

# Retail Space in Grocery Anchored Center

3631 Mt. Diablo Boulevard., Lafayette, California

±1,140 SF AND ±850 SF RETAIL SPACE AVAILABLE



## Retail space now available in Diablo Foods/Trader Joe's anchored center in the heart of Downtown Lafayette.

The retail spaces are located on Mt. Diablo Blvd between Mountain View Dr and Dewing Ave. The center is anchored by busy upscale grocer Diablo Foods and a CVS. Cotenants include a mix of national and local retailers including Verizon, Round Table Pizza and Johnny's Donut Shop.

The center presents an opportunity for a tenant to enter into the heart of the Lamorinda trade area, one of the most desirable markets in the East Bay, within a grocery anchored center.

## Demographics:

|                    | 1-mile    | 3-mile    | 5-mile    |
|--------------------|-----------|-----------|-----------|
| Total Population   | 9,143     | 50,453    | 152,169   |
| No. of Households  | 3,722     | 20,252    | 62,299    |
| Daytime Population | 10,022    | 32,338    | 132,717   |
| Median HH Income   | \$136,987 | \$153,891 | \$131,281 |

Source: Regis (2000-2010 Census, 2017 Estimates)

## Traffic:

Mt. Diablo Blvd West of Dewing Ave – 13,500 ADT  
Dewing Ave South of Mt Diablo Blvd – 3,100 ADT  
Mountain View Dr South of Mt Diablo Blvd – 2,900 ADT

Source: City of Lafayette, CA

## Location:

**Address:** 3631 Mt. Diablo Blvd., Lafayette, CA, 94549  
**Zoning:** RB Retail Business

## FOR MORE INFORMATION, PLEASE CONTACT

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**PARTNER XTEAM**  
RETAIL ADVISORS



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HIGH ALTITUDE AERIAL



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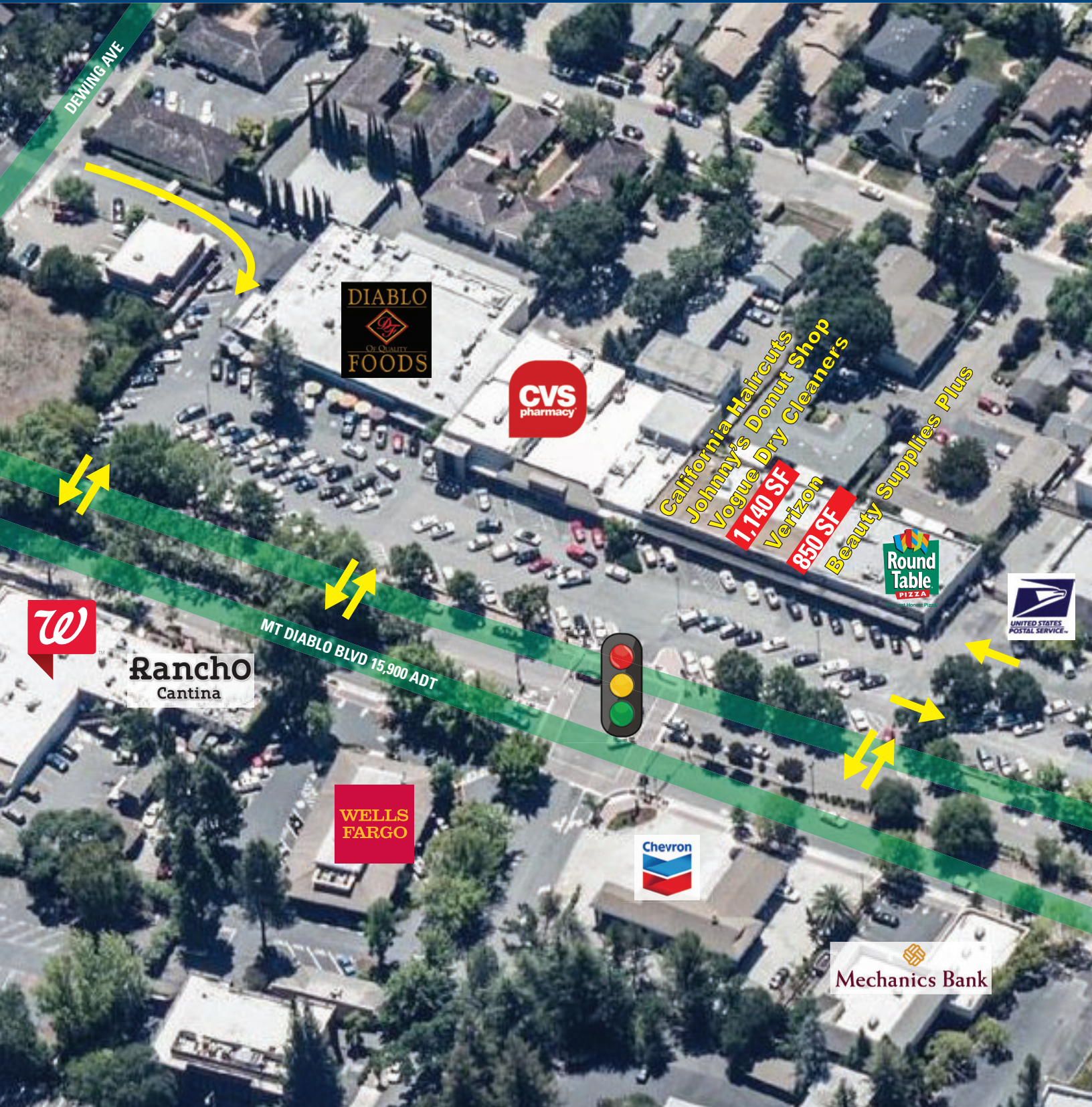




