

RETAIL/OFFICE SPACE FOR LEASE



2678 N MAIN ST, WALNUT CREEK, CA 94597

CONFIDENTIALITY DISCLAIMER & CONTACT

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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.

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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

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PROPERTY AERIAL

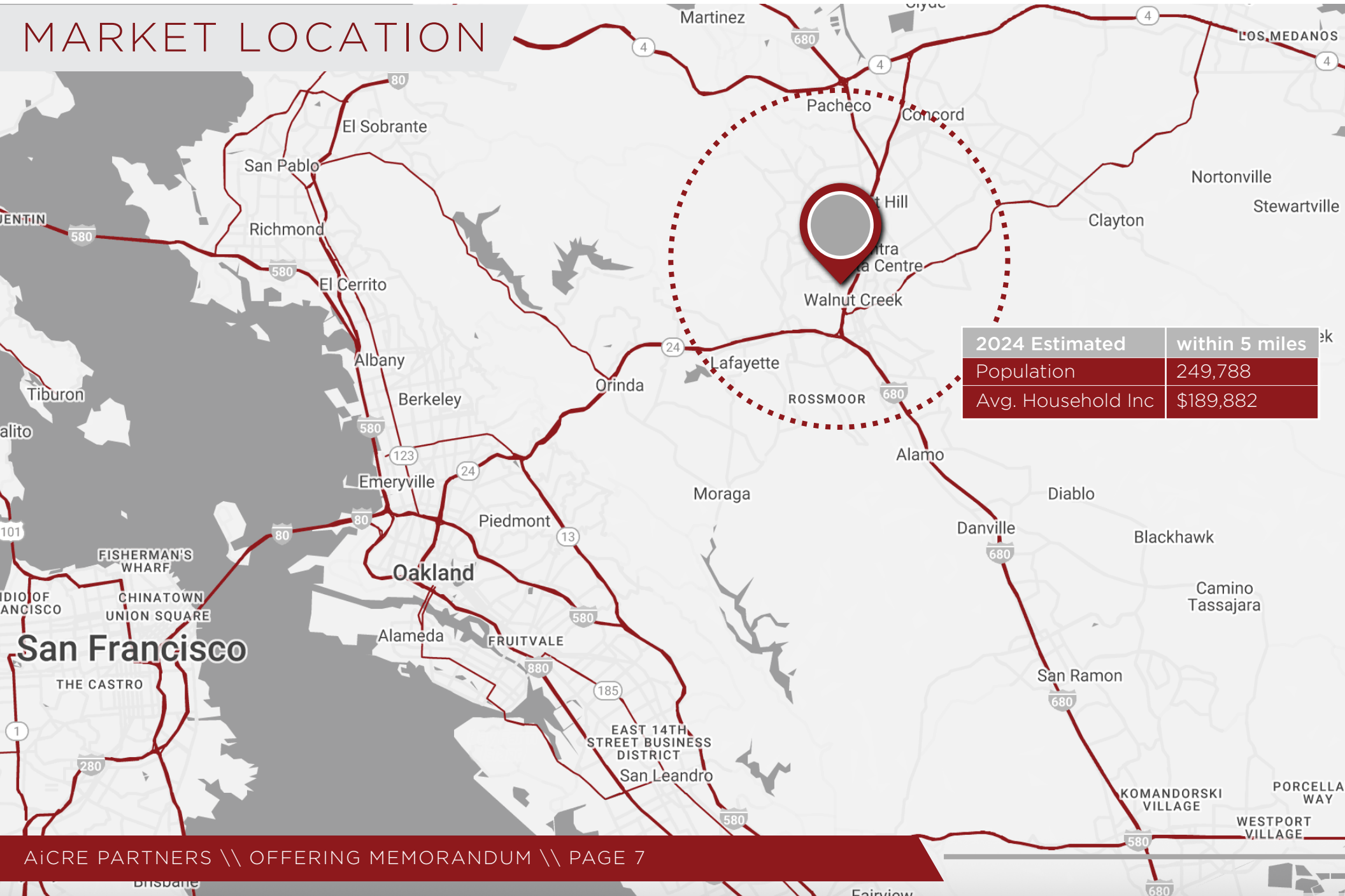
An aerial photograph showing a commercial area. A multi-lane highway, I-680, runs horizontally across the upper middle of the image. Below the highway, a street labeled 'N MAIN ST' runs horizontally. A red rectangle highlights a specific property located just south of N Main St and west of I-680. The surrounding area includes various commercial buildings, parking lots filled with cars, and some trees. The text 'I-680 (283,500 VPD)' is overlaid on the highway, and 'N MAIN ST (22,100 VPD)' is overlaid on the street.

