



For lease

1001 Harvey Dr., Walnut Creek, CA 94597



Highlights

- Avalon Walnut Creek is a ±30,000 SF retail village in the heart of the Contra Costa Centre Transit Village (contracostacentre.com), an award winning hub of both commerce and living. All within a quarter mile, the Contra Costa Center offers ±2 M SF of office space, ±420 upscale hotel rooms, a premium health club and spa and immediate access to major transportation hubs.
- On-site parking (5/1000 covered parking), additional 51 spots on street**
- Built in residential population with ±622 on-siteresidential units
- Strong daytime population with ±21,374 daily workers within 1 Mile
- High income and dense demographics
- New LEED Certified Construction
- Pedestrian Friendly Village Layout and Design
- Highly visible spaces ready for occupancy



Property description

Address	1001 Harvey Dr., Walnut Creek, CA 94597
Total GLA	±30,000 sf
Traffic counts	I-680 - 231,650 ADT treat blvd. - 64,1119 ADT

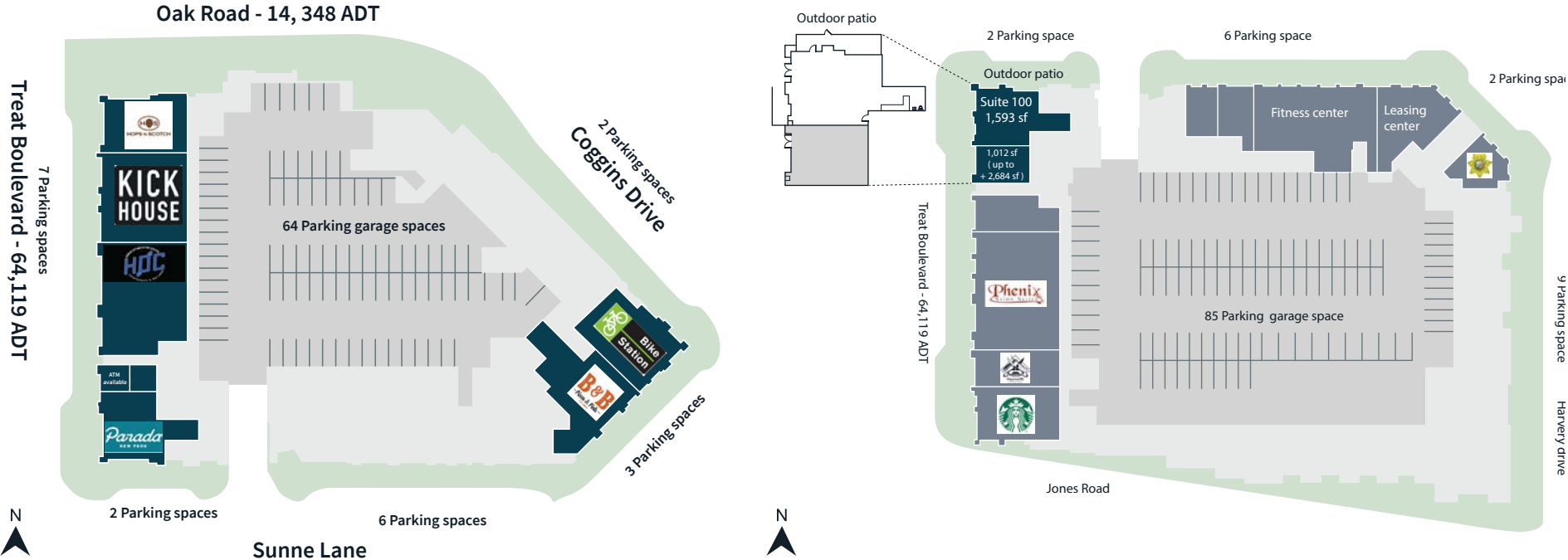
Available space

Suite 100	± 1,593 SF ± 1,012 SF (up to ± 2,605 SF)
Suite 114	± 70 SF former ATM

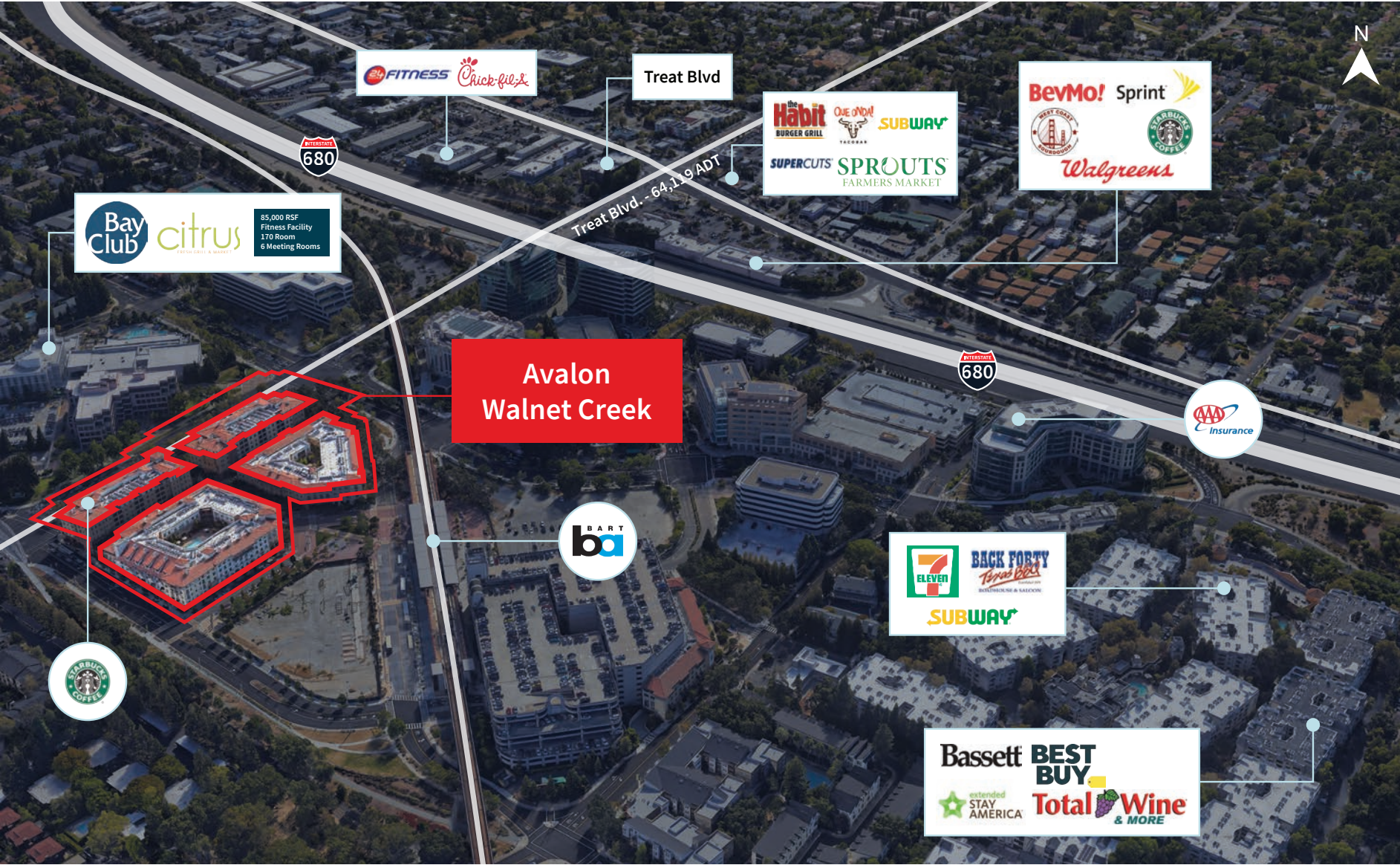
Demographics

	1 mile	3 miles	5 miles
Population	21,374	141,511	272,022
AHHI	\$175,568	\$186,806	\$186,486
Daytime population	20,844	126,840	218,165

