

■ FOR LEASE ■

# LA FIESTA SQUARE

MOUNT DIABLO BLVD.  
& MORAGA RD.,  
LAFAYETTE CA 94549



**ADRIA GIACOMELLI**

PARTNER

{925} 997-2307

adria@lockehouse.com | LIC #01498795



**LOCKEHOUSE**



**CURLINE**

**MEGHAN BASSO**

SENIOR VICE PRESIDENT

{925} 488-4143

meghan@lockehouse.com | LIC #01880016

# SUMMARY

Centrally located in the heart of downtown Lafayette, La Fiesta Square is one of Northern California's premier lifestyle centers, offering a curated selection of top dining and shopping destinations such as Blue Mercury, J.McLaughlin, The Shade Store, Chico's, Roam Artisan Burgers, Starbucks, and Tutu's.

This proven, 74,355-square-foot center spans an entire city block, providing unmatched accessibility with immediate access to Highway 24 and just blocks from BART. La Fiesta Square serves as a central hub for Lafayette's vibrant community, drawing local residents, St. Mary's College students, and employees from the surrounding area who seek upscale dining, shopping, and essential services.



## PROPERTY SUMMARY

|           |  |
|-----------|--|
| ADDRESS   | Mount Diablo Blvd. & Moraga Rd., Lafayette, CA 94549 |
| BASE RENT | Call to Inquire                                      |
| NNN       | \$20.00 PSF Annually {2024 Estimate}                 |
| SF SIZE   | ±74,355 SF {Open Air Lifestyle Center}               |
| BUILT     | 1985   |
| ZONING    | <a href="#">RB {Retail Business}</a>                 |

## AVAILABILITY

| AVAILABLE | SUITE | SF    |
|-----------|-------|-------|
|           | 63    | 645   |
|           | 967   | 2,682 |
|           | 971   | 2,606 |
|           | 963   | 4,918 |
|           | 3541  | 1,243 |



# LA FIESTA SQUARE | SITE MAP



## TENANT DIRECTORY

|            |                            |              |
|------------|----------------------------|--------------|
| 23         | Roam Artisan Burgers       | 2,285        |
| 35         | La Chataigne               | 801          |
| 53         | Tutu's                     | 5,100        |
| 57         | Caroline's Salon           | 5,724        |
| 61         | Solano Jewelers            | 1,024        |
| <b>63</b>  | <b>Available</b>           | <b>645</b>   |
| 67         | Papillon Gourmet Coffee    | 1,301        |
| <b>961</b> | <b>Available</b>           | <b>1,063</b> |
| 965        | In Lease Negotiations      | 2,928        |
| <b>967</b> | <b>Available</b>           | <b>2,682</b> |
| 969        | Sharp Bicycle              | 2,600        |
| <b>971</b> | <b>Available {1/1/25}</b>  | <b>2,606</b> |
| 973        | Art and Science of Eyewear | 3,500        |
| 975        | Sliver Pizzeria            | 2,845        |
| 977        | Sculptology                | 1,976        |
| 979        | Harper Greer               | 2,100        |
| <b>983</b> | <b>Available</b>           | <b>4,918</b> |
| 3535       | DouglaH Designs            | 3,596        |
| 3537       | Chico's                    | 1,761        |
| 3541       | Market                     | 1,243        |
| 3543       | Bluemercury                | 2,965        |
| 3545       | The Shade Store            | 1,468        |
| 3547-A     | Starbucks Coffee           | 1,254        |
| 3547-B     | J McLaughlin               | 1,590        |

