



Countrywood
SHOPPING CENTER

BANCROFT RD. & TREAT BLVD.
WALNUT CREEK, CA

**ANCHOR
OPPORTUNITY**

+/- 18,310 SF

**2ND GEN
RESTAURANT**

+/- 1,500 - 3,018 SF

AVAILABLE OCTOBER 2024

TOP PERFORMING SHOPPING
CENTER IN THE HEART OF
WALNUT CREEK

retailwest



**STRETCH
LAB**

COMING SOON!

EXCLUSIVE LISTING AGENTS: CECE VOHS CIMINO CECE@RETAILWESTINC.COM & HILARY PARKER HPARKER@RETAILWESTINC.COM

Full of charm and a community staple, this Safeway anchored neighborhood center, features a collection of both local and national retailers in an open air, town & country setting. Conveniently located in the heart of Walnut Creek at **Treat Boulevard (40,397 ADT) & Bancroft Road (21,864 ADT)**, Countrywood has served the daily shopping needs of the Walnut Creek and Concord communities for the last 40 years.



2023 DEMOGRAPHICS

| 1 mile | 3 mile |
|-----------------------------------|-----------------------------------|
| 18,041 Est. Population | 139,878 Est. Population |
| 12,916 Est. Daytime Population | 86,153 Est. Daytime Population |
| \$201,660 Average HH Income | \$188,777 Average HH Income |

