



## RETAIL CONDOMINIUMS FOR SALE

4,765 SF RESTAURANT SPACE WITH INDOOR/OUTDOOR SEATING

1,194 SF FLEX/RETAIL SPACE

STRIKING. MODERN. BLANK CANVAS RESTAURANT & RETAIL/FLEX SPACE.

JohnCumbelich  
& Associates

PARTNER **XTEAM**  
RETAIL ADVISORS

## THE PROJECT

**4.765 SF RESTAURANT**

**1.194 SF FLEX/RETAIL SPACE**

The subject property presents the opportunity for an owner/user or investor to acquire one or two retail condominiums fronting Mt. Diablo Boulevard in downtown Lafayette, CA.

The corner space is entitled for a restaurant use and totals 4,765 sf. The space occupies a prominent, signalized corner and combines indoor and outdoor seating which wraps the corner.

Across the breezeway is a retail/flex space totaling 1,194 sf that is ideal for retail, service, and office uses.

Both spaces will offer outstanding signage facing Mt. Diablo Boulevard creating excellent identity for the users.

Restaurant and retail parking is provided on the lower level with elevator service to the ground level. Additional streetfront parking will also be conveniently located in front of the spaces on Mt. Diablo Boulevard.





**LAFAYETTE CALIFORNIA IS ONE OF THE PREMIER LIFESTYLE CITIES IN NORTHERN CALIFORNIA FEATURING BEST IN CLASS SHOPPING, DINING, SERVICES, & FITNESS.**

A suburban city tucked across 15 square miles in Contra Costa County, Lafayette, CA is one of the most desirable places to live in the Bay Area.

Providing a suburban feel, high quality of life and top-rated schools, Lafayette enjoys a charming downtown, plenty of parks and a reservoir ideal for picnics, fishing, boating, hiking and more.

Filled with oak-studded hills and plenty of parks, local BART access makes it a great location for commuters traveling all across the Bay Area and direct access to the San Francisco International Airport.

## THE TRADE AREA

### HIGHLY AFFLUENT

Located off Highway 24, The Brant captures the affluent trade areas within Contra Costa and Alameda counties.

From the immediate surrounding Lamorinda trade area, to Piedmont and the Oakland Hills 10 minutes west, to greater Walnut Creek 10 minutes east, median household incomes are the highest in the region. In a 15-minute drive time the population is 150,299 and median HH income is \$155,760.