# LA FIESTA SQUARE



## SUITE 983: ±4,918 SF | 2nd Generation Fitness Space

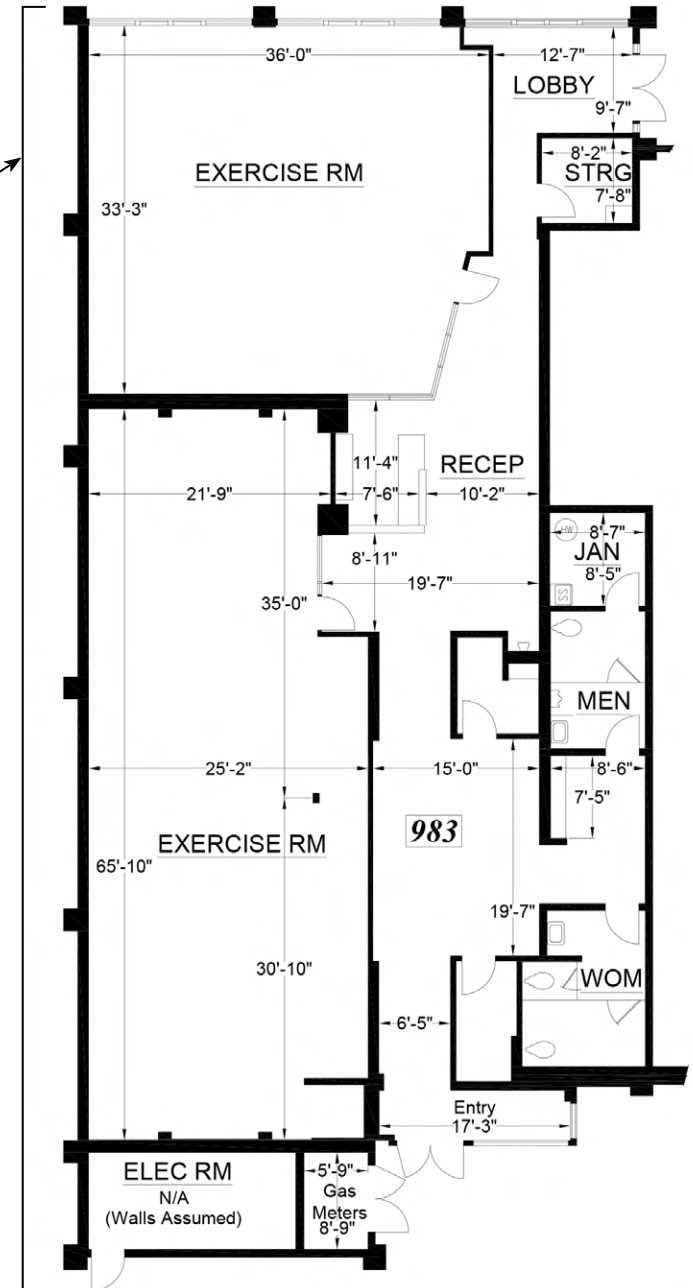
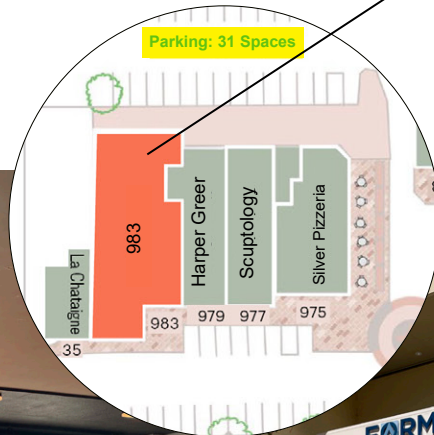
Dimensions: Frontage 48.8' x 99.1' Depth

Available: Now

### Highlights:

- 2 Restrooms
- 2 Showers
- 2 Workout Rooms
- Lobby/ Reception Area
- Casement Windows Facing Moraga Rd

[YouTube](#) [Link Walkthrough Video](#)





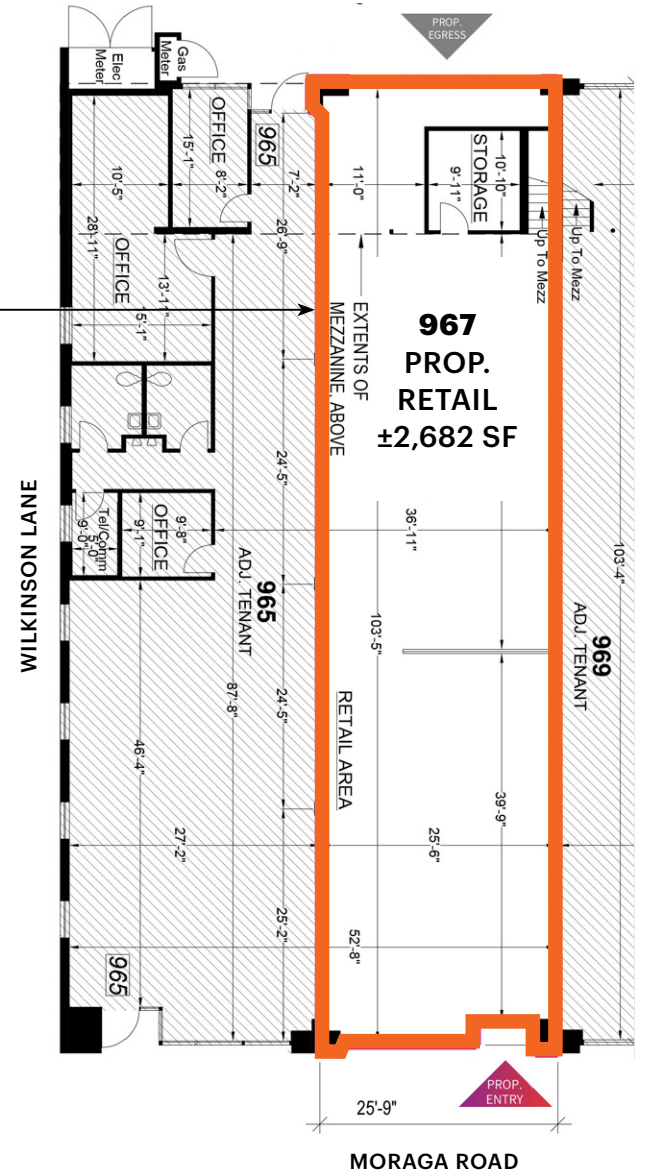
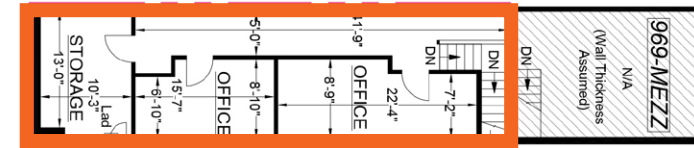
## SUITE 967: ±2,682 SF | 1st Floor Retail (Bonus ±775 SF Mezzanine)