 I-680 (283,500 VPD)

N MAIN ST (22,100 VPD)

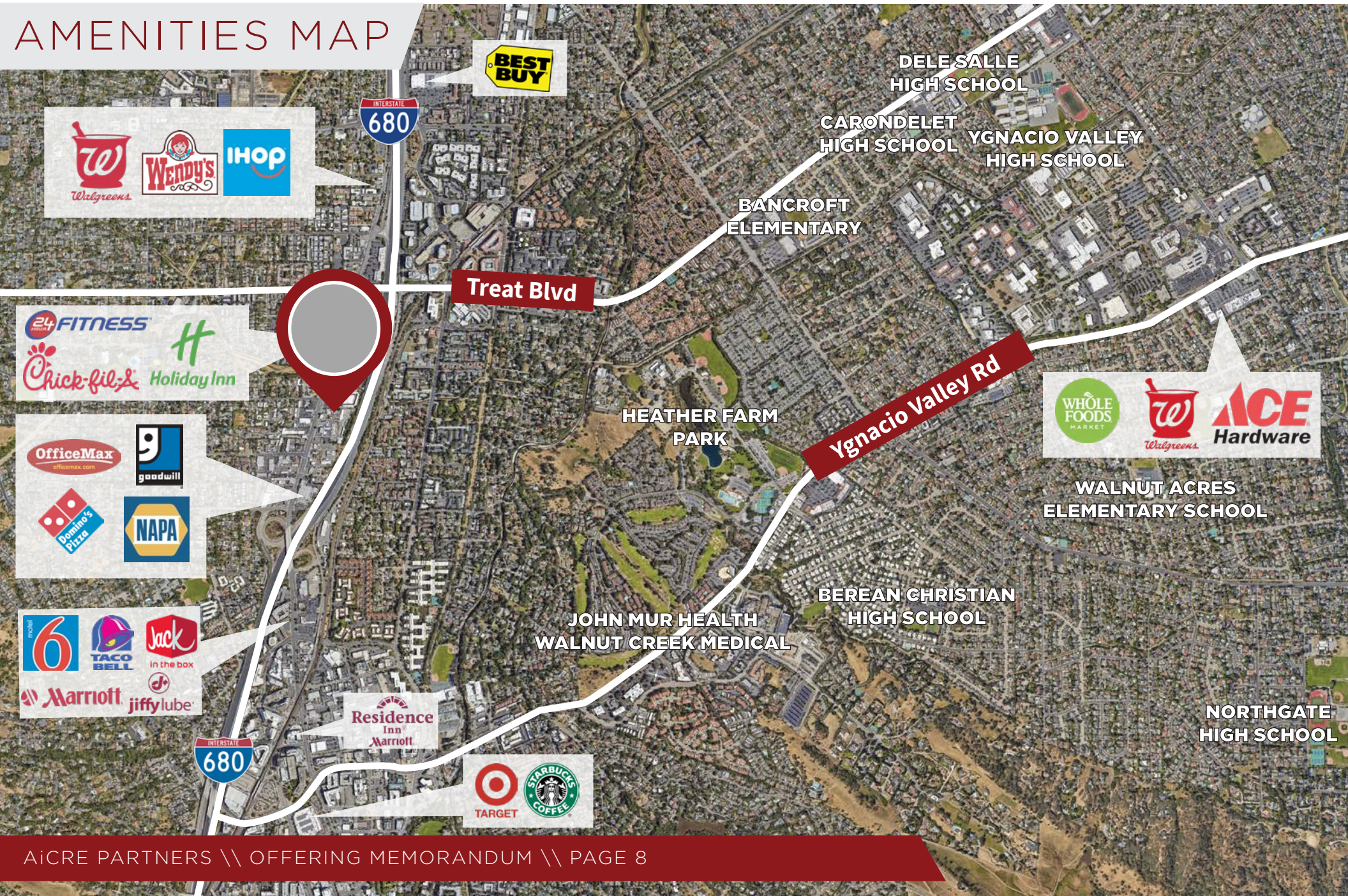
2678 N
MAIN ST

MARKET LOCATION





AMENITIES MAP



DELE SALLE
HIGH SCHOOL

CARONDELET
HIGH SCHOOL

YGNACIO VALLEY
HIGH SCHOOL

BANCROFT
ELEMENTARY

Treat Blvd

HEATHER FARM
PARK

Ygnacio Valley Rd



WALNUT ACRES
ELEMENTARY SCHOOL

JOHN MUR HEALTH
WALNUT CREEK MEDICAL

BEREAN CHRISTIAN
HIGH SCHOOL

NORTHGATE
HIGH SCHOOL



**2678 N
MAIN ST**

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LOCATION OVERVIEW



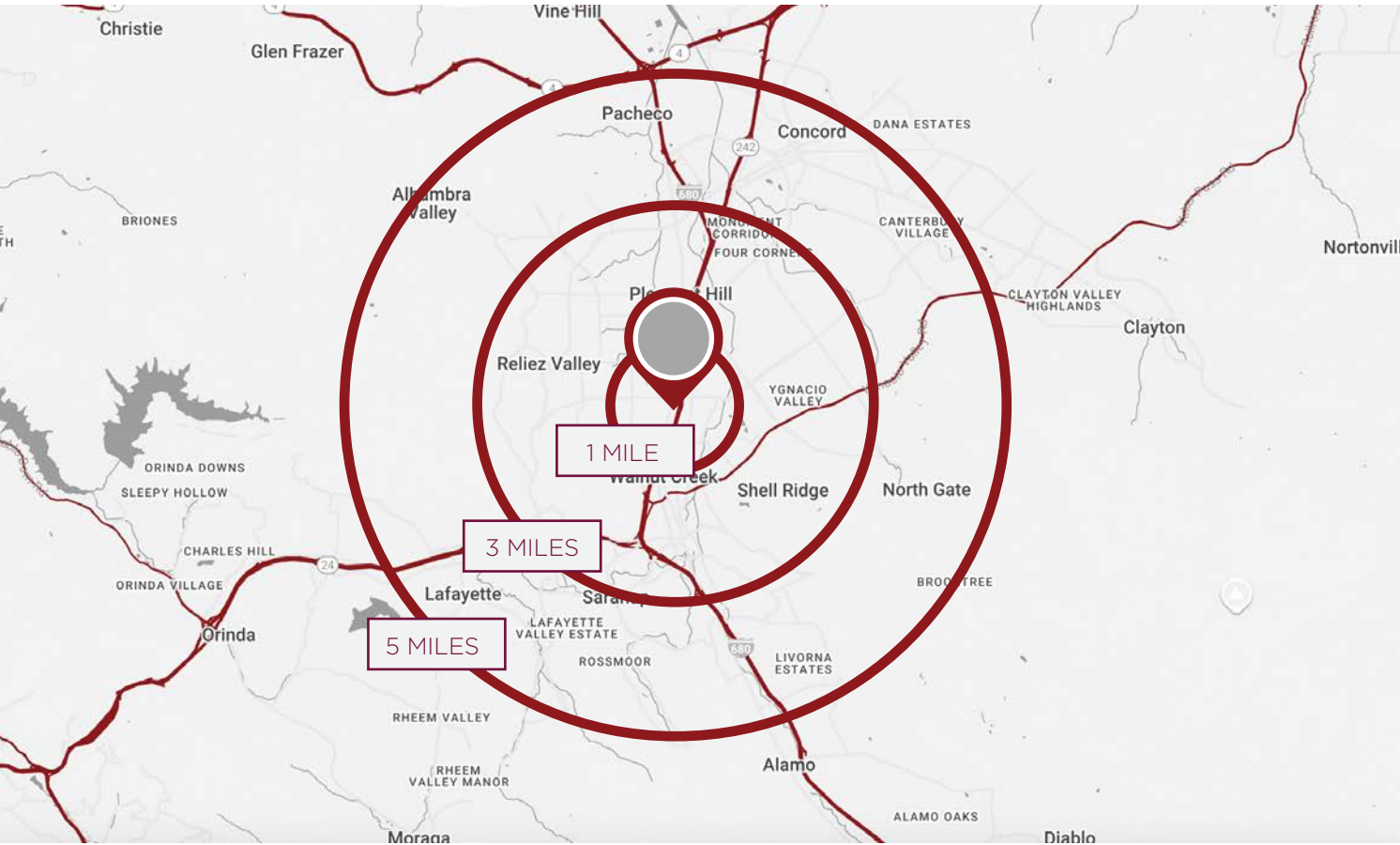
Walnut Creek, California, is a vibrant city located in the East Bay region of the San Francisco Bay Area. Known for its picturesque blend of suburban comfort and urban sophistication, Walnut Creek offers a high quality of life with access to top-rated schools, extensive parks and open space, and a bustling downtown. The city serves as a regional hub for business, shopping, and entertainment, with attractions like Broadway Plaza and the Leshner 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 | 2029 SUMMARY | 1 Mile | 3 Miles | 5 Miles |
|--------------|-------------------------------|-----------|-----------|-----------|--------------|-----------|-----------|-----------|
| | Population | 23,688 | 130,100 | 249,788 | | 24,714 | 131,395 | 251,673 |