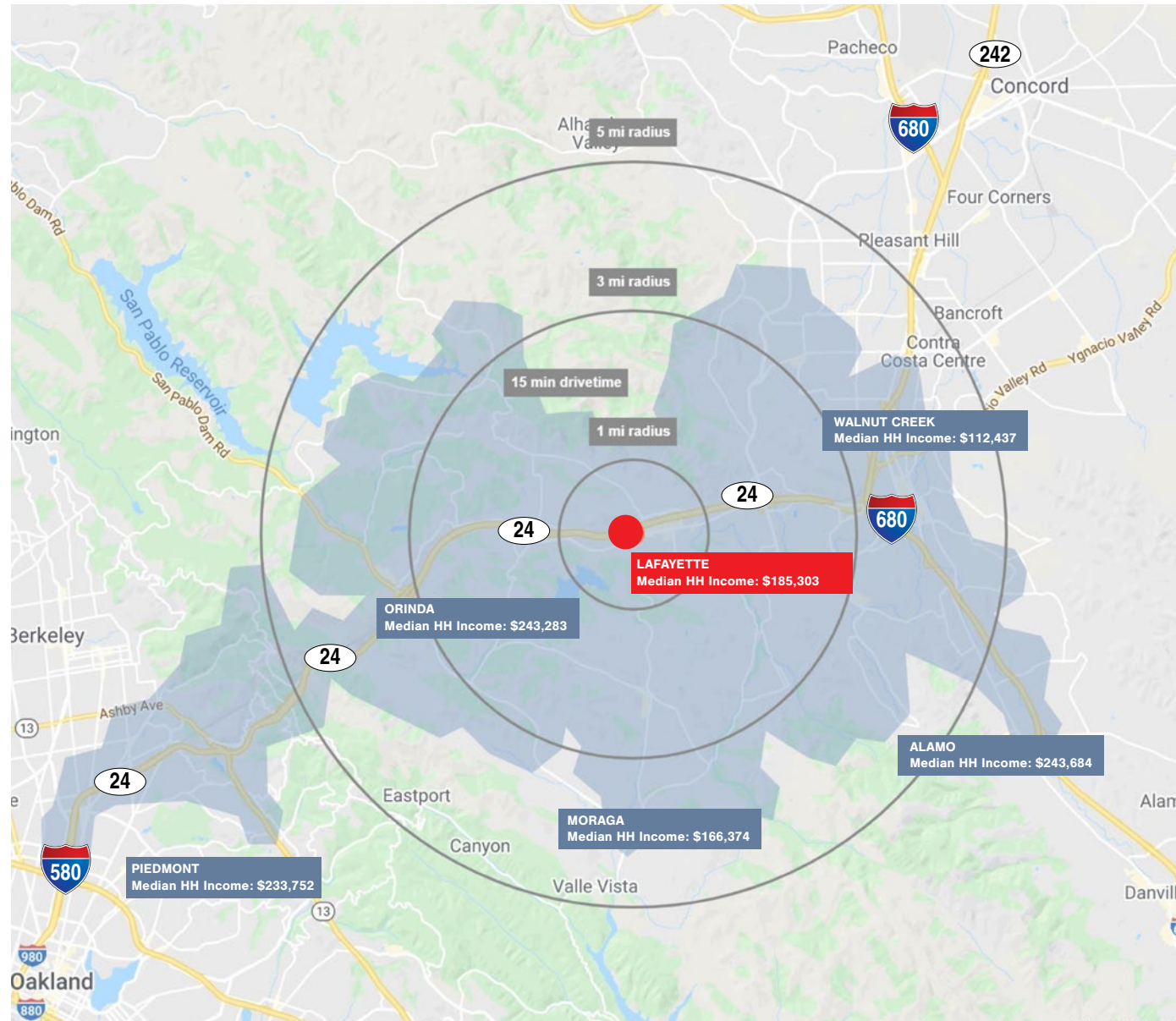
### CUSTOMER STATISTICS WITHIN A 15-MINUTE DRIVE TIME

- 71% have a bachelor degree or higher
- 66% own their own home
- 57% of residents are 20-64 years old
- Strong daytime population of 297,532
- \$3.66 B in annual retail expenditure

Drive Time	Population	Median HH Income
15-Minute	158,325	\$154,852

City	Population	Median HH Income
Alamo	15,916	\$243,684
Moraga	17,989	\$166,374
Lafayette	26,989	\$185,303
Orinda	20,294	\$243,283
Piedmont	11,453	\$233,752
Walnut Creek	70,701	\$112,437

