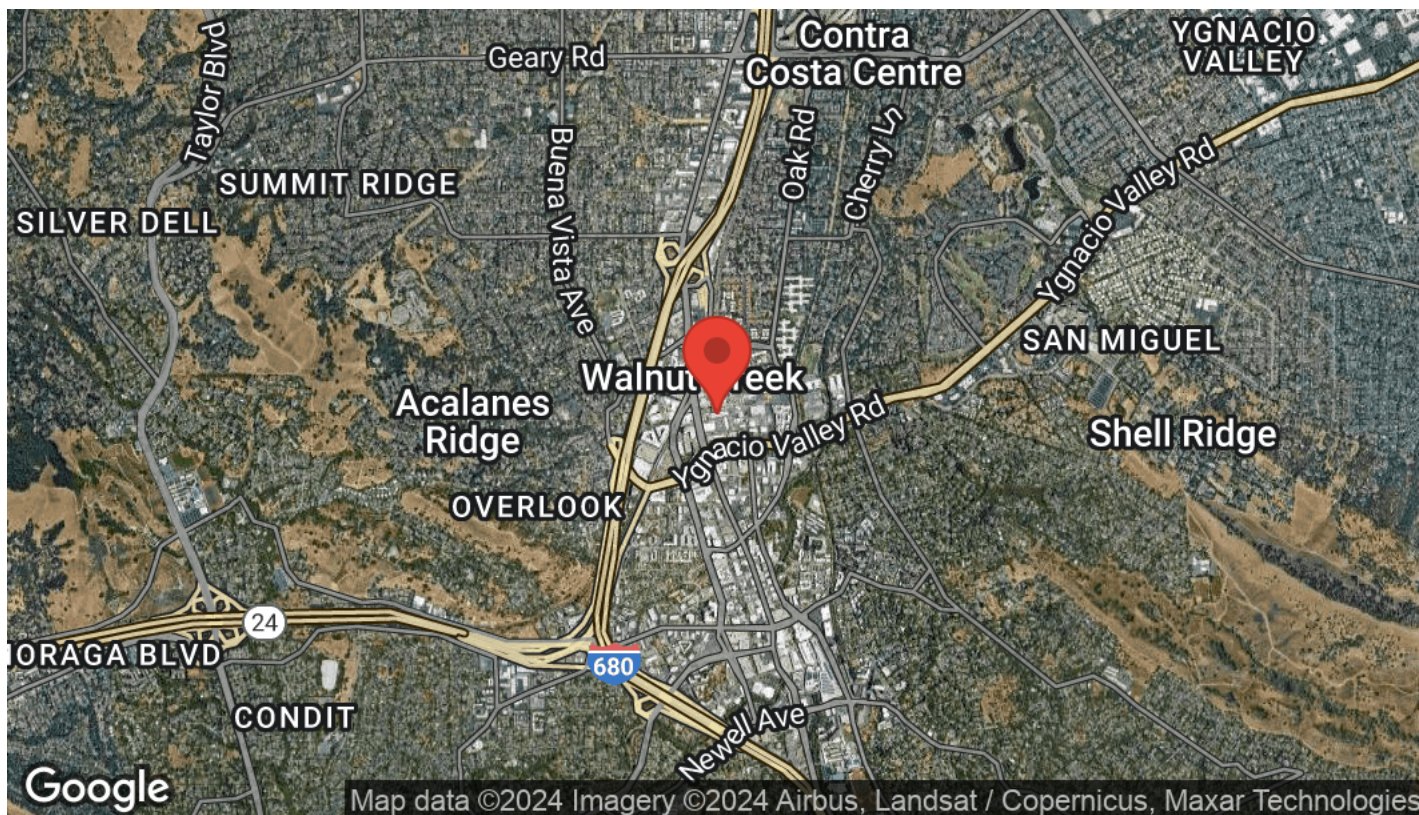
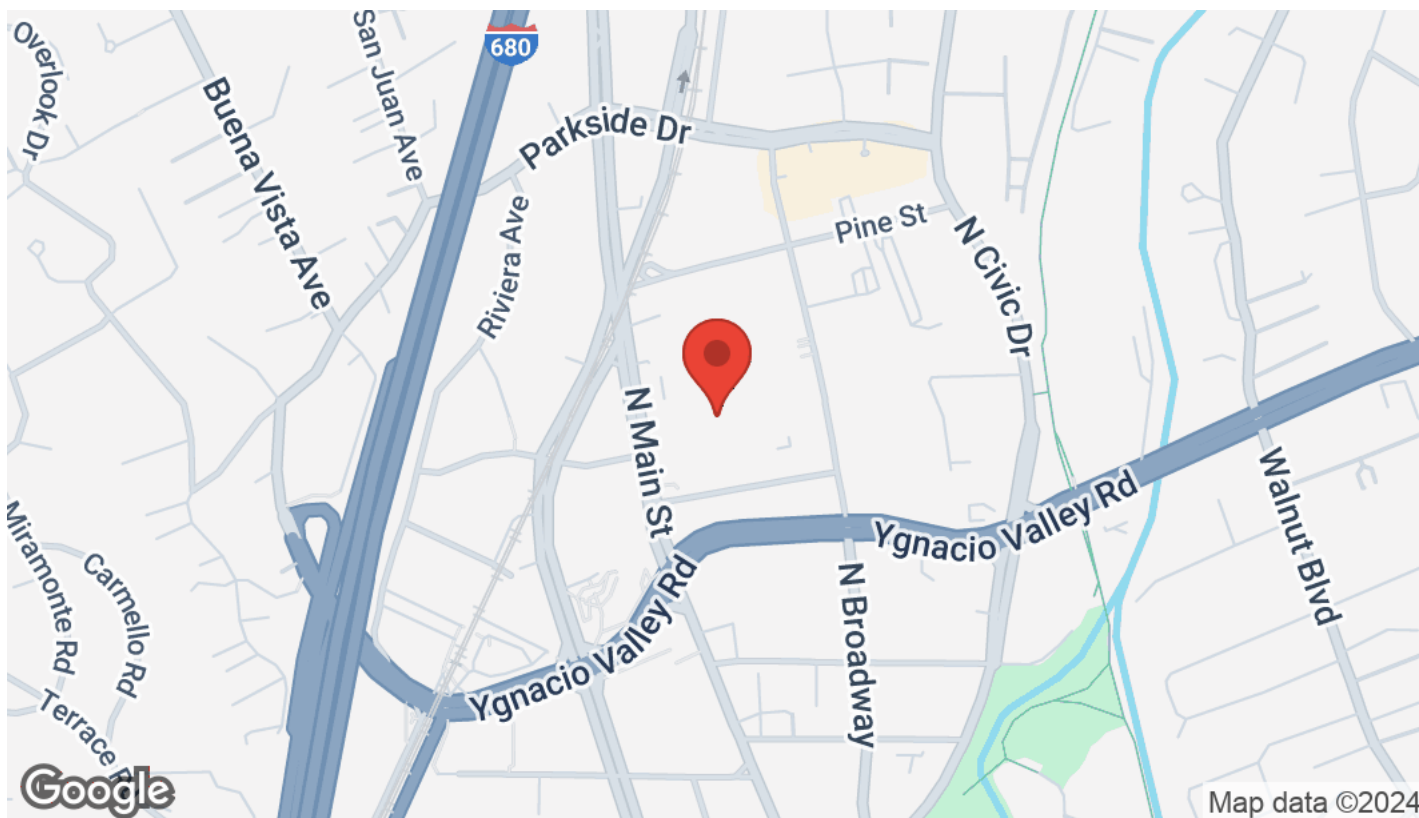
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LOCATION MAPS

