



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 ±2M 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-site residential 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

Available space

Suite 100	±1,593 SF
	±1,012 SF (up to ± 2,605 SF)
Suite 112	±3,775 SF
Suite 114	±70 SF former ATM



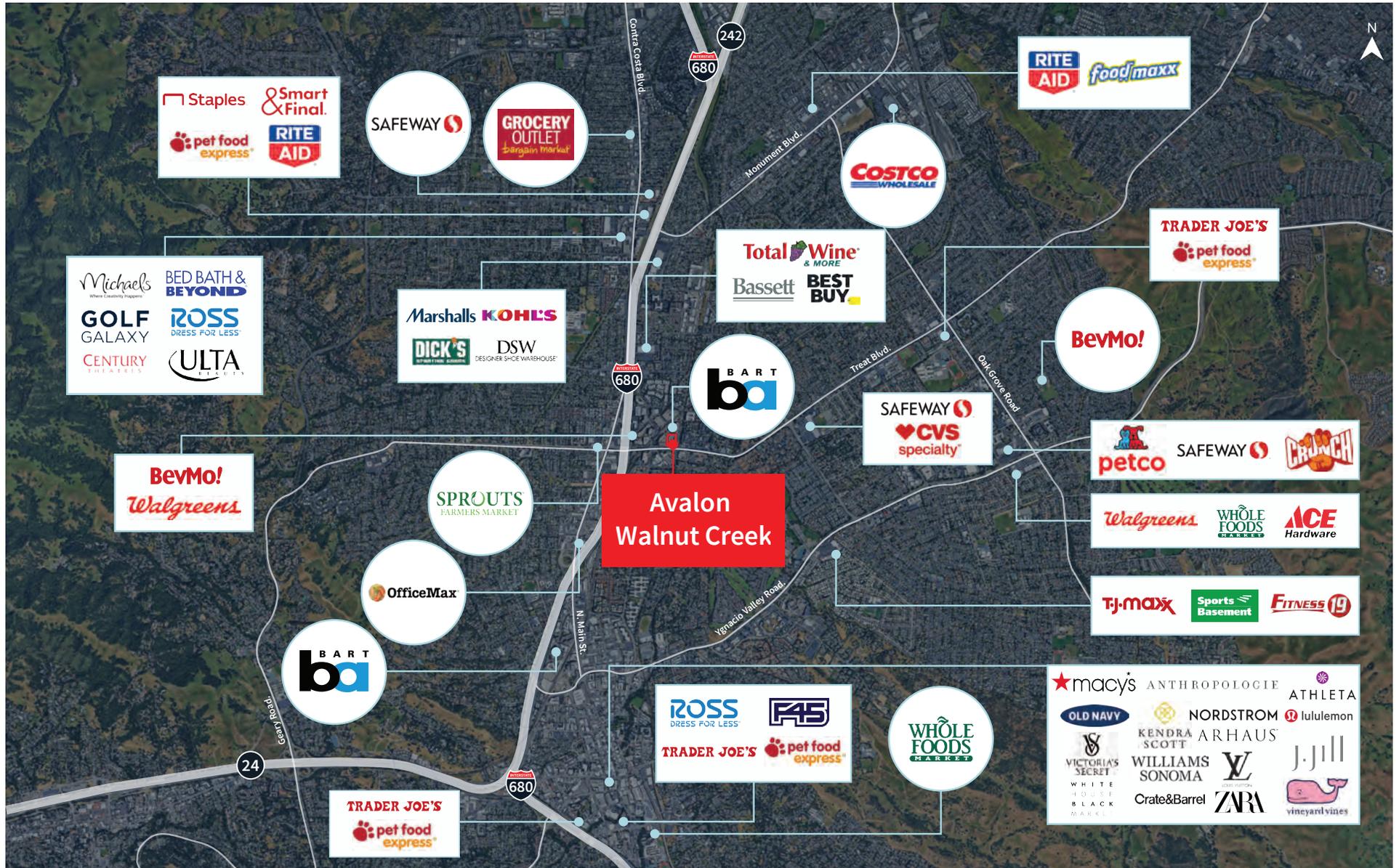
Property description

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

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

Market aerial



1001 Harvey Dr., Walnut Creek/CA 94597

Demographics

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





AvalonBay
COMMUNITIES

Jeff Badstubner

Managing Director

jeff.badstubner@jll.com

+1 415 395 4916

RE License #01155279

jll.com

Justin Choi

Vice President

justin.choi@jll.com

+1 415 395 7262

RE License #02107928

Jones Lang LaSalle Americas, Inc. License #: CO508577000

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