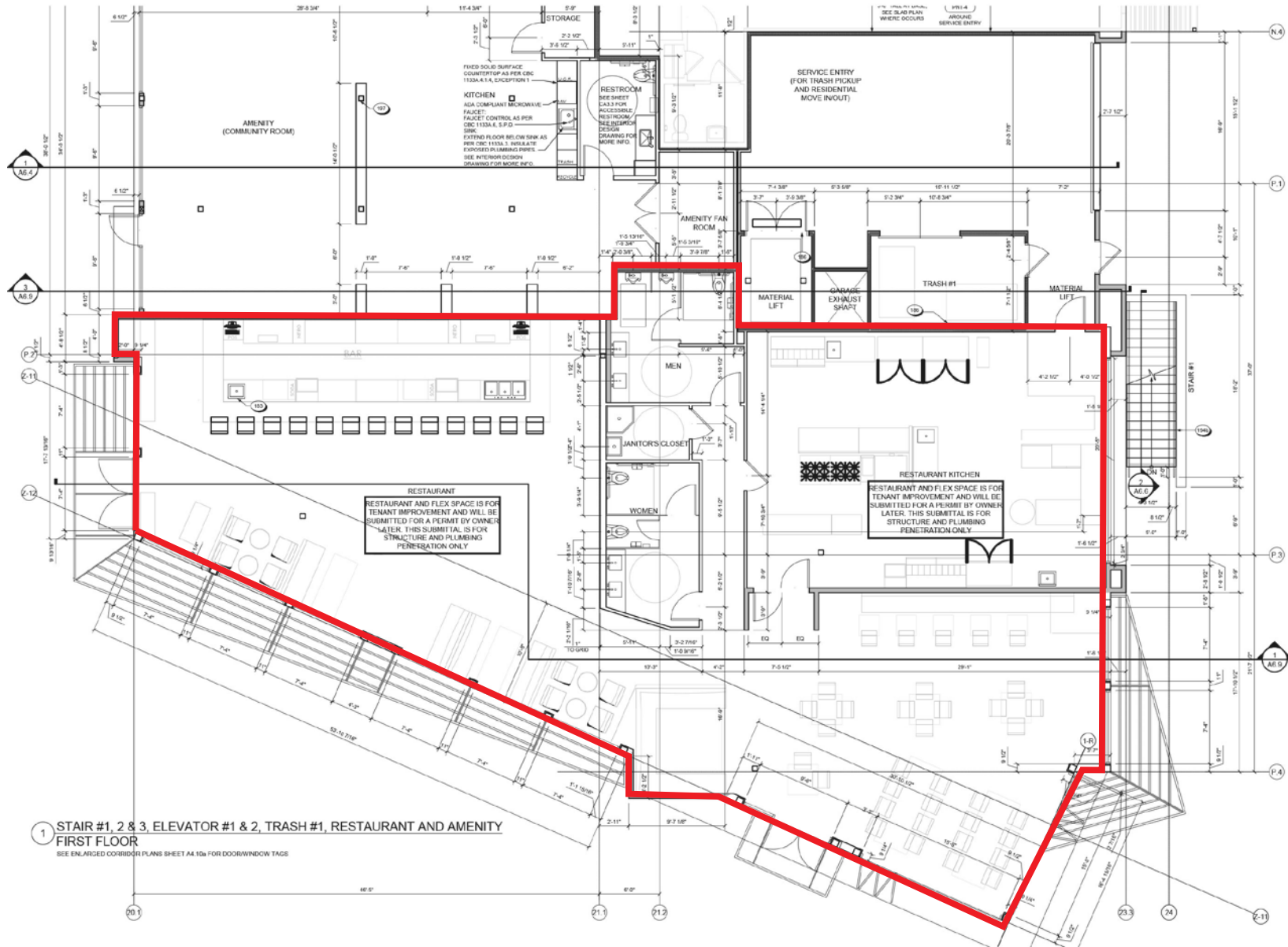






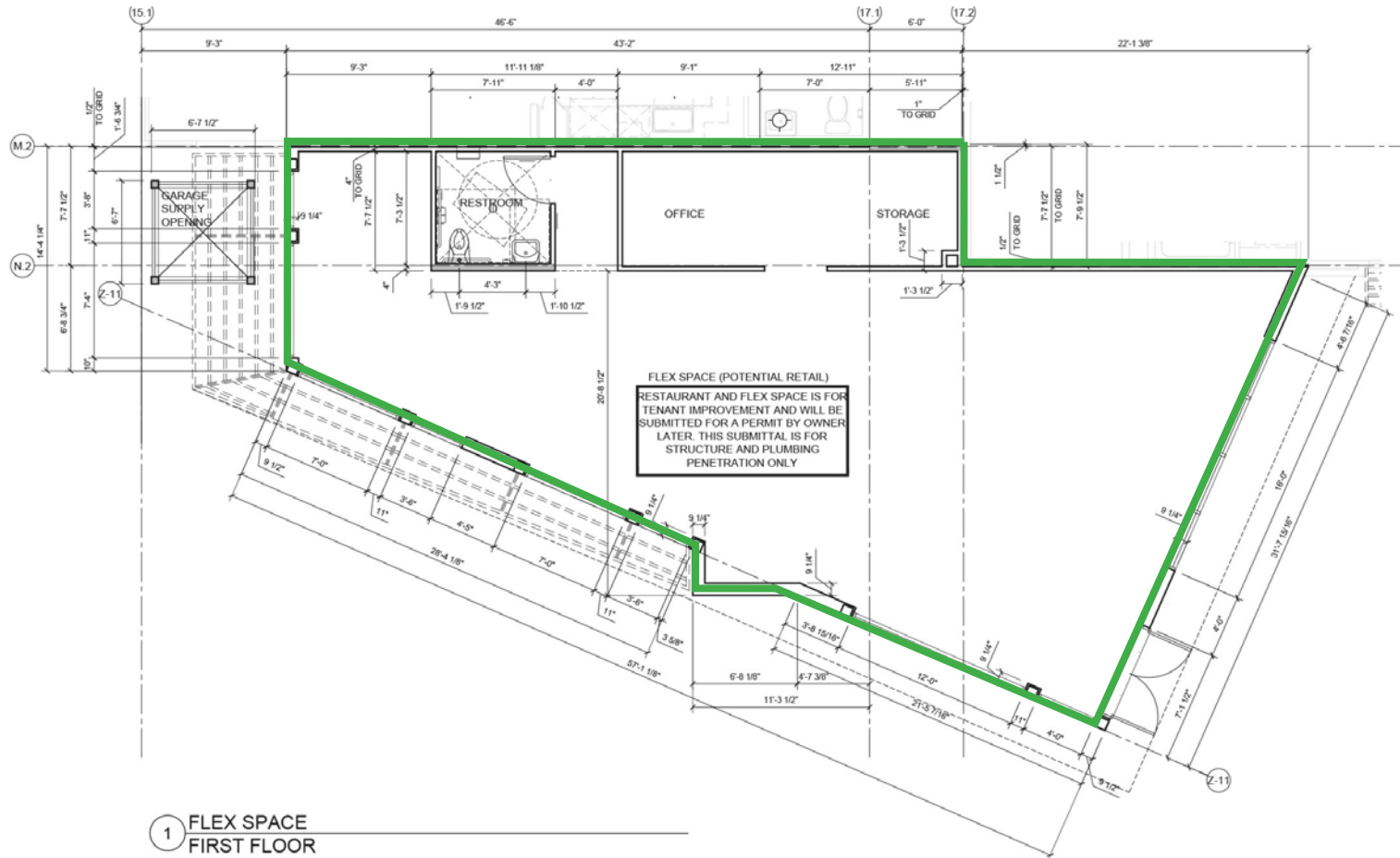
# FLOOR PLAN – RESTAURANT

4,765 SF



# FLOOR PLAN – RETAIL/FLEX SPACE

1,194 SF



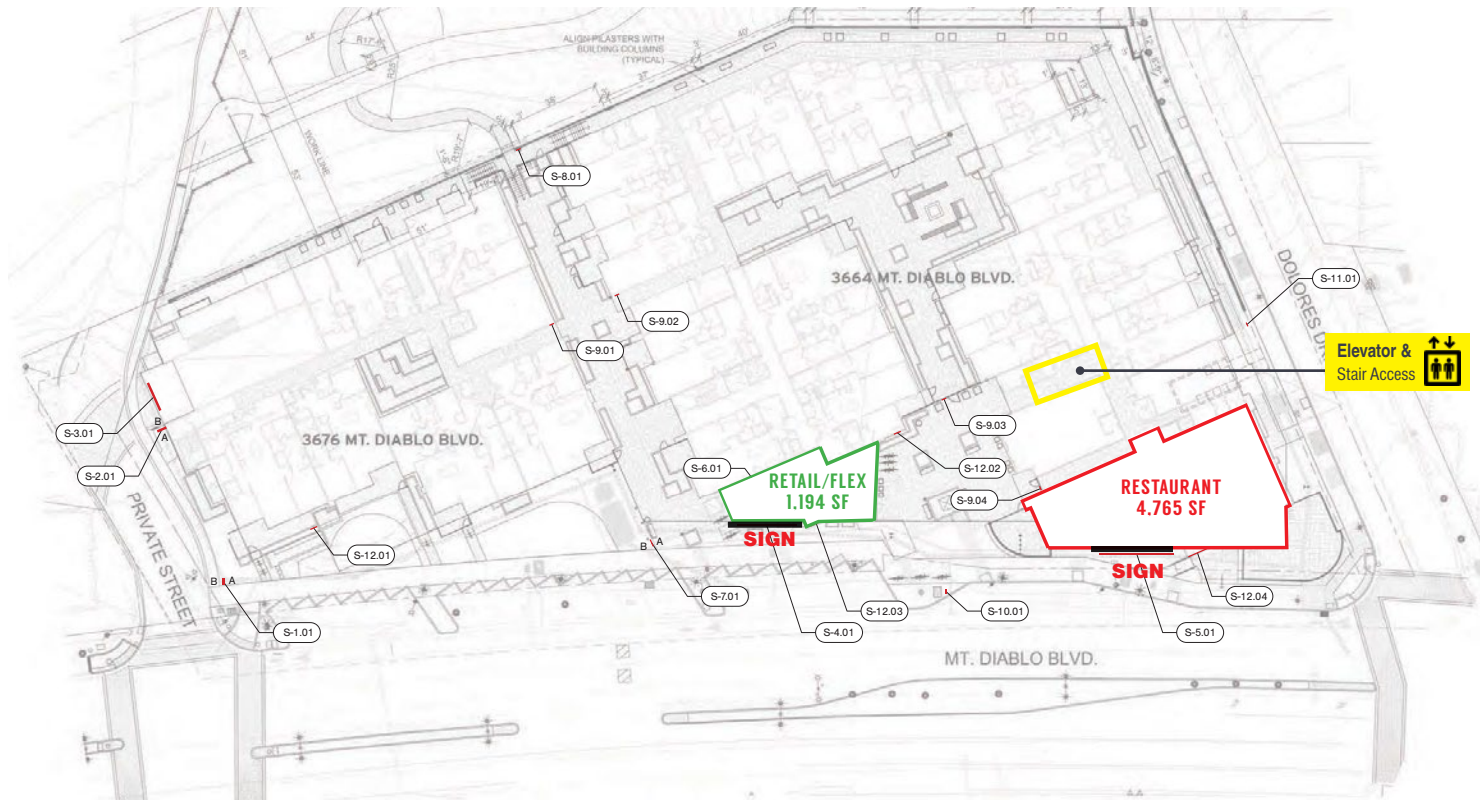




**No. 3668 Retail/Flex Space**



**No. 3660 Restaurant Space**



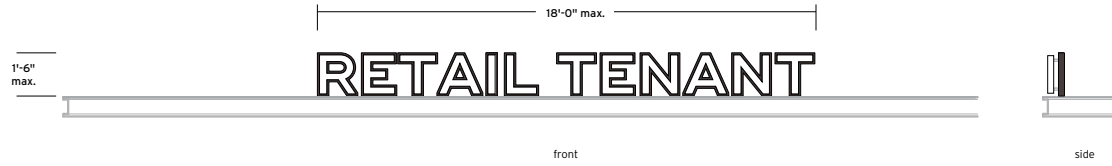
### Group S - Sign Type Summary

No.	Sign Types
S-1	Project Identification & Directional Sign
S-2	Garage Entry Directional Sign
