

RETAIL SPACE FOR LEASE



1339 Pine St | Walnut Creek, CA 94596

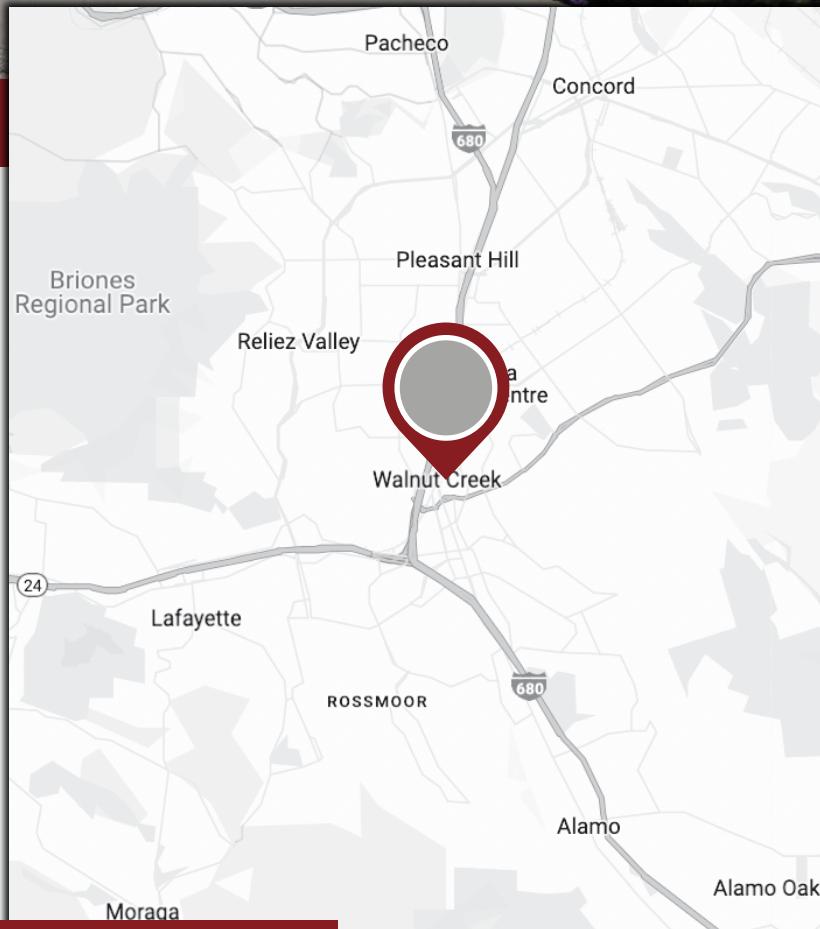


PROPERTY DESCRIPTION

AiCRE Partners proudly presents an exclusive leasing opportunity at 1339 Pine St. This prime location in the heart of Walnut Creek is just minutes from I-680 and Ygnacio Blvd, as well as abundant shopping and dining. Situated at a busy intersection, it boasts excellent traffic counts and exceptional visibility from both Pine St and Broadway.

PROPERTY HIGHLIGHTS

- 2,500 Total SF
- Premium salon suites available
- Excellent downtown Walnut Creek location
- Private parking lot
- Signage opportunities available
- Easy freeway access