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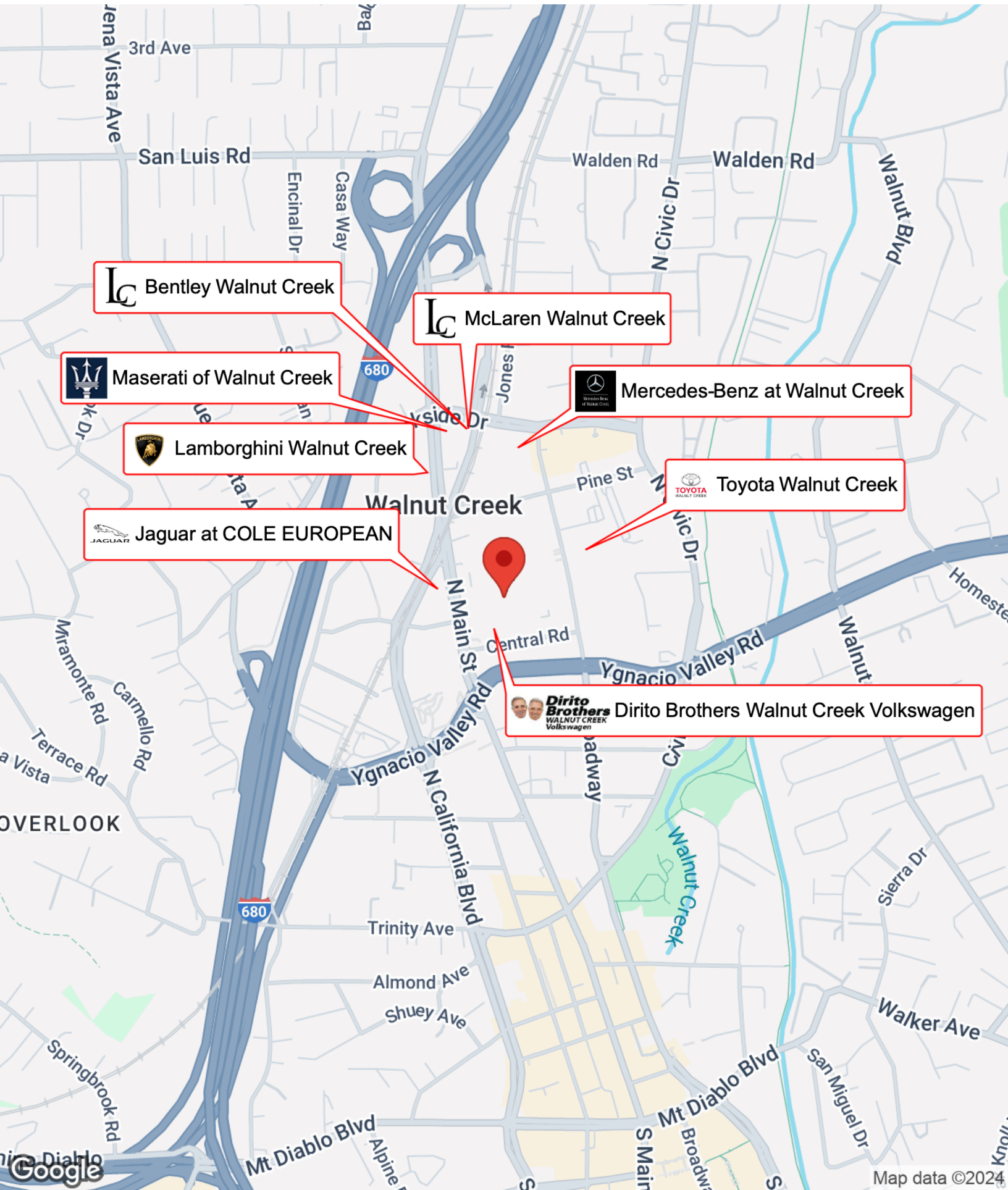


