

OFFICE SPACES AVAILABLE FOR LEASE

3021 CITRUS CIRCLE, WALNUT CREEK



PRESENTED BY:

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LISTING DATA:

Suite 140: 1,134±SF

Suite 230: 2,329±SF

Suite 270: 1,419±SF

PROPERTY HIGHLIGHTS:

- Prominent corner location with strong visibility and traffic exposure
- Conveniently located between Clayton and Downtown Concord
- Elevator served building
- Medical and traditional office zoning
- Easy access to Ygnacio Valley Road and major thoroughfares
- Walking distance to an established retail and dining corridor with convenient access to daily amenities
- Professional office environment with flexible suite sizes

ECONOMIC DATA:

\$2.25/SF GROSS

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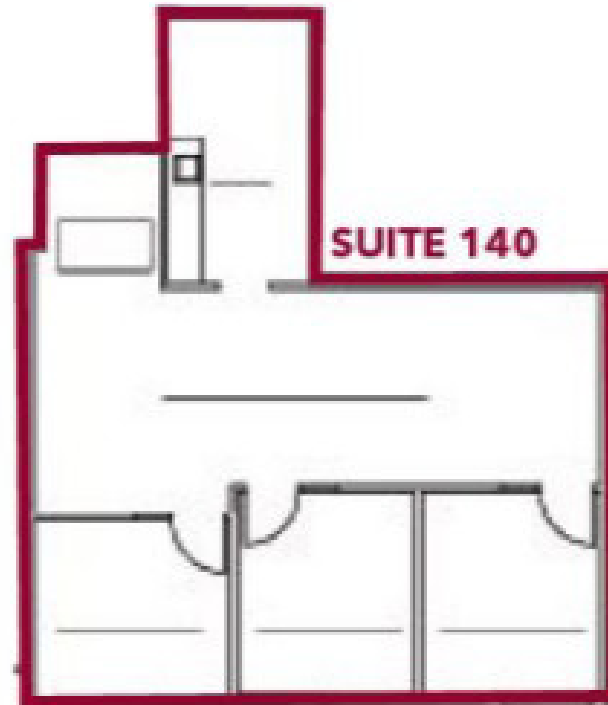
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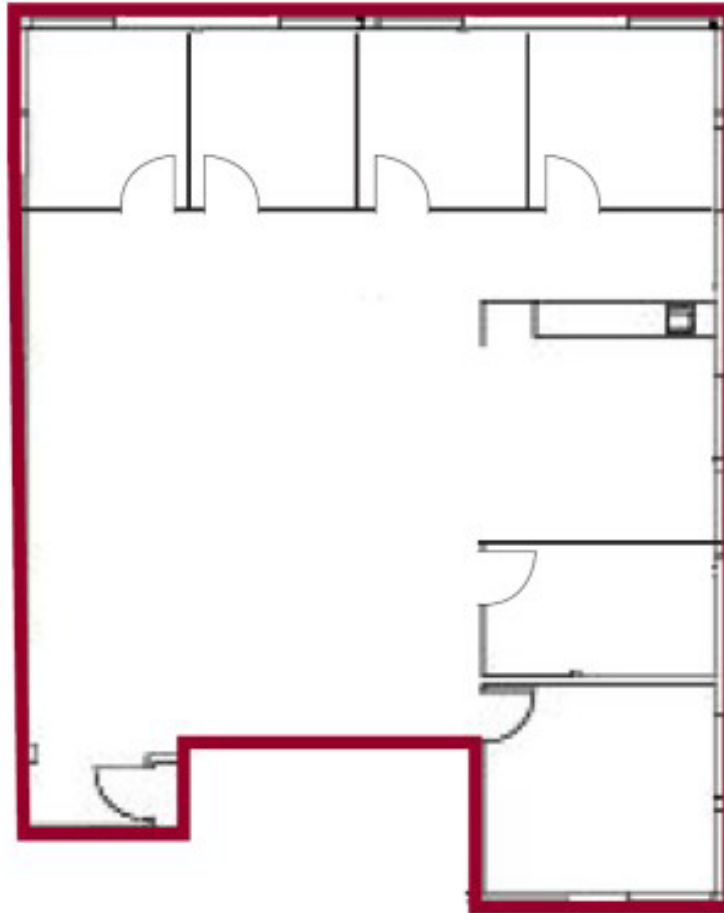
FLOOR PLAN: SUITE 140 - 1,134 RSF



