

# RETAIL/OFFICE SPACE FOR LEASE



2678 N MAIN ST, WALNUT CREEK, CA 94597

# CONFIDENTIALITY DISCLAIMER & CONTACT

## DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

## CONFIDENTIALITY

The Potential Buyer acknowledges that all information and materials furnished from the Landlord or Agent concerning the Property is confidential and may not be used for any purpose other than the Potential Buyer's evaluation for a possible purchase. Access to any information furnished by the Agent or Landlord will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.

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## EXECUTIVE SUMMARY

Strategically positioned along North Main Street, this property benefits from exceptional visibility and accessibility in one of Walnut Creek's busiest commercial corridors, offering close proximity to downtown, BART, and Highway 680—making it a prime location for attracting both local and regional traffic.



## OFFERING HIGHLIGHTS

- Prime Central Location Along the 680/24 Corridor** - Ideally situated at the junction of two major highways—Interstate 680 and State Route 24—this property offers unparalleled regional access. The central location provides convenient connectivity to surrounding East Bay cities and the greater San Francisco Bay Area, making it an attractive hub for both clients and employees.
- Cost-Effective Space Ideal for New or Growing Businesses** - The building presents an affordable leasing opportunity within a highly desirable market, offering excellent value for small businesses, startups, or entrepreneurs looking to establish a presence in Walnut Creek. Competitive rates combined with a quality location create a strong foundation for long-term success.
- High Traffic Visibility on North Main Street** - Positioned along Walnut Creek's well-traveled North Main Street, the property benefits from significant daily vehicle and pedestrian traffic. This high-visibility corridor enhances brand exposure and customer reach, making it an ideal choice for businesses seeking strong frontage and footfall.



## OFFERING SUMMARY

ADDRESS:	2678 N Main St, Walnut Creek, CA 94597
BUILDING SIZE:	9,738 SF
LOT SIZE:	27,007 SF
USE:	Office/Retail
TYPE:	Suburban
CLASS:	Class C
AVAILABILITY:	4 Units Available, Two and Three office units, 650 SF



