

RARE AUTOMOTIVE SPACE FOR LEASE

**SPACE BUILDING - 2040 N. MAIN ST. | #28**

2040 NORTH MAIN STREET, WALNUT CREEK, CA 94596



## AUTO INDUSTRIAL FOR LEASE

**KW COMMERCIAL | EAST BAY**

201 North Civic Drive, Suite 130  
Walnut Creek, CA 94596



Each Office Independently Owned and Operated

*PRESENTED BY:*

**DARREN MERRITT, CCIM, CPM, OTHER**

Managing Director

O: (925) 287-3436

C: (925) 260-4454

[darrenmerritt@kwcommercial.com](mailto:darrenmerritt@kwcommercial.com)

CA DRE 01132588

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# EXECUTIVE SUMMARY

2040 NORTH MAIN STREET

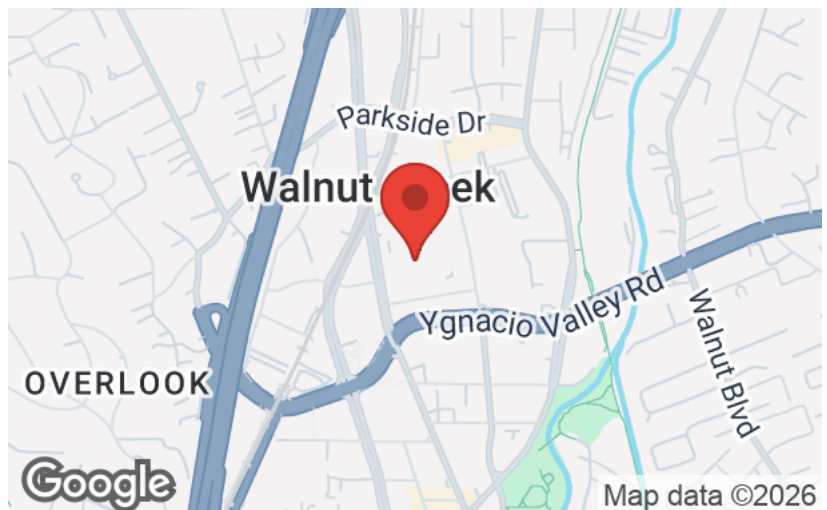


## OFFERING SUMMARY

<b>LEASE RATE:</b>	2.15/sf./mo.
<b>LEASE TERM:</b>	5 years
<b>AVAILABLE SF:</b>	1,000
<b>RAIL ACCESS:</b>	No
<b>YARD:</b>	No
<b>FIRE SYSTEM:</b>	Sprinklered

## PROPERTY OVERVIEW

Industrial building zoned for Automotive and Retail uses consisting of 28 spaces of approximately 1,000 sf each with 12 ft roll up doors, small office, mezzanine storage, and bathroom within the space. Limited, assigned on-site parking for tenants and clients. Tenants catering primarily in automotive repairs and services. Access to the location via North Main and/or Central Road.



