



sweetgreen

TENANT

WALNUT CREEK MT. DIABLO

1556 Mount Diablo Blvd., Walnut Creek, CA 94596



RETHINK. RECREATE. REDEVELOP.



CONTRA COSTA COUNTY'S DESTINATION FOR EVERYDAY SHOPPING

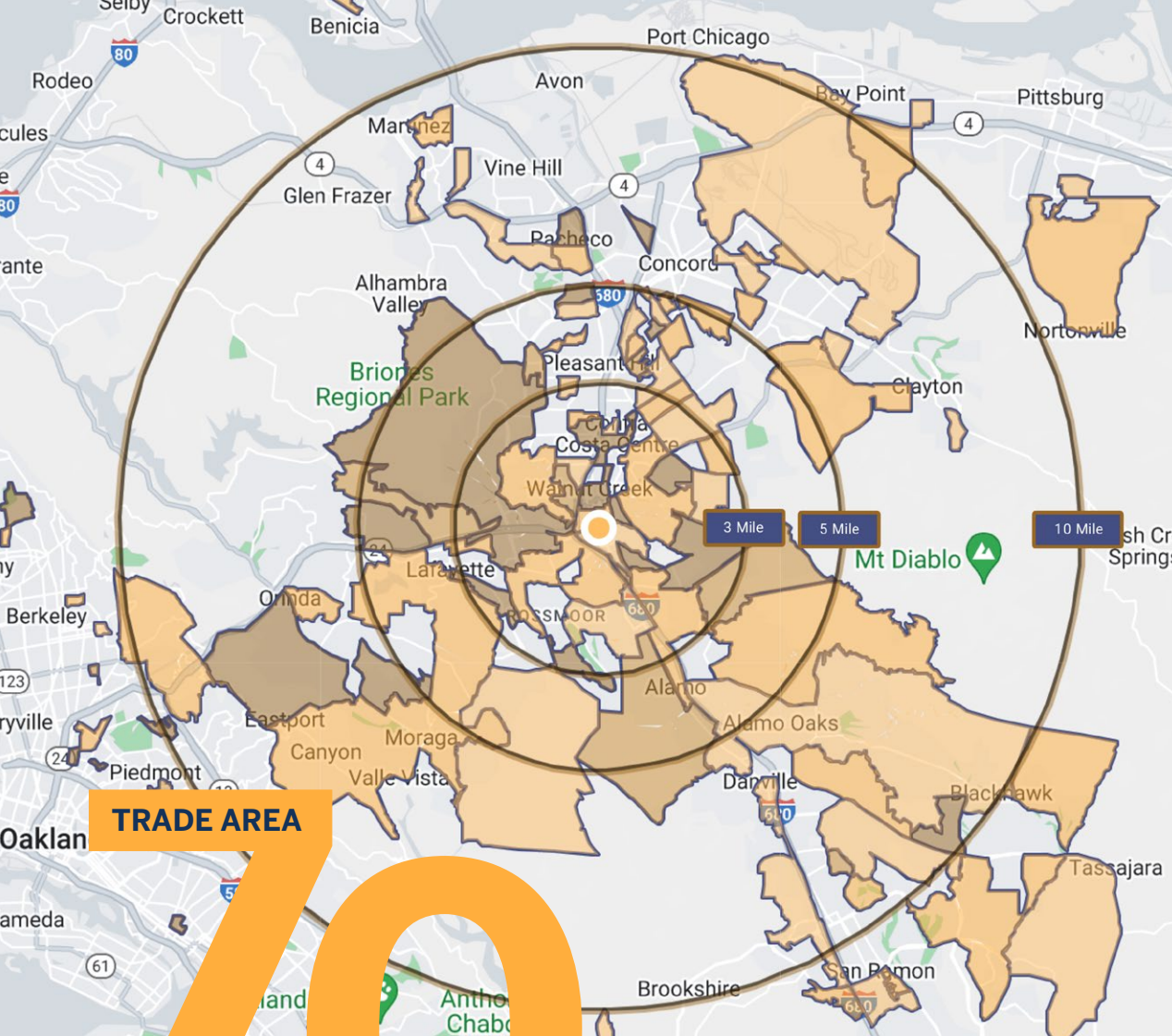
Walnut Creek is located in the East Bay region of the San Francisco Bay in Contra Costa County, just 16 miles east of Oakland. Surrounded by premier merchants in a prominent setting at one of the busiest pedestrian and vehicular intersections in Walnut Creek, this property is one of the most desirable retail locations in the San Francisco Bay Area. Its active downtown neighborhood features hundred-year-old buildings and extensive high-end retail establishments, restaurants and entertainment venues.

Downtown Walnut Creek is the center of a highly educated, affluent trade area that is surrounded by many prominent, upscale specialty retailers including Apple, Restoration Hardware, Pottery Barn, Anthropologie, Cheesecake Factory, Urban Outfitters, Williams-Sonoma, Sur La Table, Tiffany & Co, and Century Theaters. This asset enjoys high-volume customer traffic due to its location within the retail epicenter of Walnut Creek.