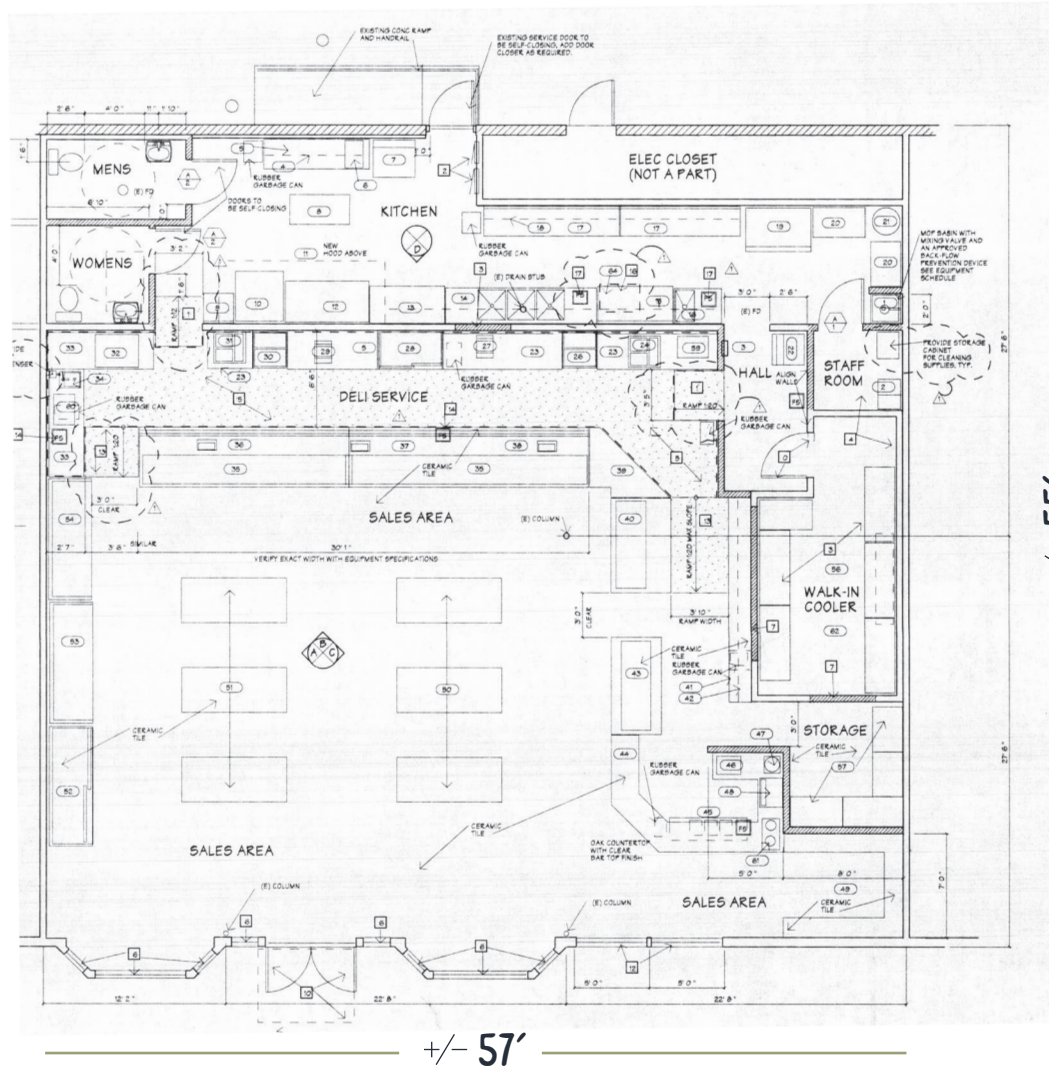




- Safari Kid 1
- Artie's Lounge 2
- Sichuan House 3
- Cleaners 4
- Countrywood Interiors 5
- 1,500 - 3,018 SF AVAILABLE 6**
- Pizzalina 7
- Nail Salon 8
- Milner's Jewelers 9
- Makers Gallery & Parlor 10
- Countrywood Florist 11
- Elsmore Swim Shop 12
- Stretch Lab (COMING SOON) 13**
- Mexican Grill 14
- All Start Donuts 15
- CVS 16
- Noah's Bagels 17
- Cousin's Kiosk & Engraving 18
- Starbuck's Coffee 19
- 18,310 SF AVAILABLE 20**
- Leasing Office 21
- Safeway 22
- UPS Store 23
- Jamba Juice 24
- Anime Shop Near Me 25
- Obrien's Ice Cream 26
- Black Bear Diner 27
- Panera Bread 28
- Provident Credit Union 29

