



RARE RESTAURANT SPACE FOR LEASE

**1535** GIAMMONA DRIVE  
WALNUT CREEK

AYANA

# PROPERTY SUMMARY

AYANA

- 4,000 SF + / -
- Rare 2nd Generation Restaurant Space
- Private Back Patio for up to 100 +/- people
- Customizable Facade (Conceptual Renderings Enclosed)
- Located in Downtown Walnut Creek
- Emerging area with several dynamic retailers and restaurants
- Highly anticipated Sweet Maple opening next door
- Walking distance to retailers and restaurants, close proximity to the Leshar arts and entertainment center, and near parking garages



## DEMOGRAPHICS

BEST PLACES  
TO LIVE

**8 OF 100**

WALK  
SCORE

**95**

**2.5 m**

SQFT OF  
RETAIL

**2.7 m**

SQFT OF  
OFFICE

## 5 MILE RADIUS

**212k**

POPULATION  
ESTIMATE

**176k**

DAYTIME  
POPULATION

**86k**

HOUSEHOLDS

**209k**

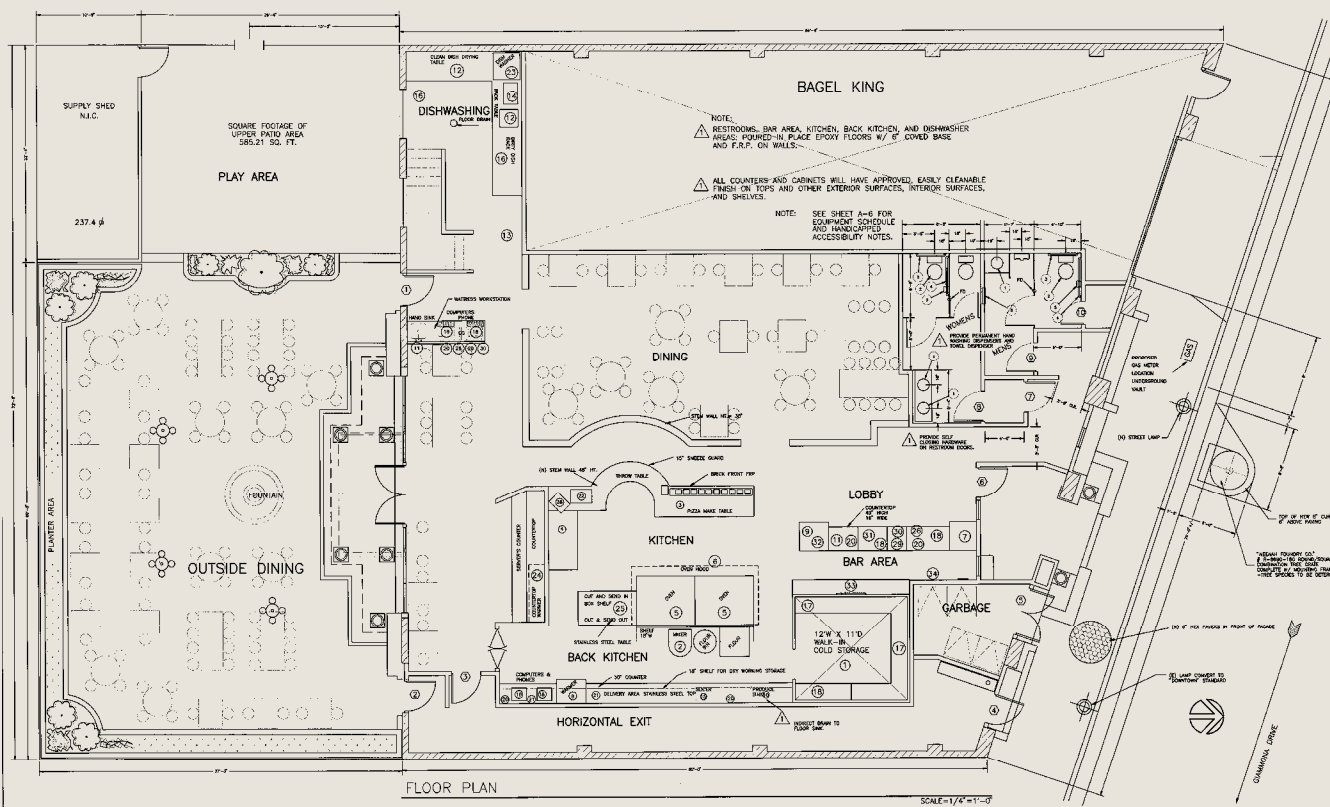
INCOME

\*Renderings are conceptual in nature. Facade delivered As-Is.