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# PROPERTY PHOTOS

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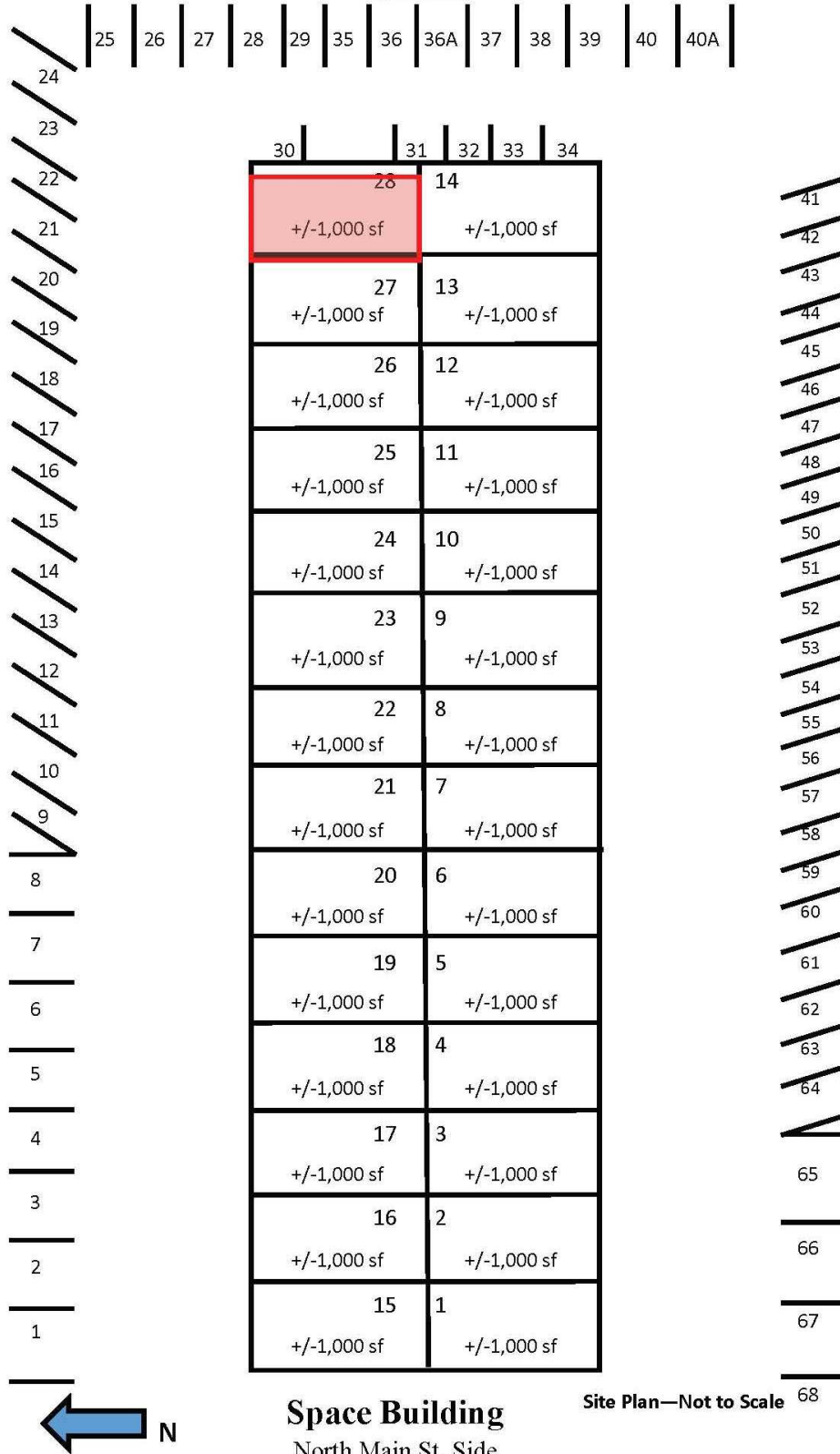
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# PROPERTY PHOTOS

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## Exhibit A



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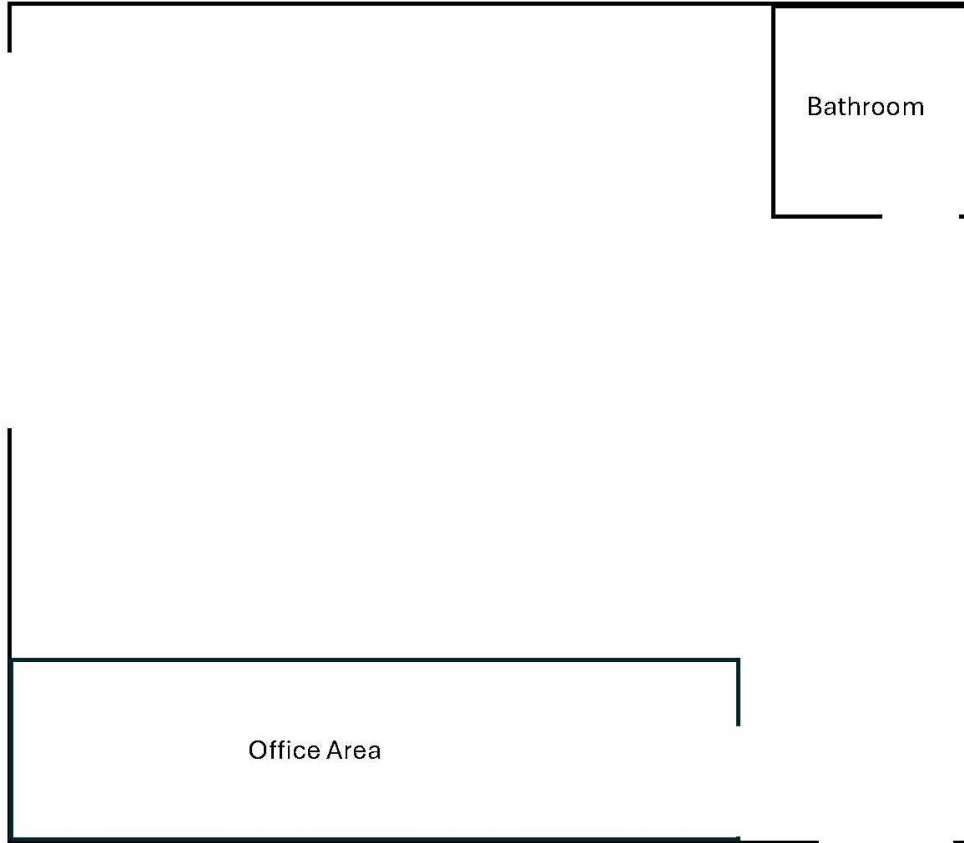
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**PROPERTY PHOTOS**