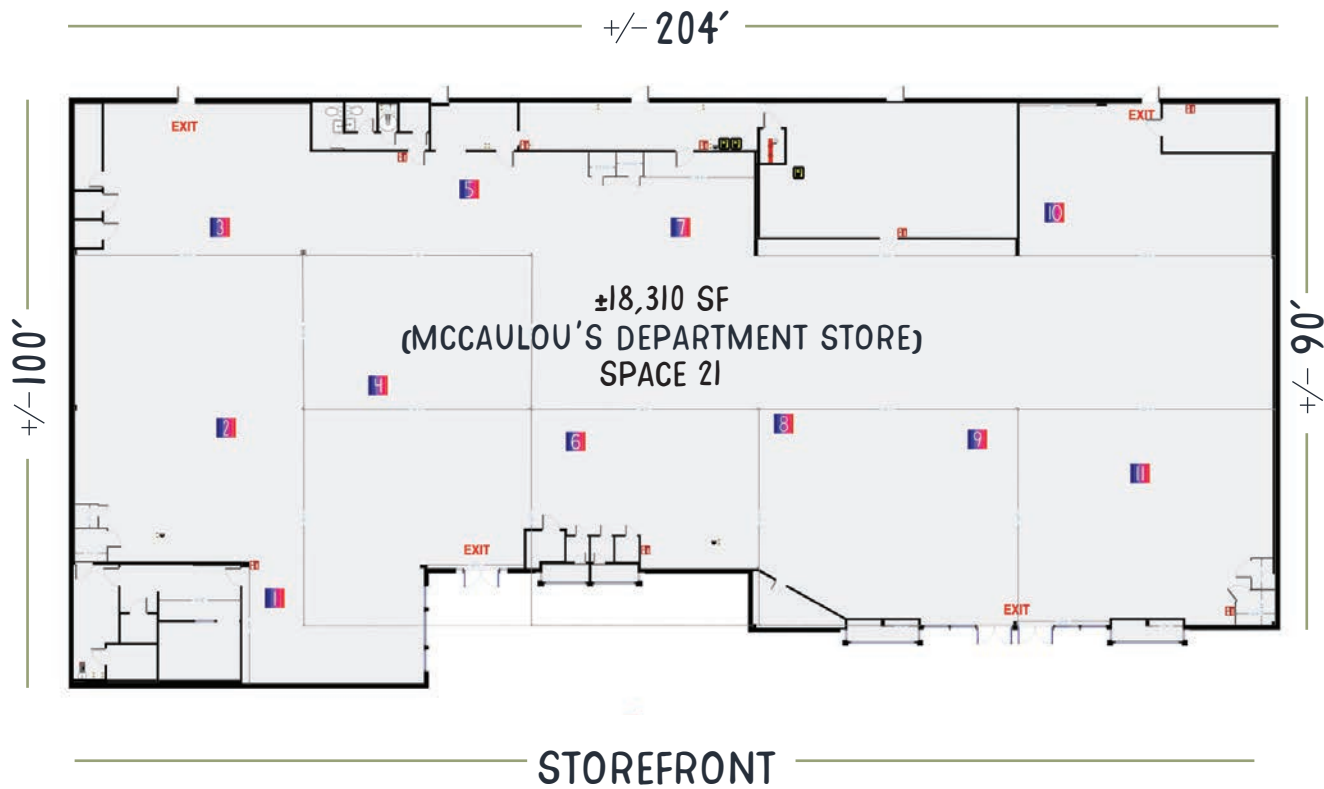
SECOND GEN RESTAURANT

- 2064-C Treat Blvd.
- Available October 1, 2024
- Potential to demise to 1,500 SF