Site plan









Close up aerial

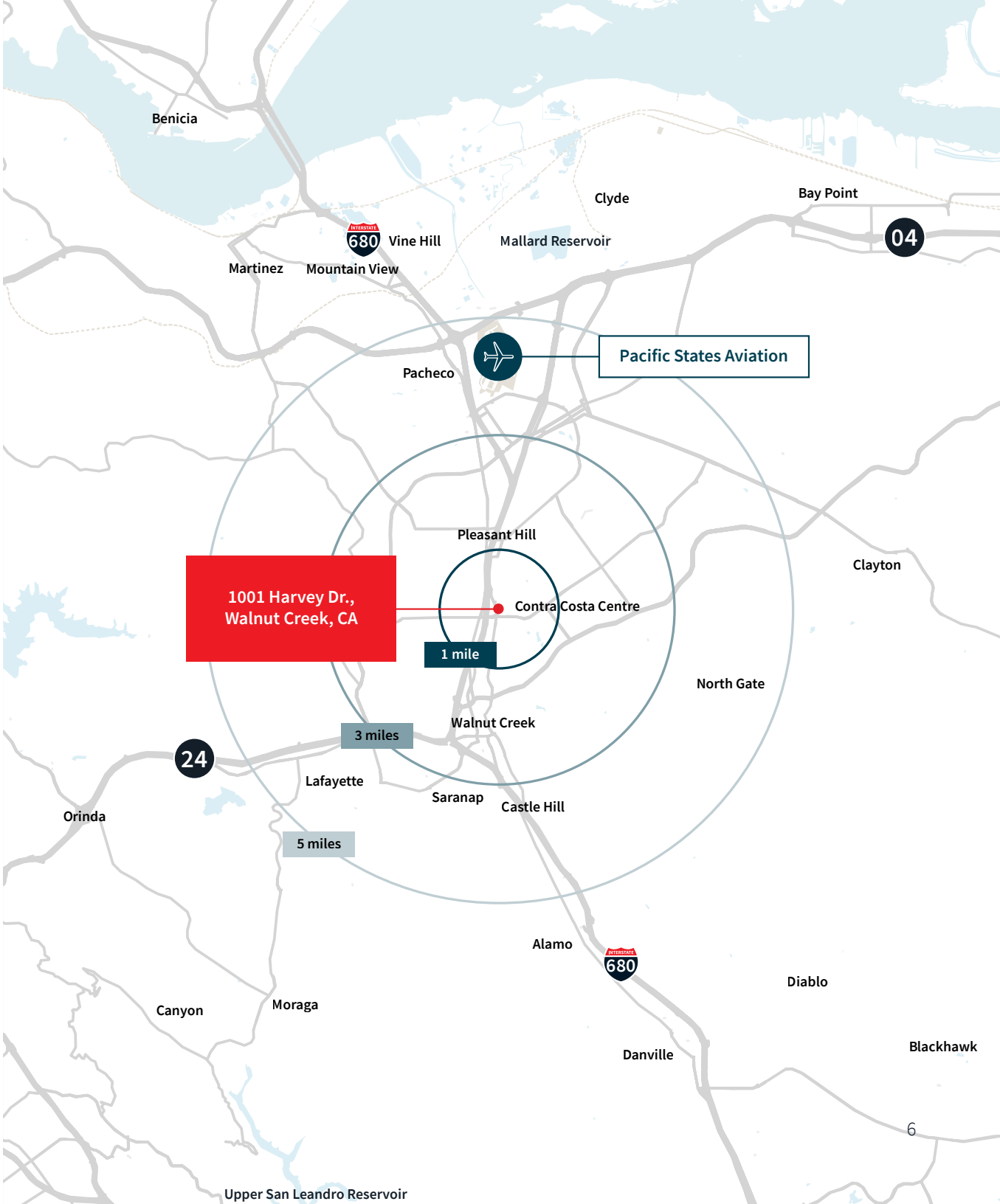


Market aerial



Demographics

	1 mile	3 miles	5 miles
 Population	21,374	141,511	272,022
 Estimated household	10,176	57,183	109,823
 Estimated average household income	\$175,568	\$186,806	\$186,486
 Estimated average household net worth	\$1.85 M	\$2.01 M	\$1.97 M
 College degree bachelor or higher	65.9 %	58.6 %	55.3 %
 Total retail expenditures	\$507.59 M	\$3 B	\$5.77 B



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Jeff Badstubner

Managing Director

jeff.badstubner@jll.com

+1 415 395 4916

RE License #01155279

Justin Choi

Vice President

justin.choi@jll.com

+1 415 395 7262

RE License #02107928