Dimensions: Frontage 25'9" x 103'5" Depth

Available: Soon

### Highlights:

- 2 Offices, 2 Storage Units
- Frontage on Moraga Rd., Front and Rear Access





## SUITE 63: +645 SF

- Previously Urban Remedy
- Available: Now

### Highlights:

- In Line Space with 1 Restroom
- 200 amps Available

**You Tube** [Link Walkthrough Video](#)



# AVAILABLE

## SUITE 961: 1,063 SF

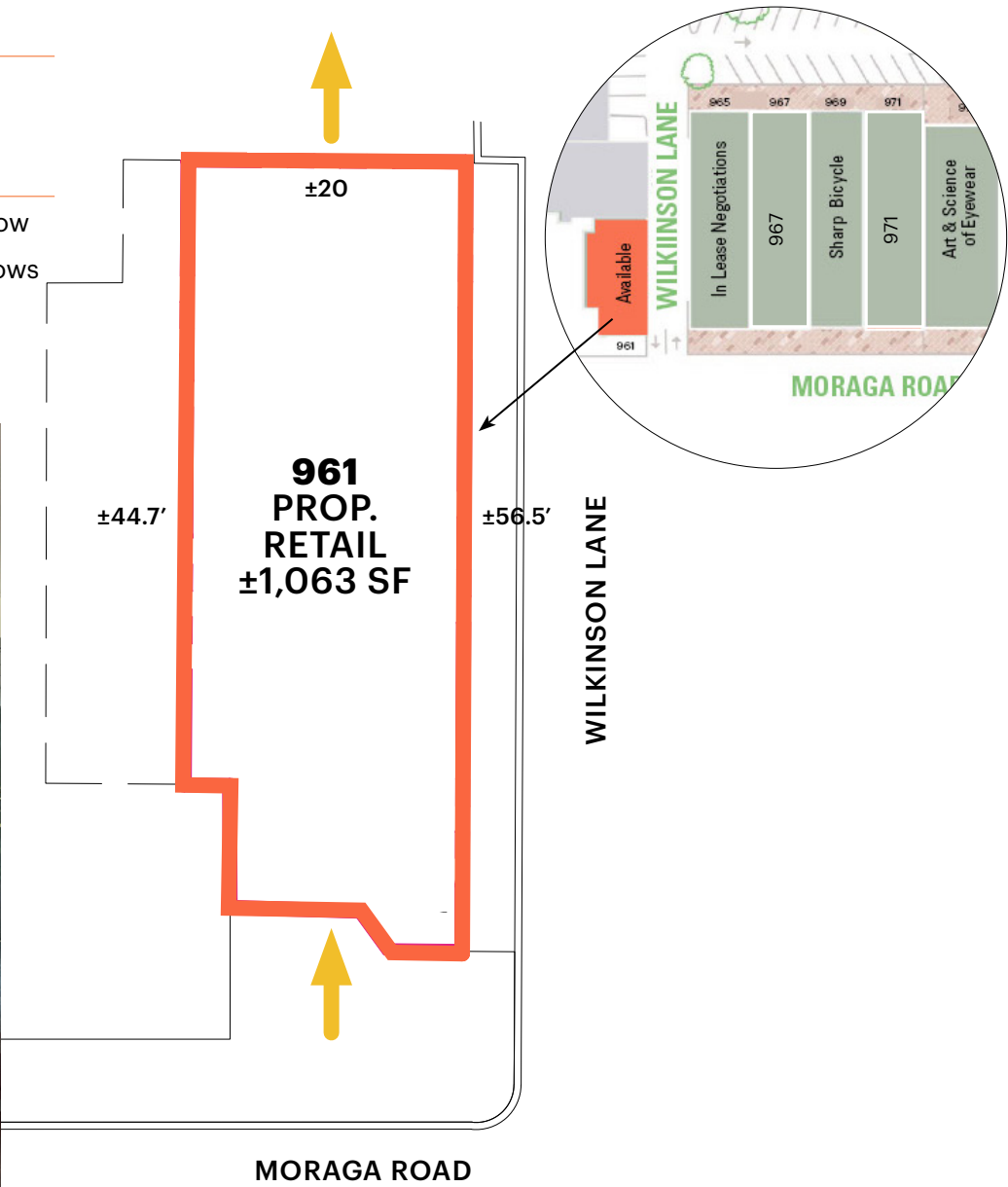
Dimensions: Frontage 20' x 56.5" Depth

- Available: Now

### Highlights:

- End Cap at Point of Ingress/Egress
- Front and Rear Access Available: Now
- 1 Restroom
- Open Feel with Surrounding Windows

 [Link Walkthrough Video](#)



# HIGHLIGHTS



## ■ PREMIER LIFESTYLE CENTER IN NORTHERN CALIFORNIA

La Fiesta Square is a vibrant 74,355-square-foot lifestyle center featuring a curated mix of top-tier dining and shopping destinations. It spans an entire city block, serving as a central hub for East Bay residents and visitors.

## ■ STRATEGIC LOCATION

Ideally positioned off Highway 24 and just two blocks from the Lafayette BART Station, La Fiesta Square is located at the most trafficked intersection in town. This connectivity offers easy access by car, foot, and bike, appealing to nearly 3,500 daily commuters.

## ■ AFFLUENT SURROUNDINGS

Located in downtown Lafayette, La Fiesta Square benefits from some of the most affluent and highly educated demographics in the country. The area boasts an average household income of \$201,337, making it one of the most desirable trade areas on the West Coast.