ANCHOR OPPORTUNITY

- 718-C Bancroft Road
- Available 30 - 60 days



TREAT BLVD. 44,833 ADT

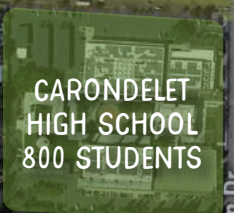
BANCROFT ROAD 29,368 ADT



SITE



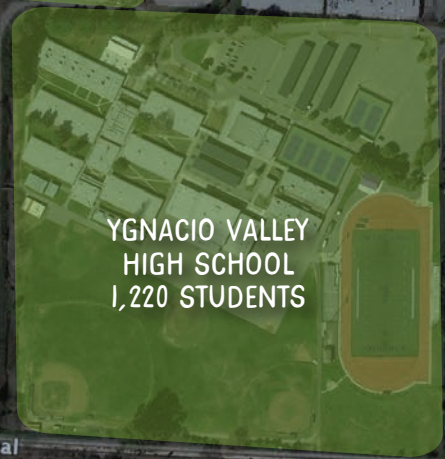
BANCROFT
ELEMENTARY
645 STUDENTS



CARONDELET
HIGH SCHOOL
800 STUDENTS



DE LA SALLE
HIGH SCHOOL
1,040 STUDENTS



YGNACIO VALLEY
HIGH SCHOOL
1,220 STUDENTS



KAISER PERMANENTE
HOSPITAL & MEDICAL OFFICES



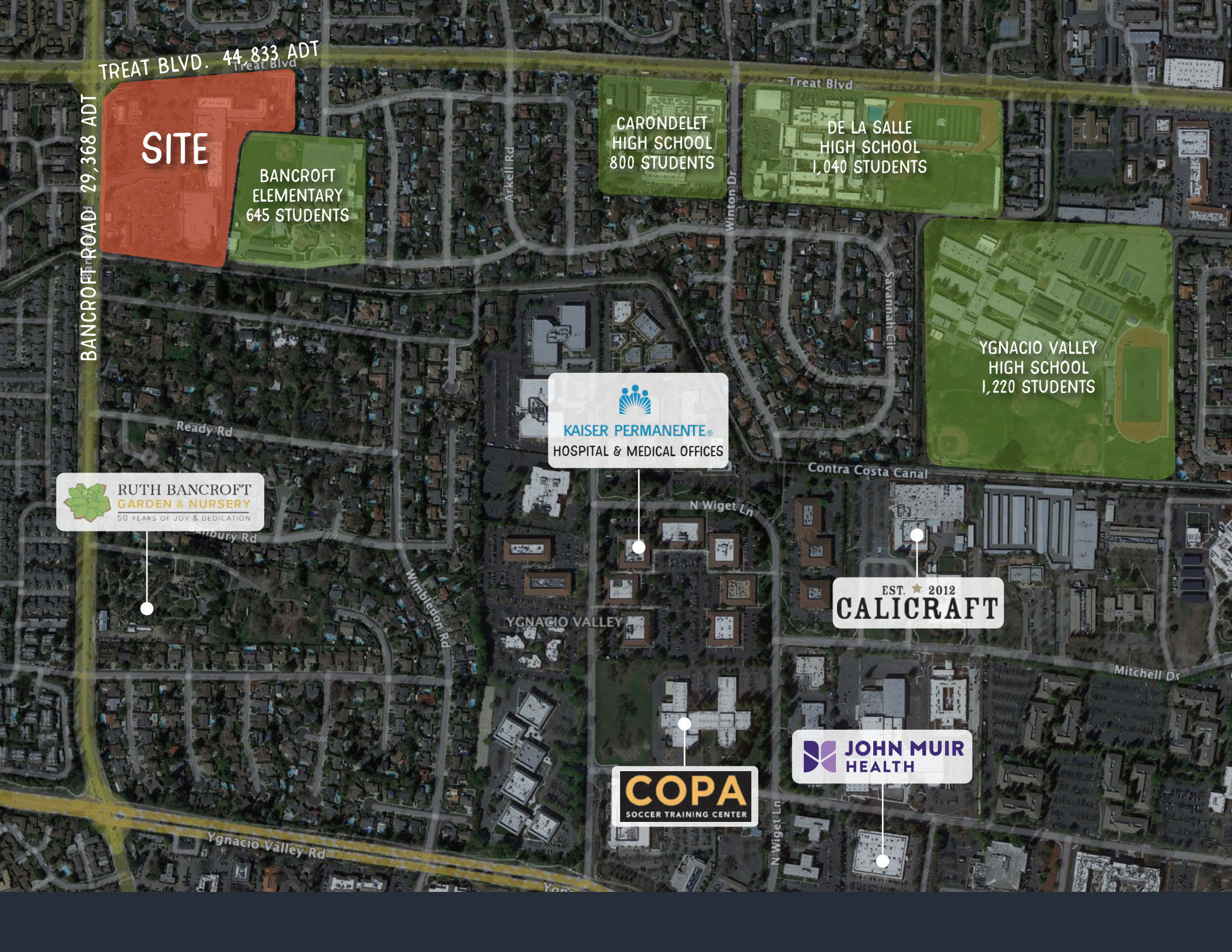
**RUTH BANCROFT
GARDEN & NURSERY**
50 YEARS OF JOY & DEDICATION

EST. ★ 2012
CALICRAFT

COPA
SOCCER TRAINING CENTER



**JOHN MUIR
HEALTH**



DOWNTOWN
PLEASANT HILL



CROSSROADS SHOPPING
CENTER



PLEASANT HILL



ORCHARDS AT WALNUT CREEK



WALNUT CREEK

PLAZA ESCUELA



YGNACIO PLAZA



ENCINA GRANDE



BROADWAY PLAZA
NORDSTROM
macy's ZARA
ANTHROPOLOGIE



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