S-3	Garage Identification Sign
S-4	Retail Tenant Identification Canopy Sign
S-5	Restaurant Identification Canopy Sign
S-6	Project Identification Wall Sign
S-7	Public Passage Directional Sign
S-8	EBMUD Entry Identification Sign
S-9	Wayfinding Directory Sign
S-10	Loading Zone Identification Sign
S-11	Loading Dock Identification Sign
S-12	Building Address Identification Sign

### Group S - Numbering Legend



# SIGNAGE – RETAIL/FLEX SPACE



## Retail Tenant Identification Canopy Sign

Layered fabricated painted aluminum halo-illuminated reverse-pan channel letters  
base mounted to top of canopy.

## 2 Details

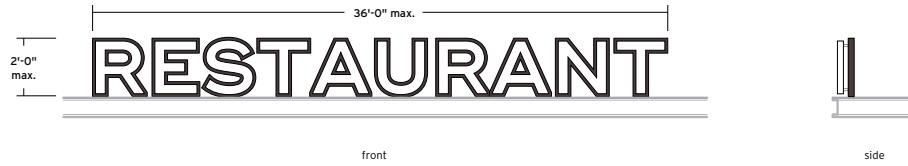
Scale: 1/4" = 1'-0"



## 1 Location Elevation

Scale: 1/8" = 1'-0"

# SIGNAGE – RESTAURANT SPACE



## Restaurant Identification Canopy Sign

Layered fabricated painted aluminum halo-illuminated reverse-pan channel letters  
base mounted to top of canopy.