**2678 N  
MAIN ST**

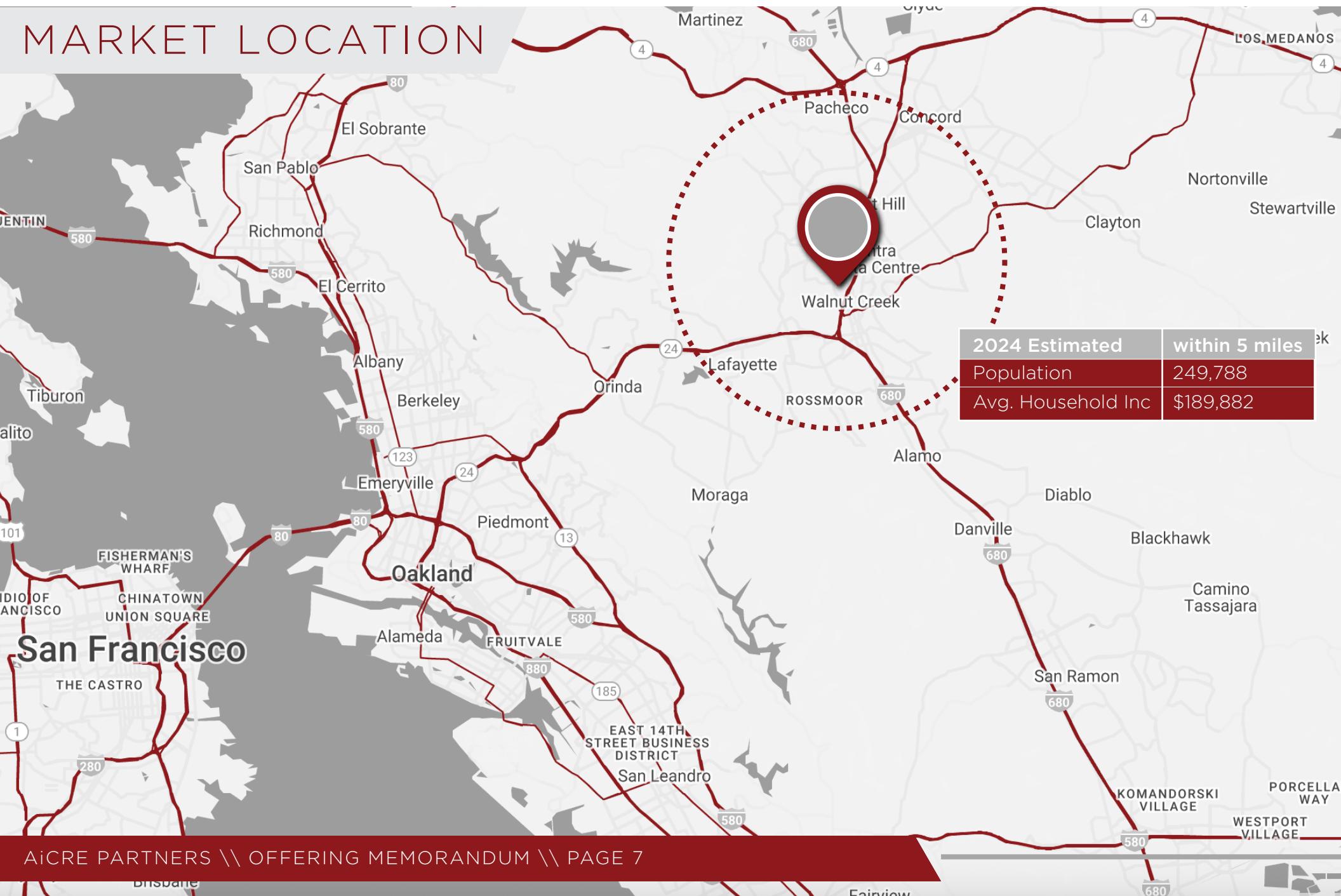
**ACRE**  
PARTNERS

**PROPERTY AERIAL**

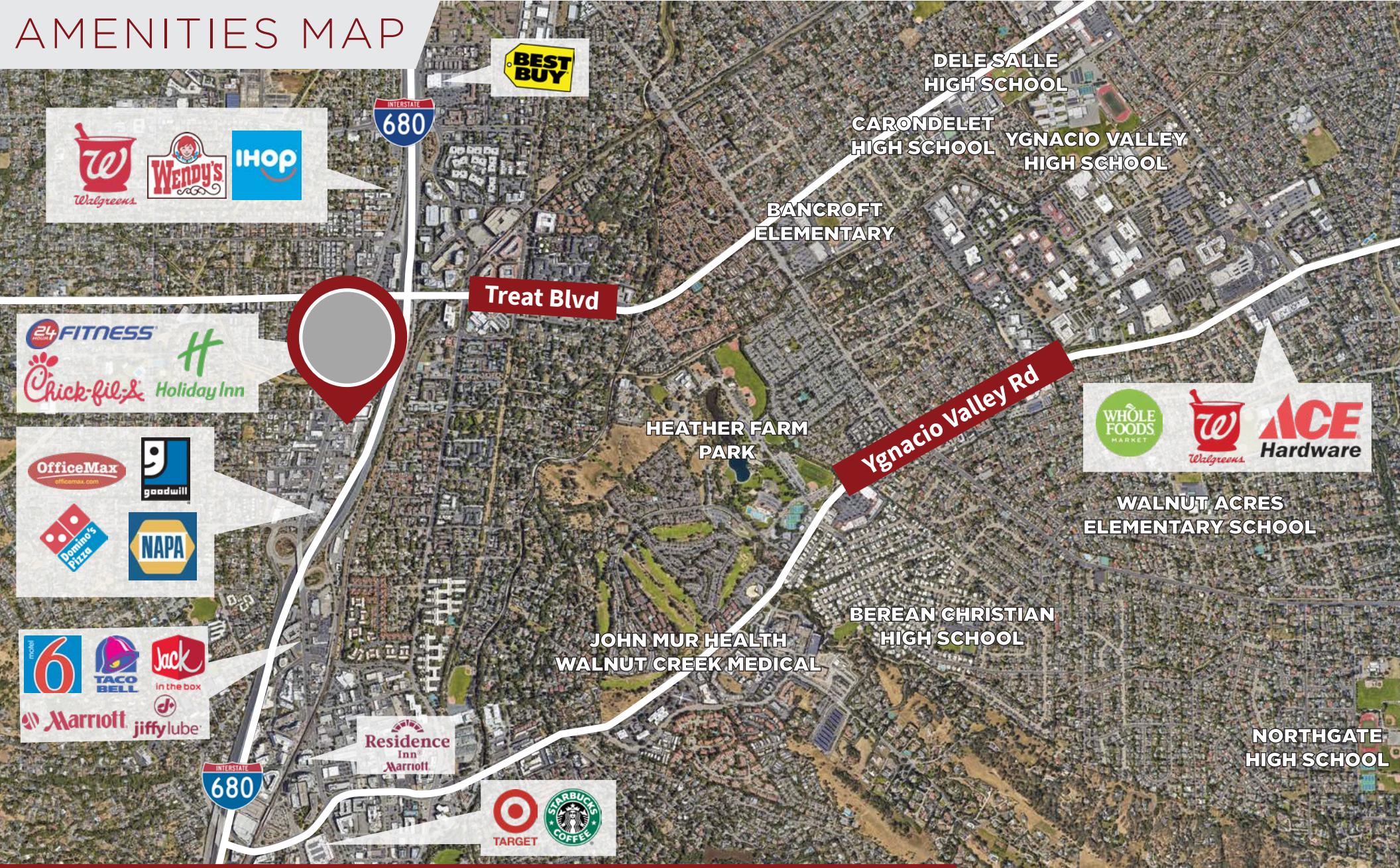
**I-680 (283,500 VPD)**

**N MAIN ST (22,100 VPD)**

## MARKET LOCATION



## AMENITIES MAP



## LOCATION OVERVIEW

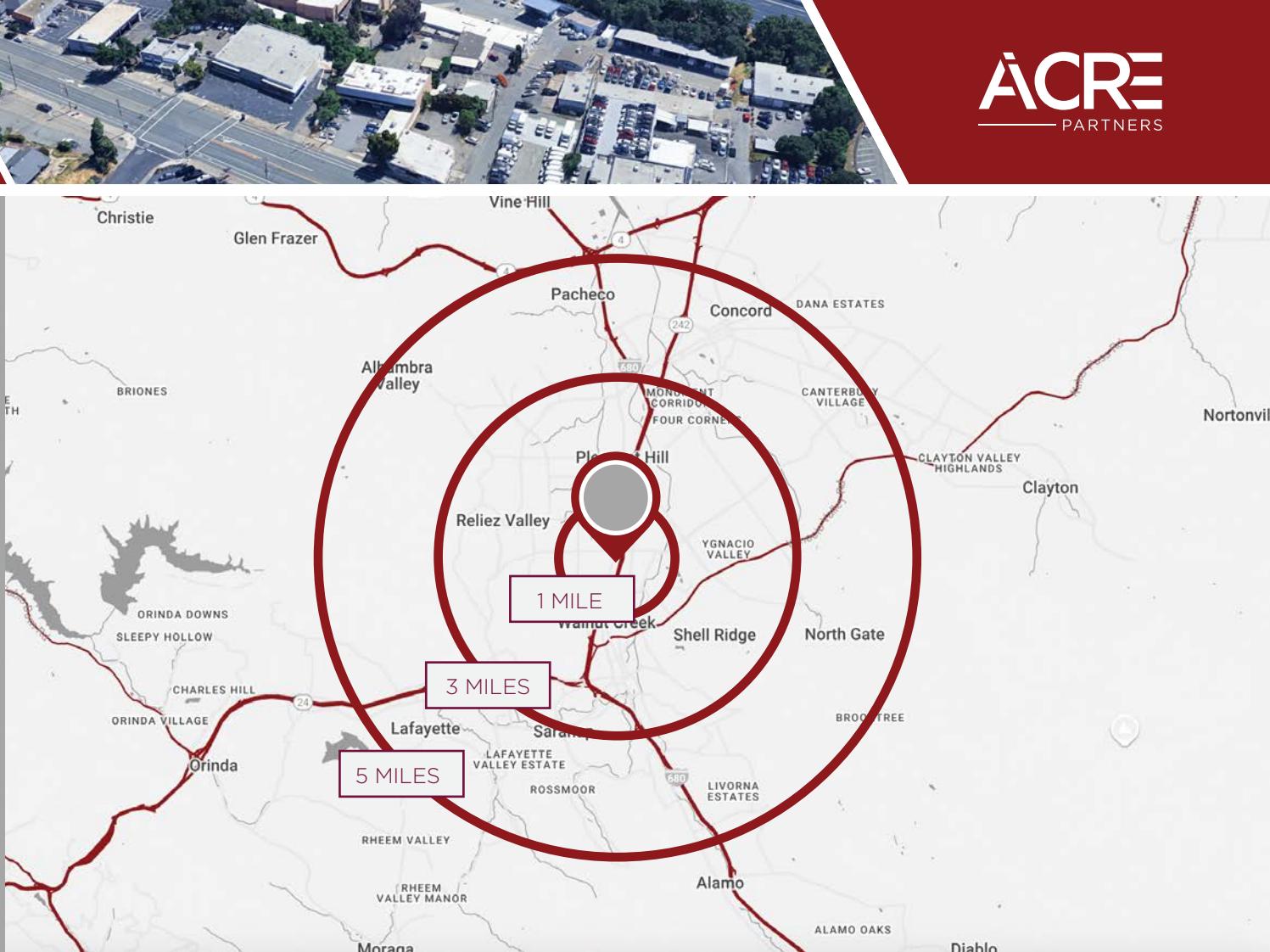


**Walnut Creek**, California, is a vibrant city located in the East Bay region of the San Francisco Bay Area. Known for its picturesque blend of suburban comfort and urban sophistication, Walnut Creek offers a high quality of life with access to top-rated schools, extensive parks and open space, and a bustling downtown. The city serves as a regional hub for business, shopping, and entertainment, with attractions like Broadway Plaza and the Lesher Center for the Arts drawing both locals and visitors alike. Its well-connected transportation system, including BART access and major highways, makes commuting to San Francisco and surrounding areas convenient.

