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.

Copyright © 2023 Colliers.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Accelerating success.

Colliers

Contact Broker

Michael Mundelius

Senior Vice President CA License No. 01024436 michael.mundelius@colliers.com +1 925 279 5585

CLUB STUDIO

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	
ر Total Population	10,711	42,692	121,046	
ဂိုိုိ) ၂၂၂၂ Daytime Population	14,508	43,314	116,540	

\$153,704

\$118,846

\$156,428









Available Spaces

Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
2200	Available	±4,165 SF	2232	TJ Nail Spa	±1,200 SF	2244	U.S. Post Office	±5,200 SF	2262	Arthur Murray Dance Studio	±2,580 SF
2210	Safari Kid	±5,000 SF	2234	OneMain Financial	±1,200 SF	2246	Leslie Pool Supply	±4,120 SF	2270	Club Studio (Opening Soon)	±38,000 SF
2220	BevMo!	±10,000 SF	2236	European Delights Bakery	±1,289 SF	2250	Available	±1,105 SF	2280	Ukai Bistro (Opening Soon)	±3,500 SF
2226	Available	±900 SF	2236 B	KV Great Cuts	±1,300 SF	2252	Available (former hair salon)	±1,300 SF	2286	Panda Express	±2,392 SF
2228	El Molino Taqueria	±1,500 SF	2238	Coffee & Confections	±1,300 SF	2256	My Gym	±2,559 SF	2290	Contingent Lease with a Restaurant	±8,276 SF
2230	Ice Monster	±1,200 SF	2242	Available	±1,300 SF	2260	Available	±1,300 SF			

Local Retail





Monte







BevMo

Citrus Avel

Citrus Marketplace



Contact Broker

1 mile

2 miles

Michael Mundelius

Senior Vice President CA License No. 01024436 michael.mundelius@colliers.com +1 925 279 5585

Location Overview

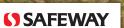
Daytime population within the Shadelands Retail Market

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



TRADER JOE'S

Peets Coffee & Tea. Chipotle





Citrus Marketplace