## ■ PROVEN RETAIL & DINING BRANDS

Featuring a balanced mix of national and regional brands like Blue Mercury, Roam Artisan Burgers, and The Shade Store, La Fiesta Square caters to a wide range of shopping and dining preferences. It draws both local and regional visitors looking for upscale options in a convenient setting.

## ■ CONVENIENT ACCESS & PRIVATE PARKING

With both private and metered parking available, La Fiesta Square provides customers with a hassle-free experience. Nearby amenities, including Whole Foods, Diablo Foods, and Trader Joe's, make it a one-stop destination for daily needs and upscale shopping.





# LAFAYETTE AERIAL



## LA FIESTA SQUARE

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|  |  |  |  |

## LAFAYETTE MERCANTILE

|  |  |  |  |
|--|--|--|--|
|  |  |  |  |
|  |  |  |  |

|  |  |
|--|--|
|  |  |
|  |  |

|  |  |
|--|--|
|  |  |
|--|--|

|  |  |
|--|--|
|  |  |
|  |  |

MORAGA RD: 23,647 ADT

MT. DIABLO 30,990 ADT

3,500 Avg. Weekday Exits

CALIFORNIA 24

HWY 24 173,496 ADT

\*Demographic Source: Sites USA REGIS Online 09/24/24

# DEMOGRAPHICS



**1 MILE    3 MILES    5 MILES**

POPULATION

|       |        |         |
|-------|--------|---------|
| 9,598 | 53,817 | 157,712 |
|-------|--------|---------|

ESTIMATED HOUSEHOLDS

|       |        |        |
|-------|--------|--------|
| 4,007 | 22,403 | 68,000 |
|-------|--------|--------|

ESTIMATED AVERAGE HOUSEHOLD INCOME

|           |           |           |
|-----------|-----------|-----------|
| \$196,084 | \$276,949 | \$243,831 |
|-----------|-----------|-----------|