# Retail Space in Grocery Anchored Center

LOW ALTITUDE AERIAL

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## SITE PLAN

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# Retail Space in Grocery Anchored Center

## ABOUT

3631 Mt. Diablo Boulevard., Lafayette, California



Charming retail space located in a busy Diablo Foods anchored center that has contenance with a mix of local and national tenants including CVS, Verizon and Round Table Pizza.

### Location Highlights

- Located in the heart of Downtown Lafayette
- Heavy daily vehicular and pedestrian traffic
- National and local tenant mix
- Ample on site parking
- Average household incomes and education levels among the highest in the Bay Area



The center is anchored by Diablo Foods, an upscale independent grocery store.

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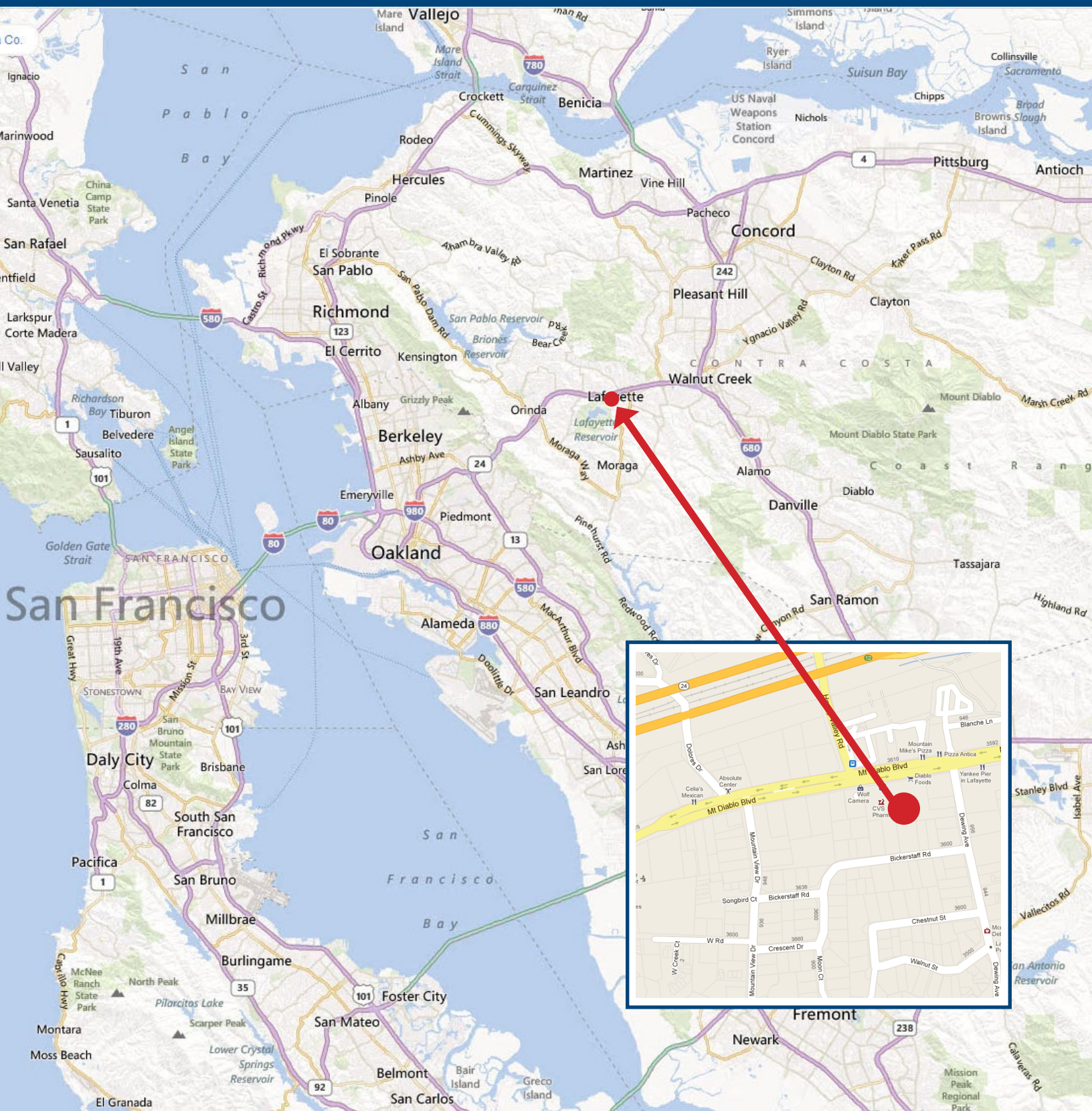
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## LOCATION MAP