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**Floor Plan - #28**



Drawing Not to Scale

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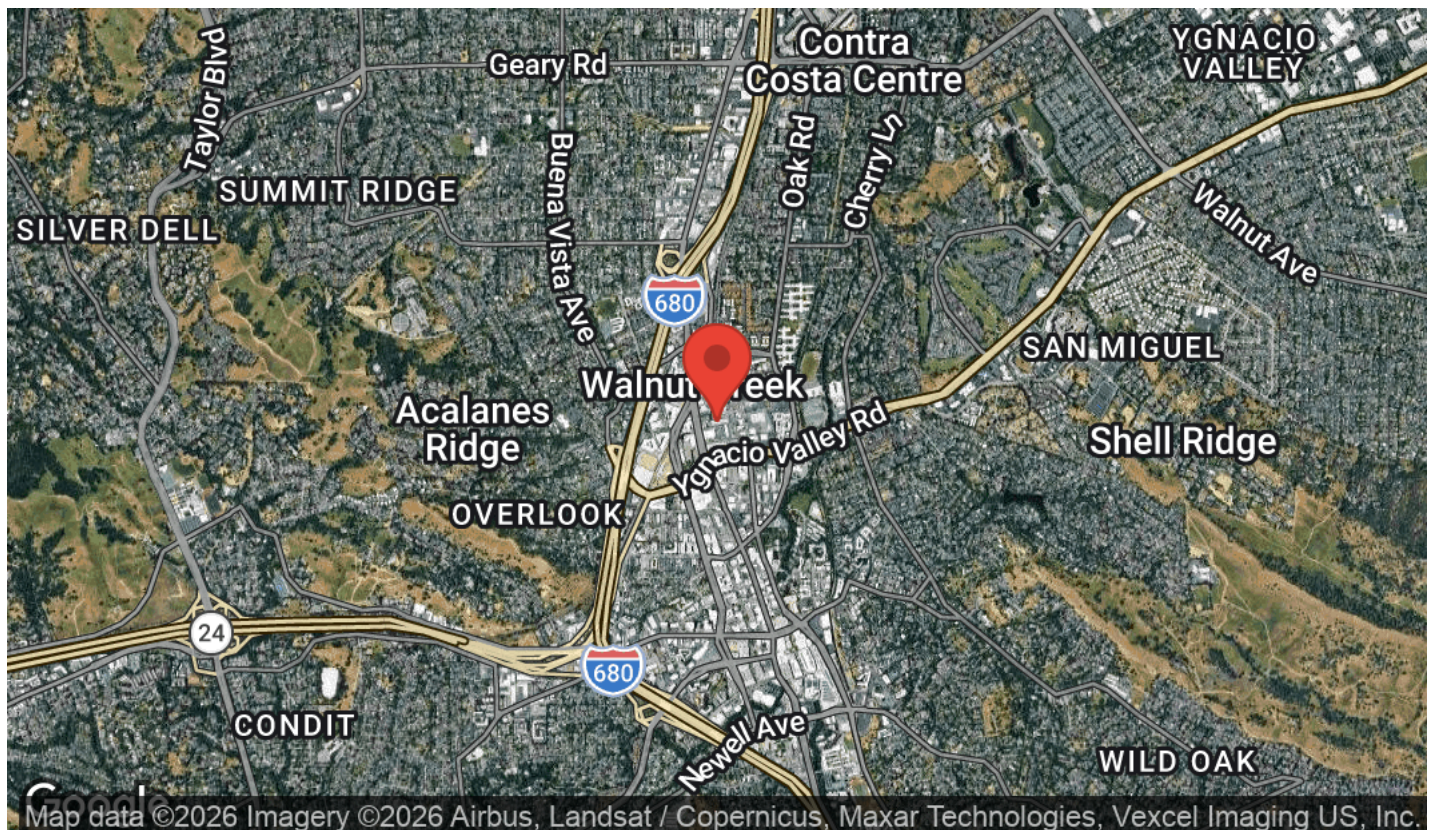
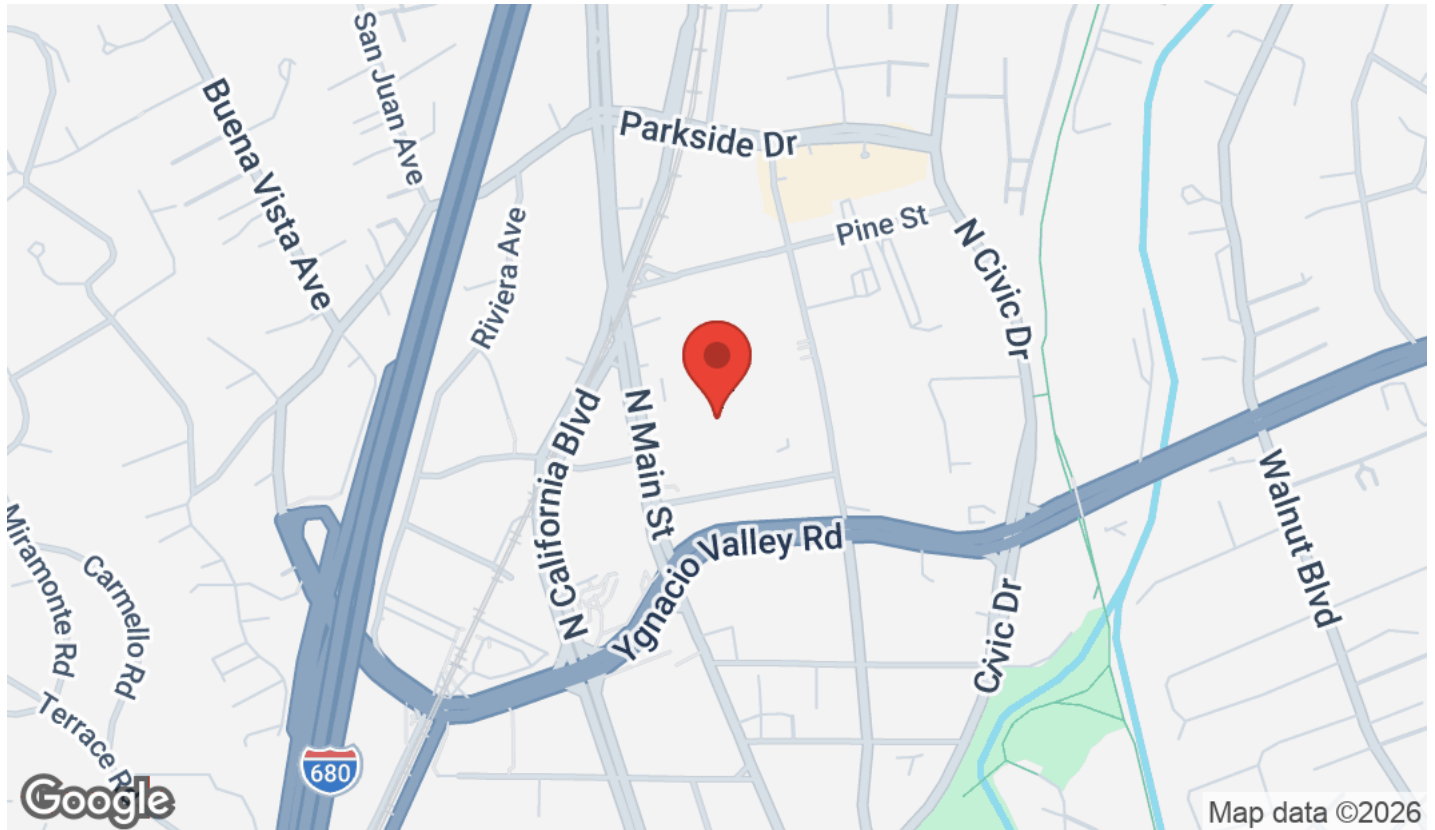
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# LOCATION MAPS