ESTIMATED AVERAGE HOUSEHOLD NET WORTH

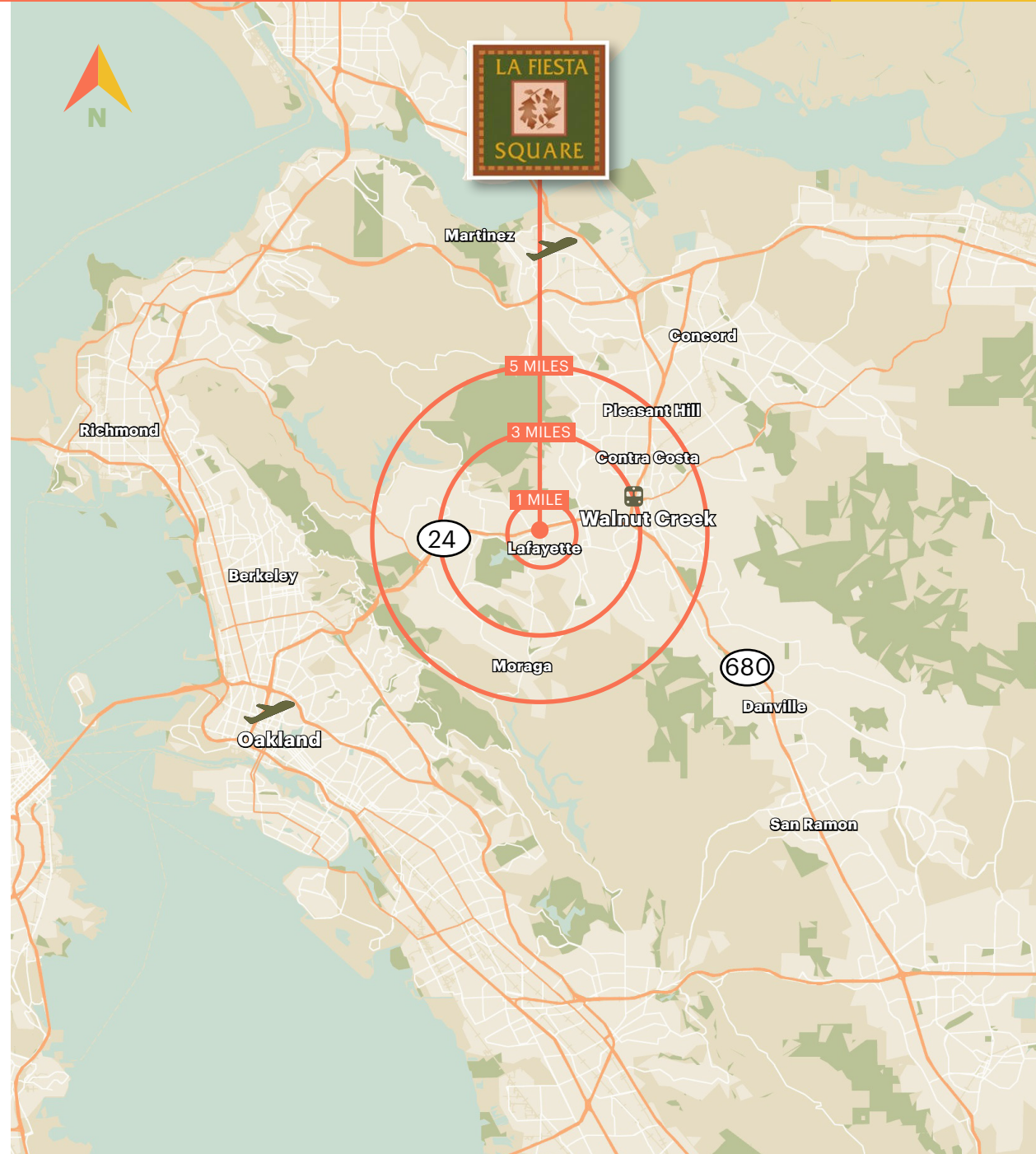
|          |          |          |
|----------|----------|----------|
| \$2.54 M | \$2.49 M | \$2.23 M |
|----------|----------|----------|

COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

|       |       |       |
|-------|-------|-------|
| 75.1% | 74.2% | 71.1% |
|-------|-------|-------|

TOTAL RETAIL ANNUAL EXPENDITURES

|            |          |          |
|------------|----------|----------|
| \$676.18 M | \$3.56 B | \$9.65 B |
|------------|----------|----------|



\*Demographic Source: Sites USA REGIS Online 09/24/24



LA FIESTA SQUARE

\*Page 5 Image Source: La Fiesta Website {<https://lafiestasquare.com/>}

**ADRIA GIACOMELLI**

PARTNER

{925} 627-7905

adria@lockehouse.com | LIC #01498795



**LOCKEHOUSE**



**CURBLINE**

**MEGHAN BASSO**

SENIOR VICE PRESIDENT

{925} 488-4143

meghan@lockehouse.com | LIC #01880016