



For Lease | Retail Space

Citrus Marketplace

Citrus Avenue at Oak Grove Road | Walnut Creek, CA

Citrus Marketplace is a ±101,000 SF neighborhood shopping center anchored by Club Studio and BevMo;

other tenants include: Leslie's Pool Supply, The United States Post Office, Bank of America, Ukai Bistro (Opening Soon) & Panda Express.



Accelerating success.

Contact Broker **Michael Mundelius**
Senior Vice President
CA License No. 01024436
michael.mundelius@colliers.com
+1 925 279 5585

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Property Overview

Available Space

- ±900 SF to ±4,165 SF Spaces

Asking Rent

- \$4.00 PSF/mo + \$1.24 PSF/mo for NNN

Triple Net Expenses

- Current NNN expenses are estimated at \$1.24 PSF per month in addition to the rent specified above



Demographics

	1 mile	2 miles	3 miles
 Total Population	10,711	42,692	121,046
 Daytime Population	14,508	43,314	116,540
 Median HH Income	\$156,428	\$153,704	\$118,846



Citrus Marketplace | Walnut Creek



Available Spaces

Suite	Tenant	SF
2200	Available	±4,165 SF
2210	Safari Kid	±5,000 SF
2220	BevMo!	±10,000 SF
2226	Available	±900 SF
2228	El Molino Taqueria	±1,500 SF
2230	Ice Monster	±1,200 SF

Suite	Tenant	SF
2232	TJ Nail Spa	±1,200 SF
2234	OneMain Financial	±1,200 SF
2236	European Delights Bakery	±1,289 SF
2236 B	KV Great Cuts	±1,300 SF
2238	Coffee & Confections	±1,300 SF
2242	Available	±1,300 SF

Suite	Tenant	SF
2244	U.S. Post Office	±5,200 SF
2246	Leslie Pool Supply	±4,120 SF
2250	Available	±1,105 SF
2252	Available (former hair salon)	±1,300 SF
2256	My Gym	±2,559 SF
2260	Available	±1,300 SF

Suite	Tenant	SF
2262	Arthur Murray Dance Studio	±2,580 SF
2270	Club Studio (Opening Soon)	±38,000 SF
2280	Ukai Bistro (Opening Soon)	±3,500 SF
2286	Panda Express	±2,392 SF
2290	Contingent Lease with a Restaurant	±8,276 SF

Citrus Marketplace | Walnut Creek

Local Retail

BevMo!

Citrus Marketplace

the **ORCHARDS**
at WALNUT CREEK

PETCO
Where the pets go.

SAFeway

CRUNCH

N Via Monte

Oak Grove Road | ±20,800 ADT

Ygnacio Valley Road | ±57,400 ADT

WHOLE FOODS
MARKET

ACE
The Hardware Store

Walgreens

PETSMART



Location Overview

 6,860

Daytime population within the Shadelands Retail Market

The Shadelands Retail Market, highlighted to the left in yellow, benefits from high daytime population numbers.



TRADER JOE'S

Peets Coffee & Tea
Chipotle

2 miles

1 mile

Citrus Marketplace

SAFeway

Shadelands Retail Market

WHOLE FOODS MARKET