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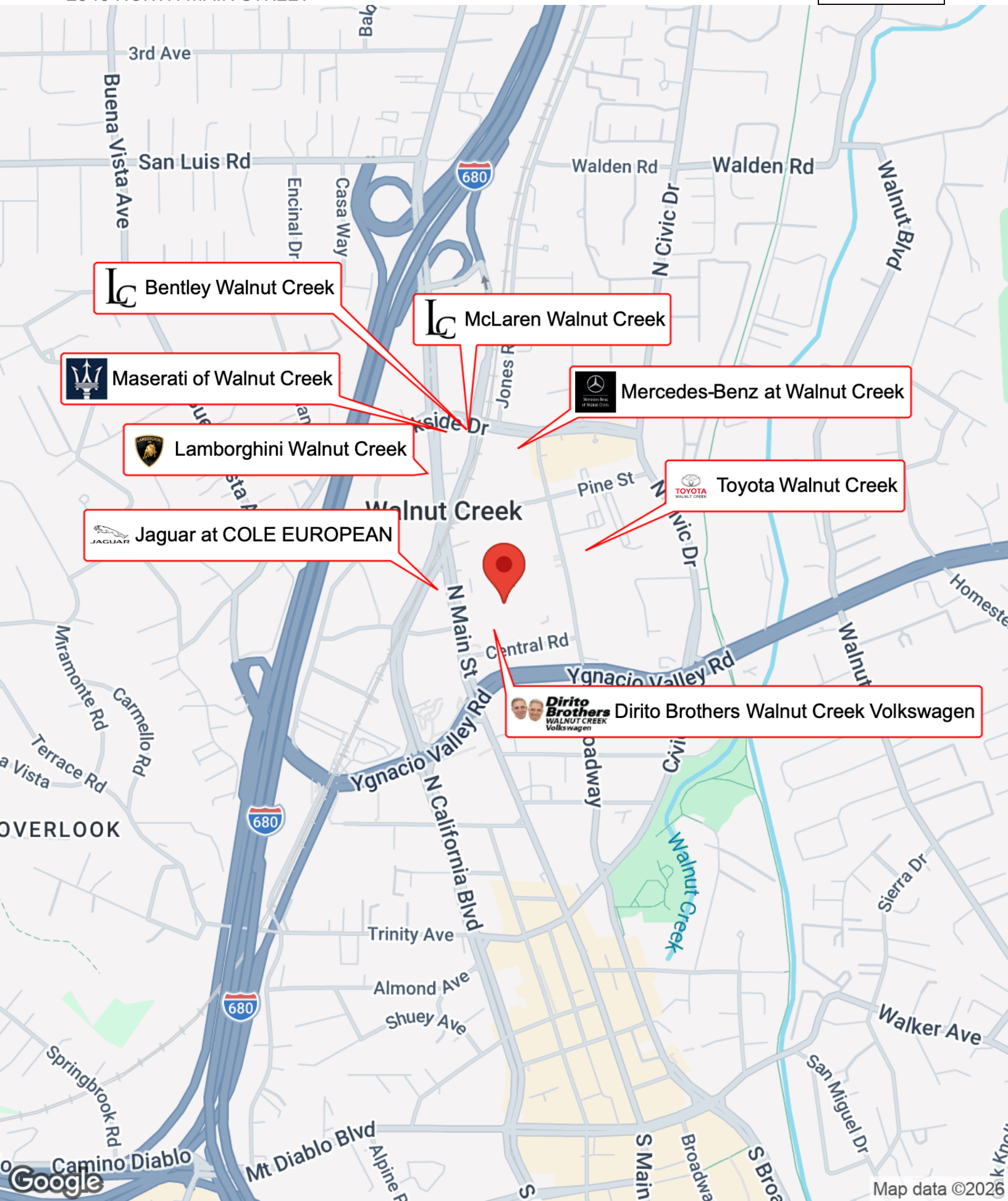