# SITE PLAN

AYANA







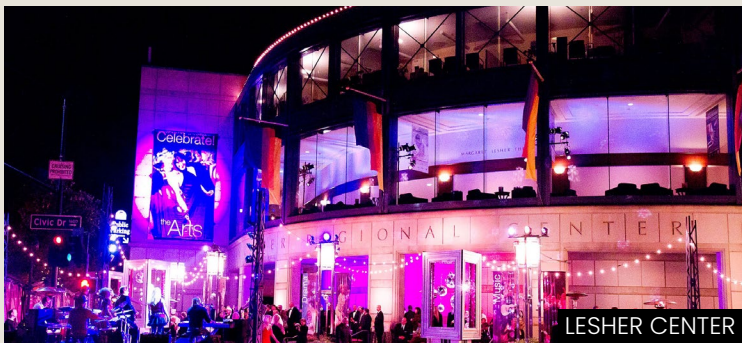
OL BEER BAR



SWEET MAPLE



BOURBON HIGHWAY



LESHNER CENTER



TARGET



MONTESACRO

# 1535 GIAMMONA IN WALNUT CREEK

Nestled in Walnut Creek, the East Bay's premier shopping destination, this coveted restaurant space entices restaurateurs seeking to capitalize on a bustling dining scene. Walnut Creek draws patrons from across the Bay Area and boasts a thriving trade area.

The space is located at 1535 Giammona Drive, between Locust and Main Street. It is surrounded by a dynamic mix of established retailers and renowned eateries. Adjacent to the property, the highly anticipated Sweet Maple, by the acclaimed team behind Berkeley Social Club and Kitchen Story (over 10,000 combined Yelp reviews!), is set to open its doors soon. Nearby the neighborhood includes, artisan italian fare from Montesacro (from San Francisco and Brooklyn), fine wines at Residual Sugar Wine Bar (Diablo Magazine Best of Nightlife), comfort food at Katy's Kreek (Best of the East Bay), rare craft beer at OL Beer Bar , and a large selection of Whiskeys at Bourbon Highway, among many other esteemed establishments.

1535 Giammona Drive is home to a beloved local restaurant (please do not disturb) for over two decades. The space boasts a rich history and is equipped with restaurant infrastructure, including a spacious private patio. Additionally, the exterior facade offers ample opportunity for customization, as depicted in the enclosed sample inspirational renderings.

Don't miss your chance to become part of Walnut Creek's thriving culinary landscape!





**Target**

**Ford**

**BURGER KING**

**BOUND TABLE**  
SINCE 1991

**TOSH'S**  
RESTAURANT

**FREMONT BANK**

**P**

**Summit Bank**

**Residual SUGAR**  
WINE BAR

**W**

**MONTESACRO**

**OL**

**BOURBON Highway**

**CIVIC DRIVE**

**Starbucks**

Sweet Maple

**Benvenuti**  
RISTORANTE

**FIRST REPUBLIC BANK**

**UPS THE UPS STORE**

**Lesher Center FOR THE Arts**

**Lettuce**  
RESTAURANT & CATERING

**P**

**Bedford Gallery**

**P**

**TOYOSU**

**BURMA 2**  
BURMESE RESTAURANT

**N CALIFORNIA BLVD**

**P**

**MAS SIMO**  
RISTORANTE

**DARYOUSH**

**OKI POKE**

**LIMÓN**

**ELLA**

**BRODERICK**  
EST. 1983

**lita**





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