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BUSINESS MAP


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 Bentley Walnut Creek

 McLaren Walnut Creek


 Maserati of Walnut Creek

 Mercedes-Benz at Walnut Creek

 Lamborghini Walnut Creek

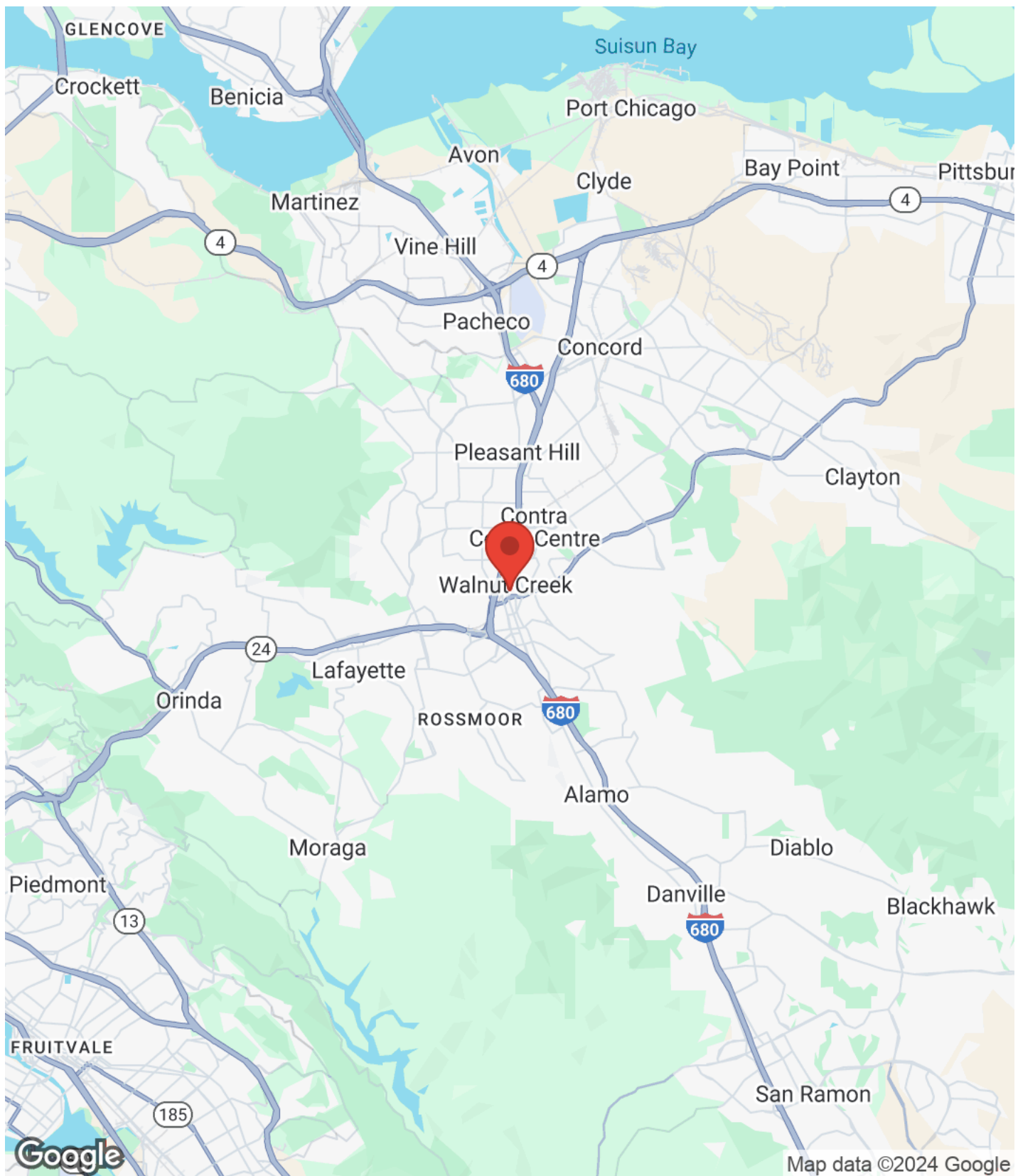