Walnut Creek - Mt. Diablo

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TRADE AREA

70%

DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

POPULATION

526,719
Tru Trade*

104,258
3 Mile

210,109
5 Mile

FAMILY HOUSEHOLDS

202,079
Tru Trade*

46,319
3 Mile

84,864
5 Mile

AVERAGE HH INCOME

\$163,911
Tru Trade*

\$196,760
3 Mile

\$200,504
5 Mile

COLLEGE EDUCATION

56.4%
Tru Trade*

71.1%
3 Mile

65.5%
5 Mile

*Tru Trade Area: 12.05 Miles

AERIAL



The active downtown neighborhood of Walnut Creek serves as a hub for its neighboring cities because of its location at the junction of the highways from Sacramento and San Jose and San Francisco/Oakland and its accessibility by BART.

SITE PLAN

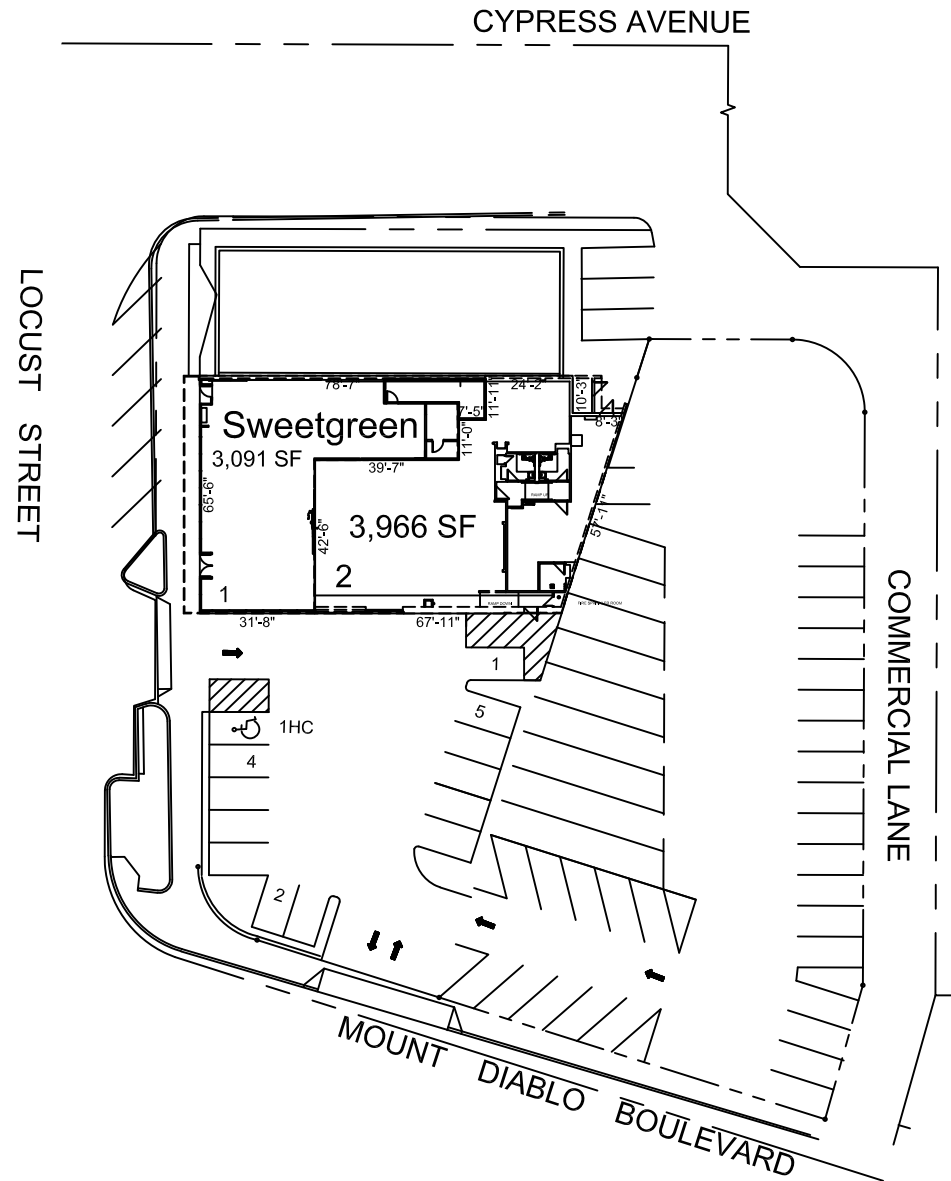
TENANTS

SQFT

1	Sweetgreen	3,091
2	New Tenant Coming Soon	3,966

HIGHLIGHTS

Total SF	7,036
Parking Spaces	13
Parking Ratio	1.85 per 1,000 SF



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