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# West End Shops

3645 Mt. Diablo Boulevard., Lafayette, California

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INTERNATIONAL

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## DEMOGRAPHICS

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|                             |   | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|-----------------------------|---|-------------|-------------|-------------|
| <b>Population</b>           | 2017 Estimated Population                             | 9,143       | 50,453      | 152,169     |
|                             | 2022 Projected Population                             | 9,662       | 53,178      | 159,996     |
|                             | 2010 Census Population                                | 7,903       | 45,773      | 135,137     |
|                             | 2000 Census Population                                | 7,760       | 46,173      | 133,975     |
|                             | Projected Annual Growth 2017-2022                     | 1%          | 1%          | 1%          |
|                             | Historical Annual Growth 2000 to 2017                 | 1%          | 1%          | 1%          |
|                             | 2017 Median Age                                       | 43          | 48          | 45          |
|                             | Adj Daytime Population 16 Years +                     | 10,022      | 32,338      | 132,717     |
| <b>Households</b>           | 2017 Estimated Households                             | 3,722       | 20,252      | 62,299      |
|                             | 2022 Projected Households                             | 3,882       | 21,112      | 64,919      |
|                             | 2010 Census Households                                | 3,328       | 19,055      | 58,453      |
|                             | 2000 Census Households                                | 3,204       | 19,076      | 58,072      |
|                             | Projected Annual Growth 2017 to 2022                  | 1%          | 1%          | 1%          |
|                             | Historical Annual Growth 2000 to 2017                 | 1%          | 1%          | 1%          |
| <b>Race &amp; Ethnicity</b> | 2017 Estimated White                                  | 79%         | 79%         | 76%         |
|                             | 2017 Estimated Black or African American              | 1%          | 1%          | 3%          |
|                             | 2017 Estimated Asian or Pacific Islander              | 13%         | 14%         | 14%         |
|                             | 2017 Estimated American Indian or Native Alaskan      | 1%          | 1%          | 1%          |
|                             | 2017 Estimated Other Races                            | 6%          | 6%          | 7%          |
|                             | 2017 Estimated Hispanic                               | 8%          | 7%          | 9%          |
| <b>Income</b>               | 2017 Estimated Average Household Income               | \$196,213   | \$209,989   | \$180,722   |
|                             | 2017 Estimated Median Household Income                | \$136,987   | \$153,891   | \$131,281   |
|                             | 2017 Estimated Per Capita Income                      | \$79,960    | \$84,377    | \$74,286    |
| <b>Education</b>            | 2017 Estimated Elementary (Grade Level 0 to 8)        | 1%          | 1%          | 1%          |
|                             | 2017 Estimated Some High School (Grade Level 9 to 11) | 1%          | 1%          | 2%          |
|                             | 2017 Estimated High School Graduate                   | 8%          | 8%          | 9%          |
|                             | 2017 Estimated Some College                           | 13%         | 13%         | 16%         |
|                             | 2017 Estimated Associates Degree Only                 | 6%          | 6%          | 6%          |
|                             | 2017 Estimated Bachelor's Degree Only                 | 37%         | 38%         | 38%         |
|                             | 2017 Estimated Graduate Degree                        | 35%         | 34%         | 29%         |
| <b>Business</b>             | 2017 Estimated Total Businesses                       | 1,168       | 2,476       | 9,381       |
|                             | 2017 Estimated Total Employees                        | 7,337       | 15,043      | 80,622      |
|                             | 2017 Estimated Employee Population per Business       | 6           | 6           | 9           |
|                             | 2017 Estimated Residential Population per Business    | 8           | 20          | 16          |

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