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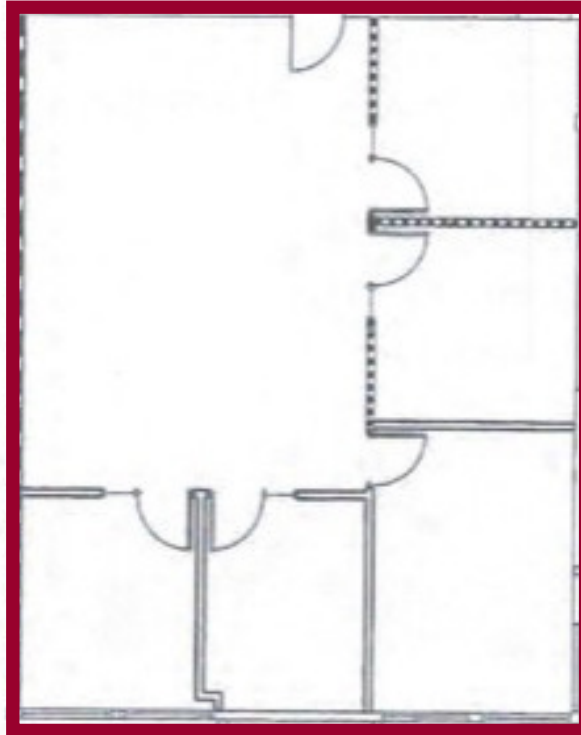
FLOOR PLAN: SUITE 230 - 2,329 RSF



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FLOOR PLAN: SUITE 270 - 1,419 RSF



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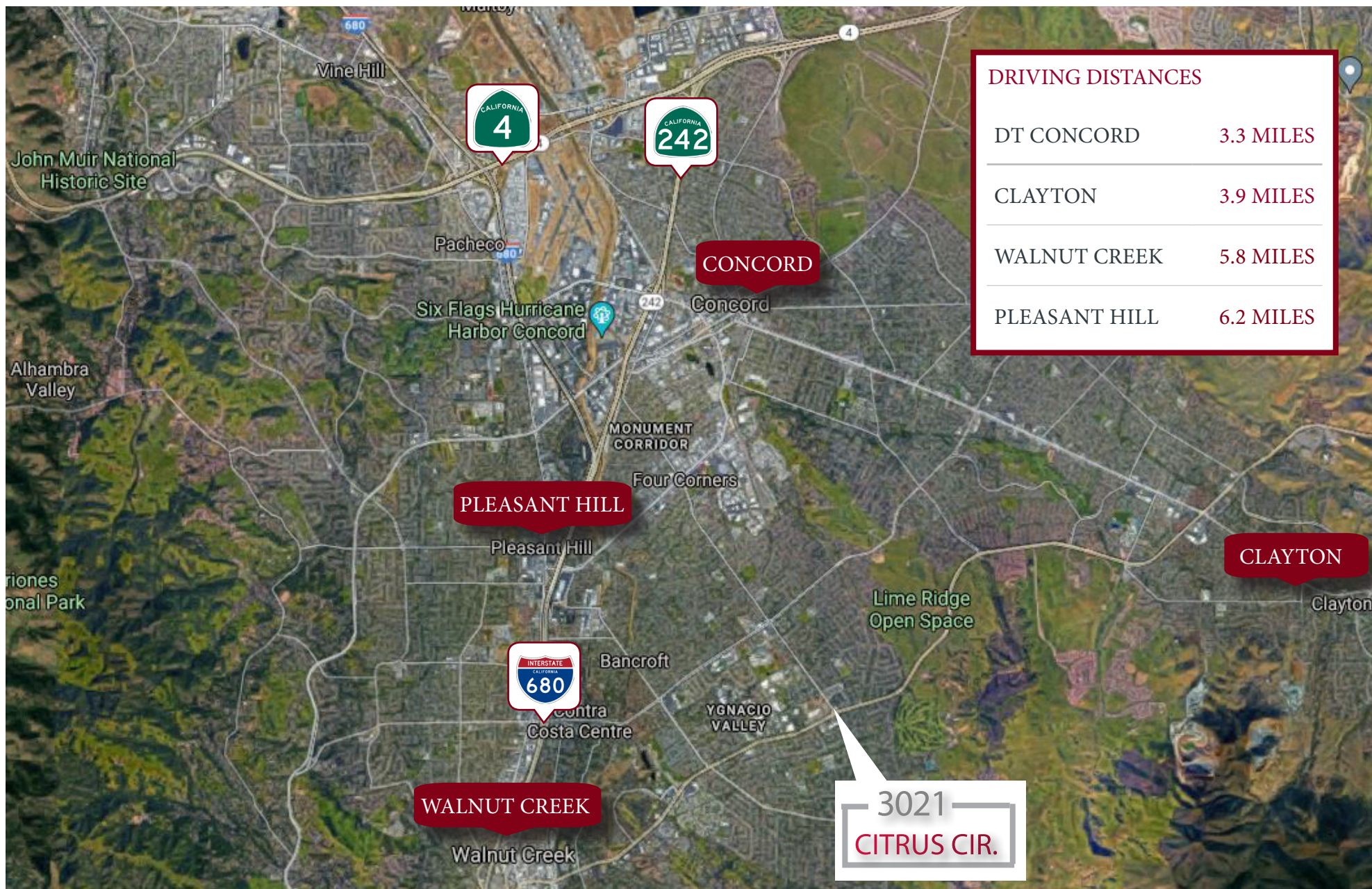
NEARBY AMENITIES:



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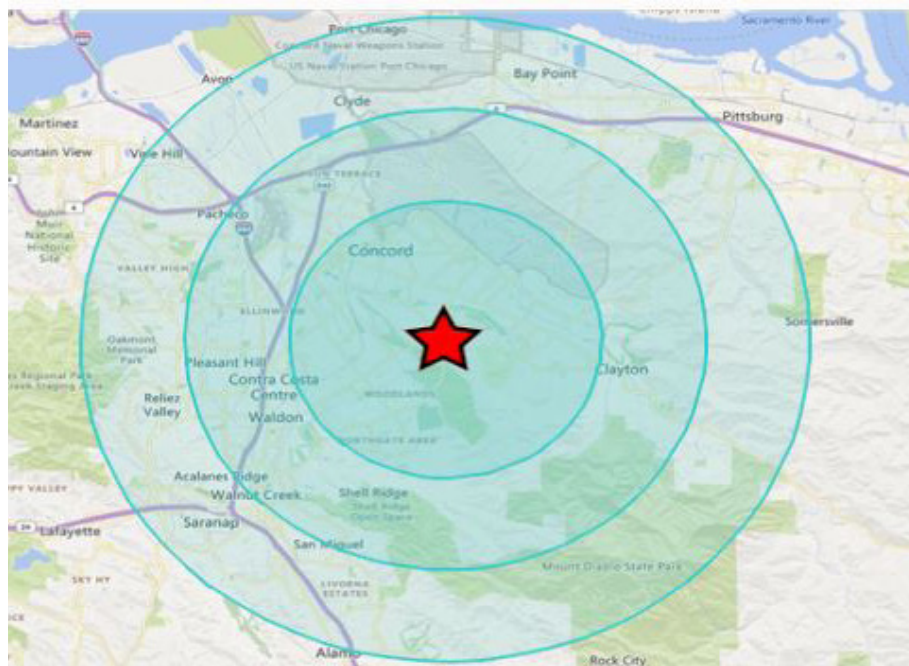
LOCATION OVERVIEW:









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DEMOGRAPHICS:



	1 MILE	3 MILES	10 MILES
 POPULATION	134,099	246,060	525,414
 MEDIAN AGE	41	41	42
 AVERAGE HOUSEHOLD INCOME	\$128,258	\$133,527	\$141,533
 AVERAGE HOUSEHOLDS	48,997	95,575	199,179
 TOTAL ESTABLISHMENTS	2,982	7,086	13,382
 TOTAL CONSUMER SPENDING	\$3.8 B	\$7.6 B	\$15.8 B

*Demographics source: CoStar