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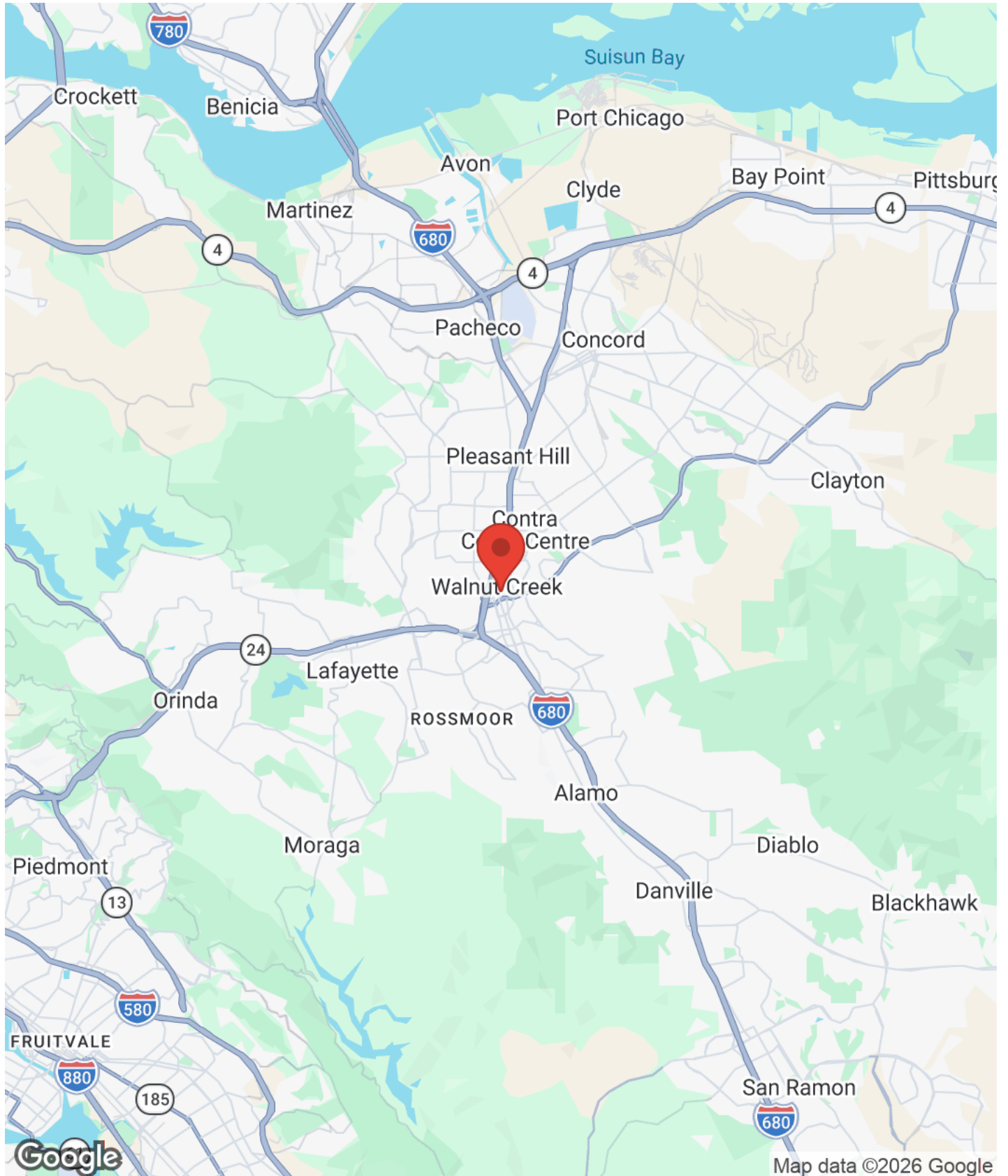
# BUSINESS MAP