FOR MORE INFORMATION CONTACT

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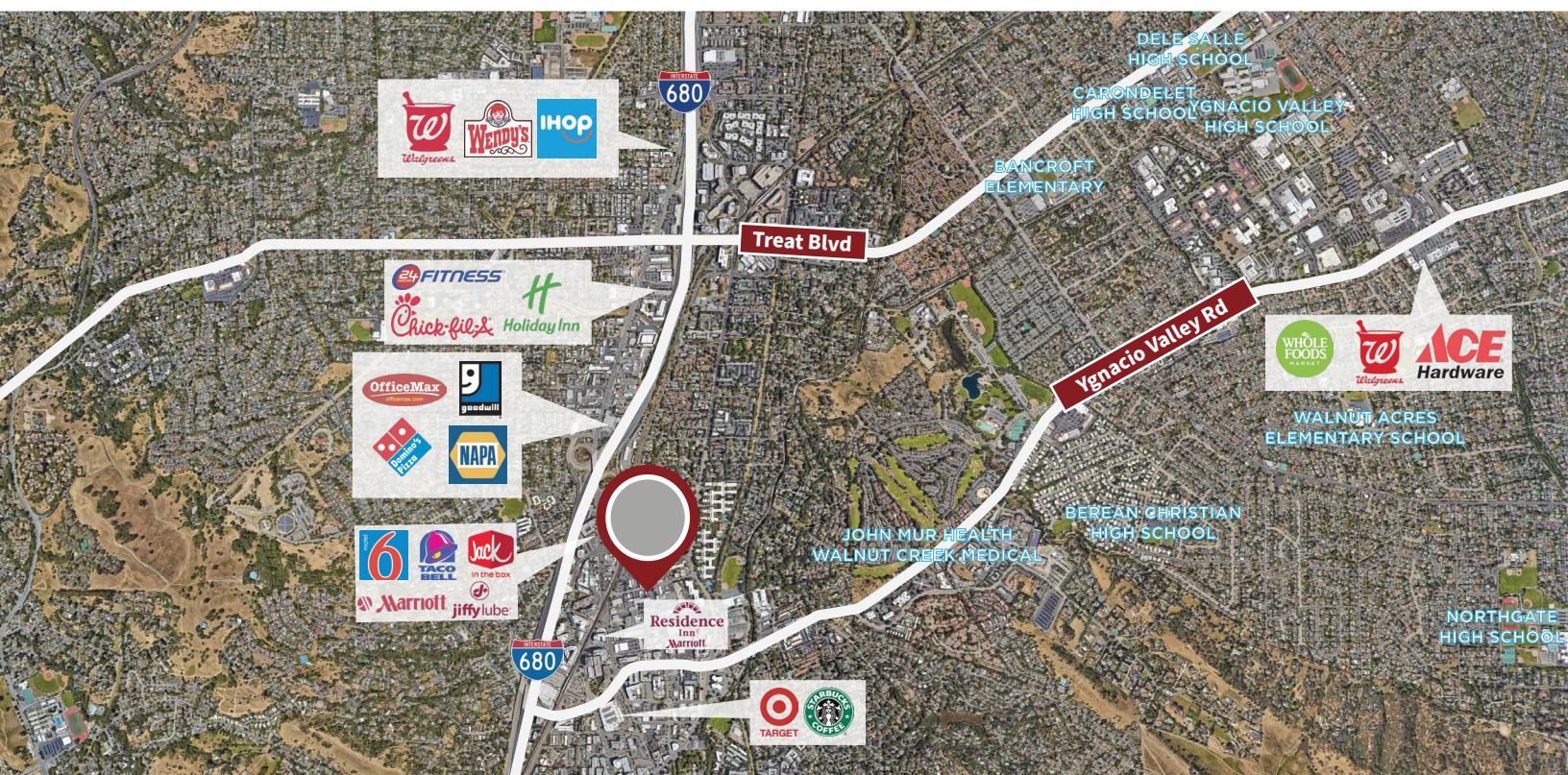
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RETAIL SPACE FOR LEASE