## 2 Details

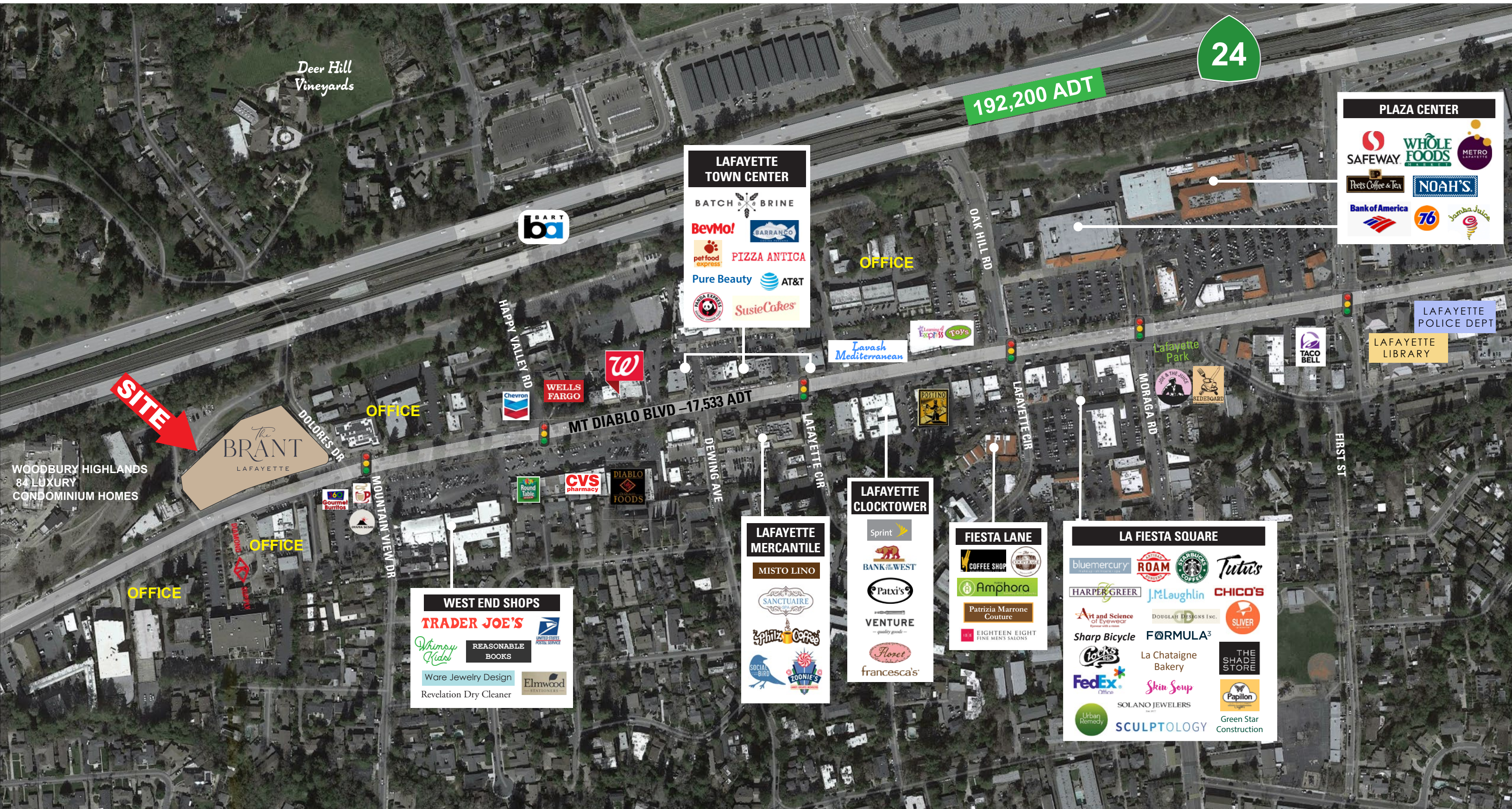
Scale: 1/4" = 1'-0"



## 1 Location Elevation

Scale: 1/8" = 1'-0"





24

192,200 ADT

MT DIABLO BLVD - 17,533 ADT

**LAFAYETTE TOWN CENTER**

- BATCH & BRINE
- BevMo!
- BARRANCO
- pet food express
- PIZZA ANTICA
- Pure Beauty
- AT&T
- PAPE'S EXPRESS
- SusieCakes

**PLAZA CENTER**

- SAFeway
- WHOLE FOODS
- METRO LAFAYETTE
- Pet's Coffee & Tea
- NOAH'S
- Bank of America
- 76
- Jamba Juice