| | Households | 10,908 | 53,450 | 100,859 | | 11,362 | 53,752 | 101,111 |
| | Families | 5,741 | 32,643 | 62,897 | | 5,937 | 32,697 | 62,824 |
| | Average Household Size | 2.15 | 2.40 | 2.45 | | 2.15 | 2.41 | 2.46 |
| | Owner Occupied Housing Units | 4,464 | 30,075 | 62,813 | | 4,495 | 30,163 | 62,902 |
| | Renter Occupied Housing Units | 6,444 | 23,375 | 38,046 | | 6,867 | 23,589 | 38,209 |
| | Median Age | 37.8 | 41.3 | 43.0 | | 39.7 | 42.8 | 44.4 |
| | Median Household Income | \$142,657 | \$142,321 | \$133,957 | | \$155,861 | \$159,536 | \$153,991 |
| | Average Household Income | \$184,807 | \$195,957 | \$189,882 | | \$207,371 | \$221,175 | \$214,425 |

An aerial photograph of an industrial district. A large, multi-lane highway runs horizontally across the upper third of the image. Below the highway, a residential neighborhood with houses and trees is visible. In the center, a large industrial complex with several white-roofed buildings and parking lots is shown. One building in the center-right of this complex has a red roof, which is highlighted with a red rectangular overlay. The text '2678 N Main St' is overlaid in white on the red-roofed building.

2678
N Main St

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