ACRE
PARTNERS

Aerial & Amenities Map



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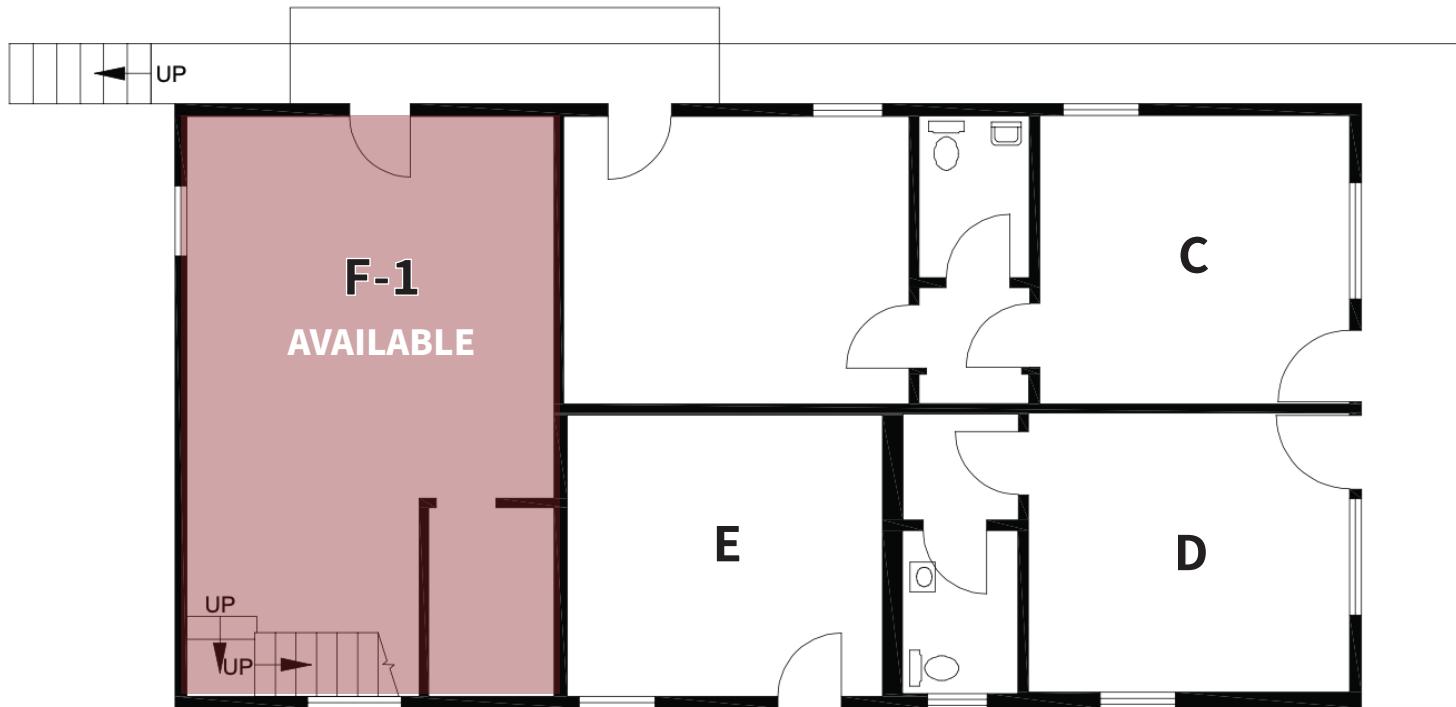
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RETAIL SPACE FOR LEASE