**LAFAYETTE CLOCKTOWER**

- Sprint
- BANK OF WEST
- Patxi's
- VENTURE
- francesca's

**LA FIESTA SQUARE**

- bluemercury
- ROAM
- STARBUCKS COFFEE
- Tutis
- HARPER GREER
- J. McLaughlin
- CHICO'S
- Art and Science of Eyewear
- DOUGLASS DESIGNS INC.
- SLIVER
- Sharp Bicycle
- FORMULA<sup>3</sup>
- La Chataigne Bakery
- THE SHADE STORE
- FedEx
- Skin Soup
- SOLANO JEWELERS
- Papillon
- Urban Remedy
- SCULPTOLOGY
- Green Star Construction

**WEST END SHOPS**

- TRADER JOE'S
- Whimsy Kids
- REASONABLE BOOKS
- WARE JEWELRY DESIGN
- Revelation Dry Cleaner
- ELMWOOD RESTORATION

**LAFAYETTE MERCANTILE**

- MISTO LINO
- SANCTUAIRE
- Philz Coffee
- SOCIAL BIRD
- ZONIE'S

**FIESTA LANE**

- COFFEE SHOP
- Amphora
- Patrizia Marrone Couture
- EIGHTEEN EIGHT FINE MEN'S SALONS

**SITE**

The  
**BRANT**  
LAFAYETTE

WOODBURY HIGHLANDS  
84 LUXURY  
CONDOMINIUM HOMES

OFFICE

OFFICE

OFFICE

OFFICE

LAFAYETTE POLICE DEPT

LAFAYETTE LIBRARY



		1-MILE	3-MILE	5-MILE	15-MINUTE DRIVE
<b>POPULATION</b>	2020 Estimated Population	7,946	50,147	147,338	150,299
	2025 Projected Population	8,176	51,475	150,617	153,321
	2010 Census Population	6,763	44,672	131,247	135,086
	2000 Census Population	6,603	45,242	130,382	133,714
	Projected Annual Growth 2020 - 2025	1%	1%	0%	1%
	Historical Annual Growth 2000 - 2020	1%	1%	1%	1%
	2020 Median Age	43	48	46	45
<b>DAYTIME POPULATION</b>	Adjusted Daytime Demographics Age 16+	9,773	34,770	133,764	134,137
<b>HOUSEHOLDS</b>	2020 Estimated Households	3,345	20,008	62,613	64,070
	2025 Projected Households	3,530	21,039	65,658	67,110
	2010 Census Households	2,903	18,237	56,743	58,318
	2000 Census Households	2,779	18,370	56,390	57,699
	Projected Annual Growth 2020 - 2025	1%	1%	1%	1%
	Historical Annual Growth 2000 - 2020	1%	0%	1%	1%
<b>RACE &amp; ETHNICITY</b>	2020 Estimated White	76%	77%	74%	70%
	2020 Estimated Black or African American	2%	2%	3%	6%
	2020 Estimated Asian or Pacific Islander	15%	15%	16%	16%
	2020 Estimated American Indian or Native Alaskan	0%	0%	0%	1%
	2020 Estimated Other Races	7%	6%	8%	3%
	2020 Estimated Hispanic	10%	8%	10%	10%
<b>INCOME</b>	2020 Estimated Average Household Income	\$231,408	\$243,697	\$197,656	\$205,885
	2020 Estimated Median Household Income	\$154,015	\$181,283	\$147,926	\$155,760
	2020 Estimated Per Capita Income	\$97,453	\$97,266	\$84,131	\$87,895
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade 0 - 8)	2%	1%	1%	1%
	2020 Estimated Some High School (Grade Level 9 - 11)	1%	1%	1%	2%
	2020 Estimated High School Graduate	6%	6%	8%	8%
	2020 Estimated Some College	13%	12%	14%	12%
	2020 Estimated Associates Degree Only	7%	6%	7%	6%
	2020 Estimated Bachelor's Degree Only	42%	38%	38%	38%
	2020 Estimated Graduate Degree	29%	35%	31%	34%
<b>BUSINESS</b>	2020 Estimated Total Businesses	1,138	2,599	8,929	9,690
	2020 Estimated Total Employees	7,076	15,762	77,716	80,528
	2020 Estimated Employee Population per Business	6	6	9	8
	2020 Estimated Residential Population per Business	7	19	17	16

The  
**BRANT**  
LAFAYETTE



## FOR MORE INFORMATION CONTACT

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