 Toyota Walnut Creek

 Jaguar at COLE EUROPEAN

 Drito Brothers Walnut Creek Volkswagen

REGIONAL MAP

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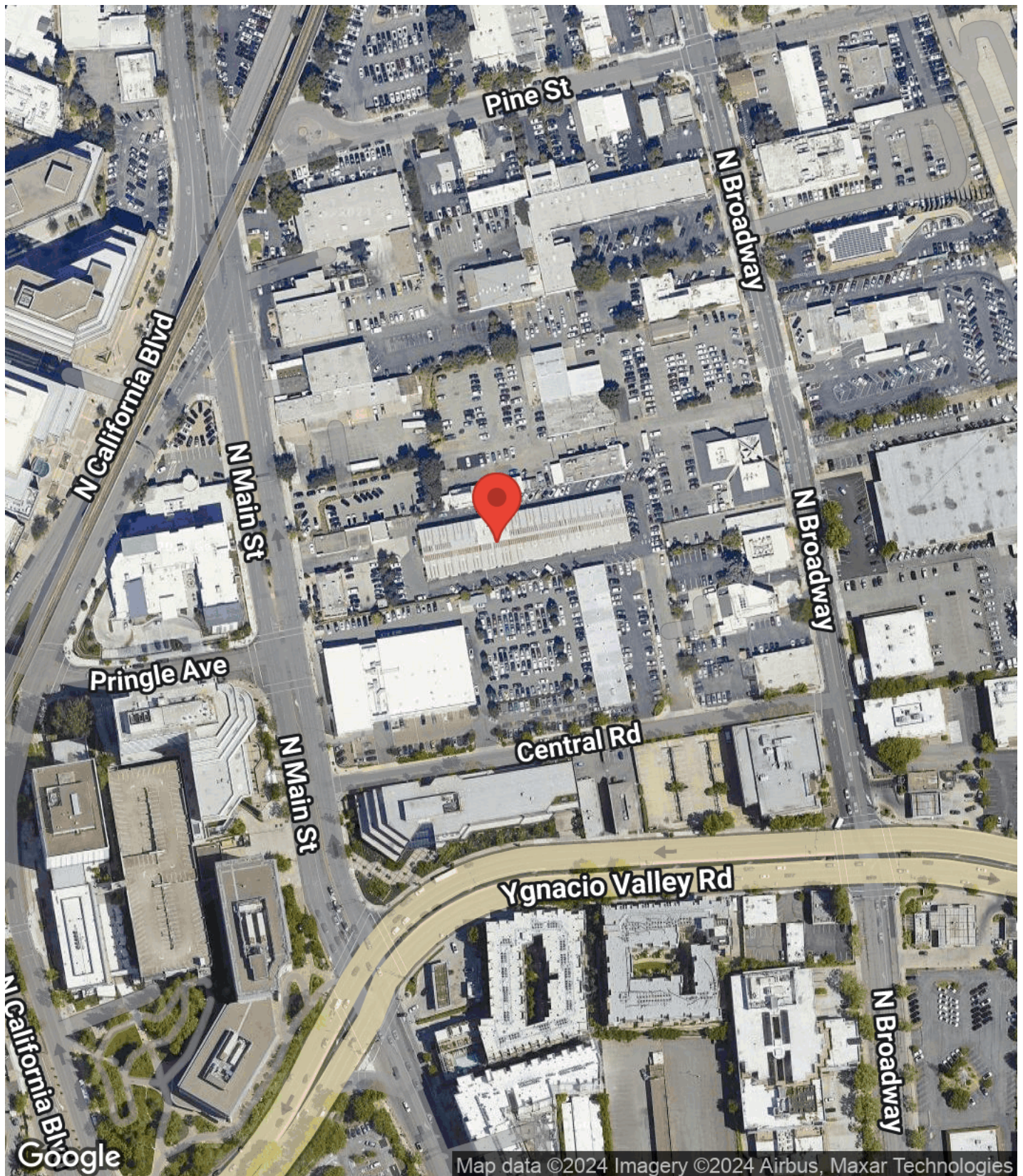
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AERIAL MAP