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Floor Plan - First Floor



AVAILABILITY

SUITE	RENTABLE SF
C	LEASED
D	LEASED
E	LEASED
F-1	489

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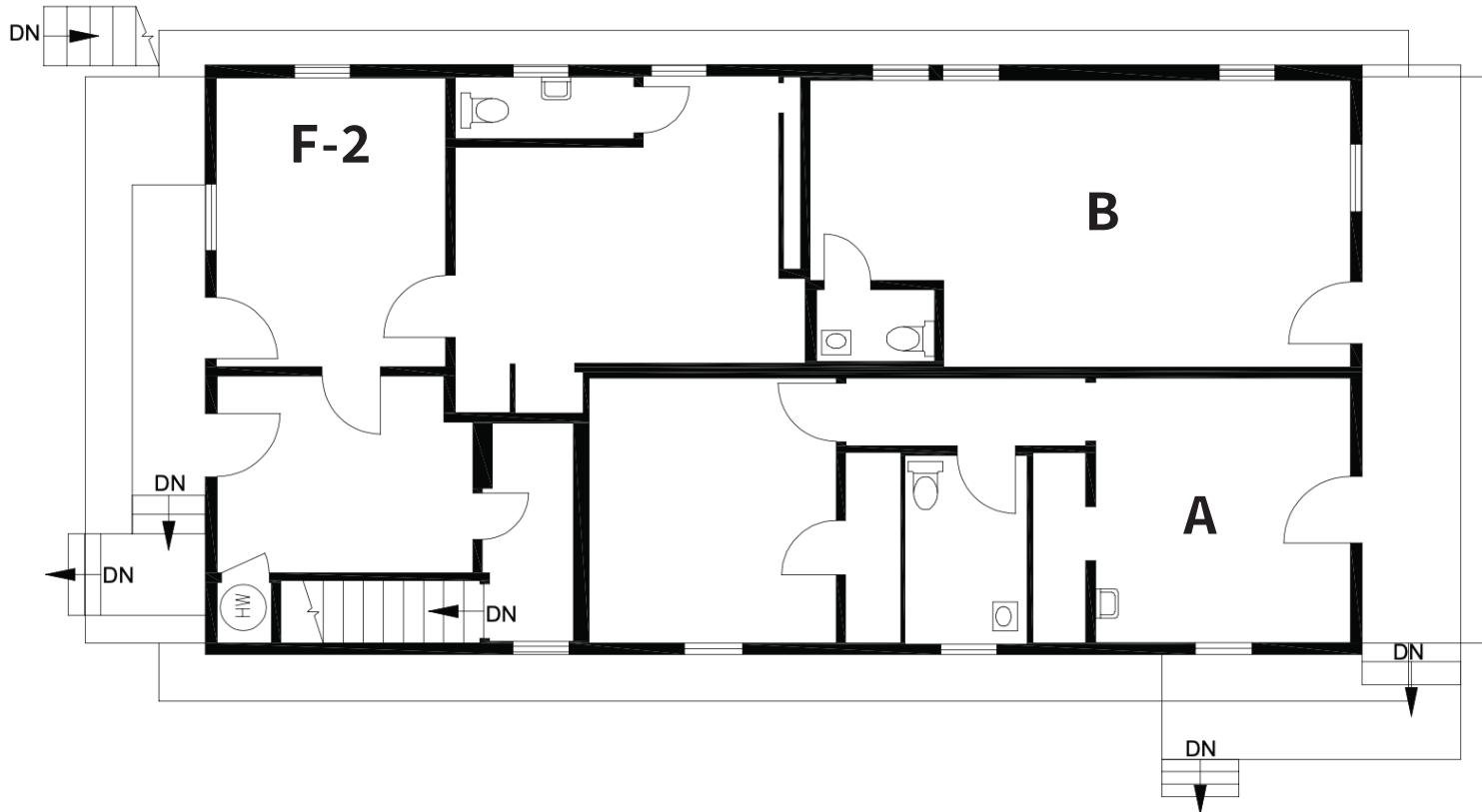
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Floor Plan - Second Floor



AVAILABILITY

SUITE	RENTABLE SF
B	LEASED
F-2	LEASED

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Parcel Map



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Location Map



2024 Summary

	Black Diamond Mines Regional Preserve	1 MILE	3 MILES	5 MILES
Population	22,018	117,416	227,718	
Households	10,509	50,065	92,512	
Families	5,373	29,640	57,697	
Average Household Size	2.08	2.31	2.43	
Owner Occupied Housing Units	4,558	29,871	57,509	
Renter Occupied Housing Units	5,951	20,194	35,003	
Median Age	38.7	43.1	43.2	
Median Household Income	\$146,900	\$142,856	\$138,622	
Average Household Income	\$197,374	\$199,371	\$196,970	

2029 Summary

	Black Diamond Mines Regional Preserve	1 MILE	3 MILES	5 MILES
Population	22,571	118,902	229,609	
Households	10,717	50,454	92,838	
Families	5,454	29,751	57,679	
Average Household Size	2.09	2.32	2.45	
Owner Occupied Housing Units	4,576	29,930	57,569	
Renter Occupied Housing Units	6,142	20,524	35,269	
Median Age	40.5	44.5	44.6	
Median Household Income	\$161,093	\$160,145	\$157,521	
Average Household Income	\$223,068	\$224,677	\$221,688	

Walnut Creek, located in the picturesque East Bay region of Northern California, is a vibrant and upscale city known for its blend of natural beauty and urban sophistication. Nestled amidst rolling hills and scenic landscapes, Walnut Creek offers residents and visitors a high quality of life. The city boasts a thriving downtown area with an array of boutiques, restaurants, and cultural attractions, such as the Lesher Center for the Arts, which hosts a variety of performances and exhibitions. Walnut Creek is also celebrated for its outdoor recreational opportunities, with numerous parks, trails, and open spaces for hiking, biking, and picnicking, including the picturesque Mount Diablo State Park. With its excellent schools, welcoming community, and proximity to the San Francisco Bay Area, Walnut Creek is a coveted destination for those seeking a balanced and vibrant Californian lifestyle.

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DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

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