In addition to its thriving retail and cultural scenes, Walnut Creek is celebrated for its commitment to sustainability and community engagement. The city boasts over 3,000 acres of protected open space, offering residents opportunities for hiking, biking, and outdoor recreation in areas such as Mount Diablo State Park and Shell Ridge. Walnut Creek also hosts a variety of annual events, farmers markets, and local initiatives that foster a strong sense of community. With its combination of natural beauty, economic vitality, and civic pride, Walnut Creek remains one of the most desirable places to live and work in the Bay Area.

## STRATEGIC LOCATION

- Highly Educated Population:** Walnut Creek is home to a well-educated community, with a large portion of residents holding college and advanced degrees, reflecting the city's professional workforce and strong emphasis on academic achievement.
- Affluent and Professional:** The city is characterized by a high-income, white-collar demographic, with many residents employed in sectors such as healthcare, finance, technology, and professional services.
- Mature and Stable Community:** Walnut Creek has a significant population of established, long-term residents, including a notable proportion of older adults and retirees, contributing to a stable, community-oriented atmosphere.



### 2024 SUMMARY

	1 Mile	3 Miles	5 Miles
Population	23,688	130,100	249,788
Households	10,908	53,450	100,859
Families	5,741	32,643	62,897
Average Household Size	2.15	2.40	2.45
Owner Occupied Housing Units	4,464	30,075	62,813
Renter Occupied Housing Units	6,444	23,375	38,046
Median Age	37.8	41.3	43.0
Median Household Income	\$142,657	\$142,321	\$133,957
Average Household Income	\$184,807	\$195,957	\$189,882

### 2029 SUMMARY

	1 Mile	3 Miles	5 Miles
Population	24,714	131,395	251,673
Households	11,362	53,752	101,111
Families	5,937	32,697	62,824
Average Household Size	2.15	2.41	2.46
Owner Occupied Housing Units	4,495	30,163	62,902
Renter Occupied Housing Units	6,867	23,589	38,209
Median Age	39.7	42.8	44.4
Median Household Income	\$155,861	\$159,536	\$153,991
Average Household Income	\$207,371	\$221,175	\$214,425