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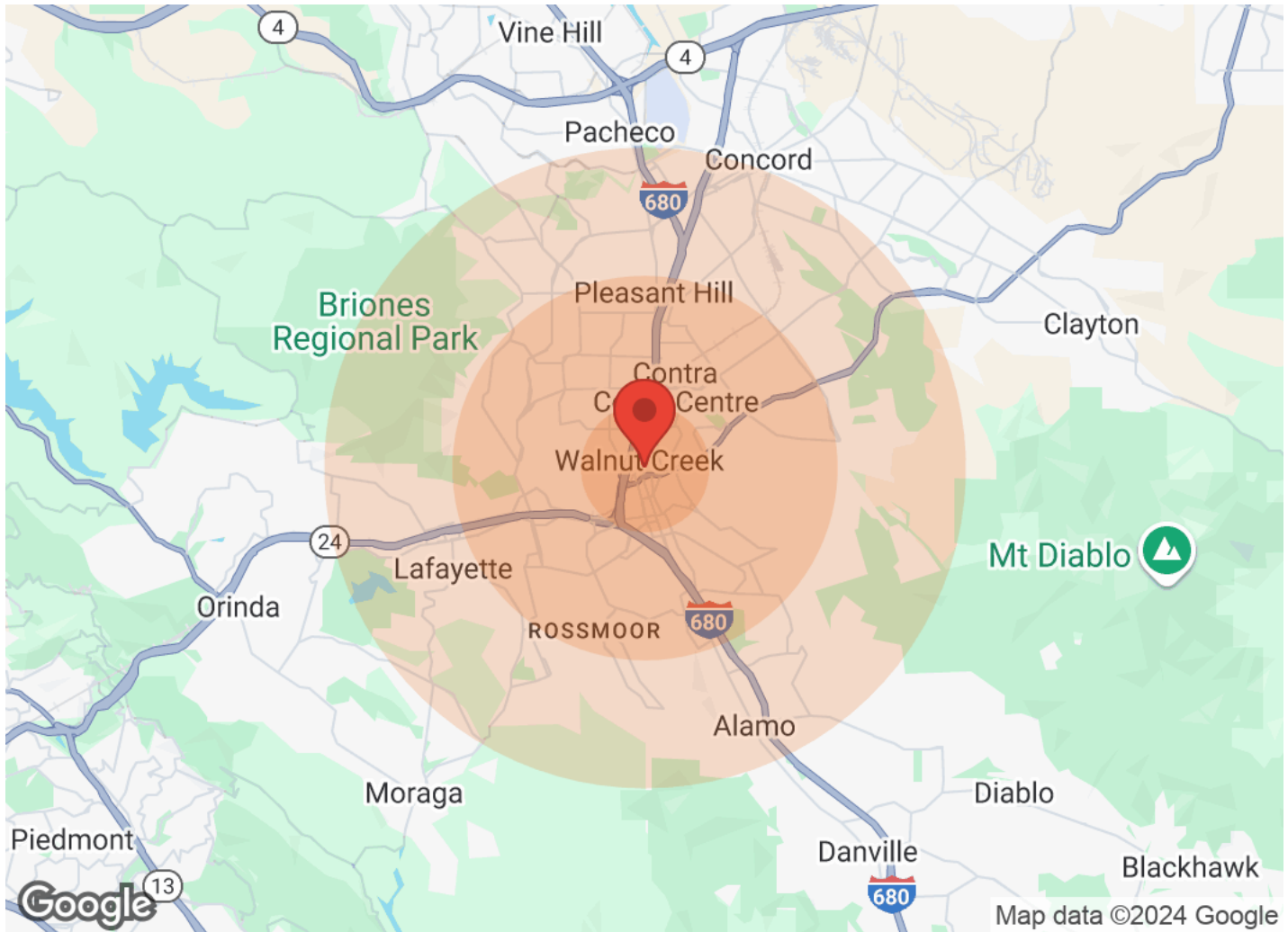
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DEMOGRAPHICS

2040 NORTH MAIN STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	7,016	48,845	101,887	Median	\$87,652	\$87,153	\$88,841
Female	7,582	53,695	109,773	< \$15,000	403	2,820	5,580
Total Population	14,598	102,540	211,660	\$15,000-\$24,999	355	3,082	5,823
				\$25,000-\$34,999	501	3,142	6,467
				\$35,000-\$49,999	784	4,280	8,498
				\$50,000-\$74,999	1,199	7,462	13,852
				\$75,000-\$99,999	1,325	5,906	10,663
				\$100,000-\$149,999	1,258	8,537	15,726
				\$150,000-\$199,999	730	4,474	7,940
				> \$200,000	480	5,723	12,025
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,114	15,057	33,620	Total Units	8,001	50,987	96,629
Ages 15-24	1,330	11,082	24,765	Occupied	7,323	47,970	91,057
Ages 25-54	6,461	38,420	79,240	Owner Occupied	3,292	29,494	58,260
Ages 55-64	2,185	15,196	29,723	Renter Occupied	4,031	18,476	32,797
Ages 65+	2,508	22,785	44,312	Vacant	678	3,017	5,572
Race	1 Mile	3 Miles	5 Miles				
White	11,330	81,785	159,883				
Black	225	1,323	3,330				
Am In/AK Nat	N/A	53	151				
Hawaiian	5	79	299				
Hispanic	1,795	10,397	37,262				
Multi-Racial	2,552	15,464	49,224				

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