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# REGIONAL MAP

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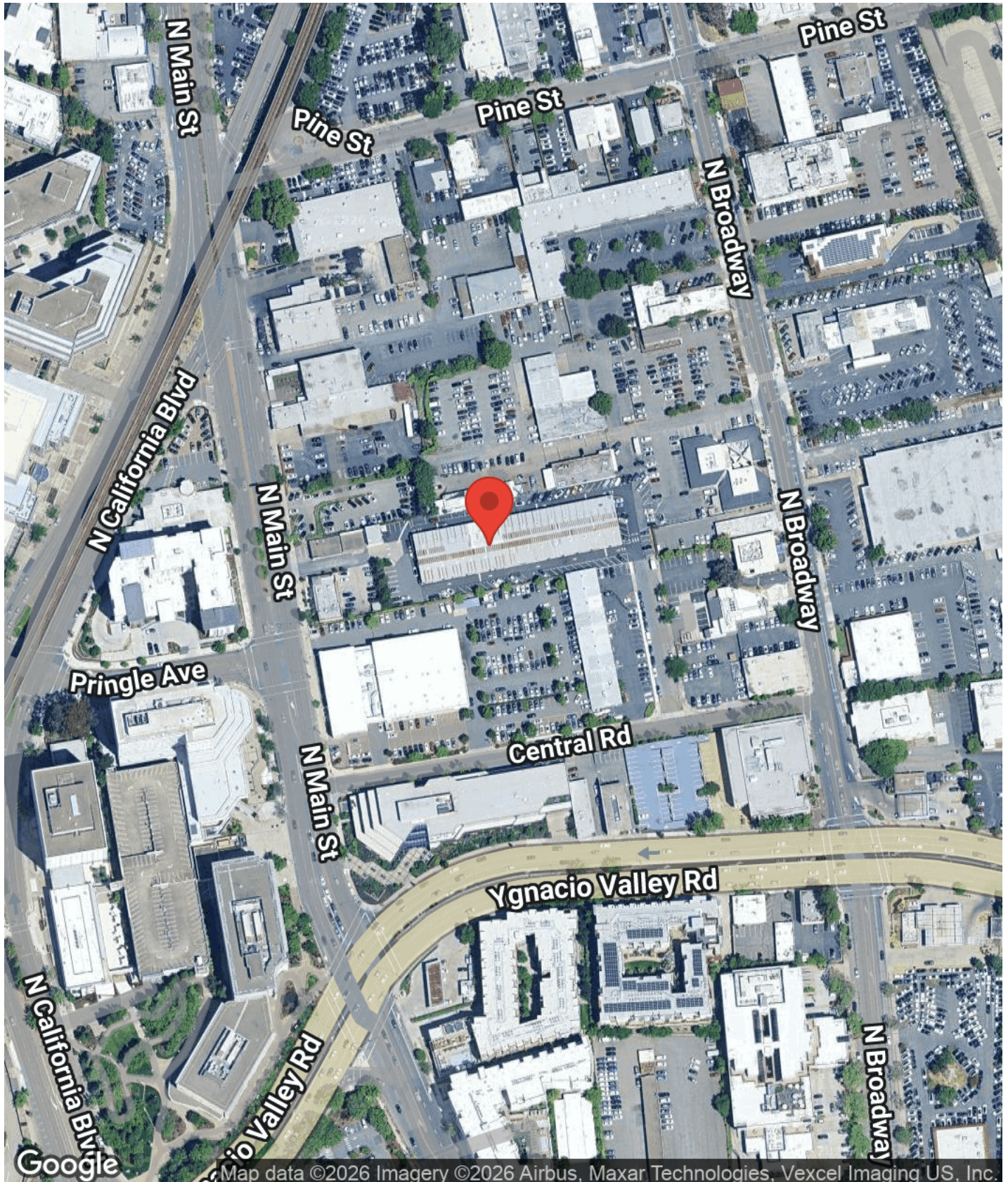
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# AERIAL MAP

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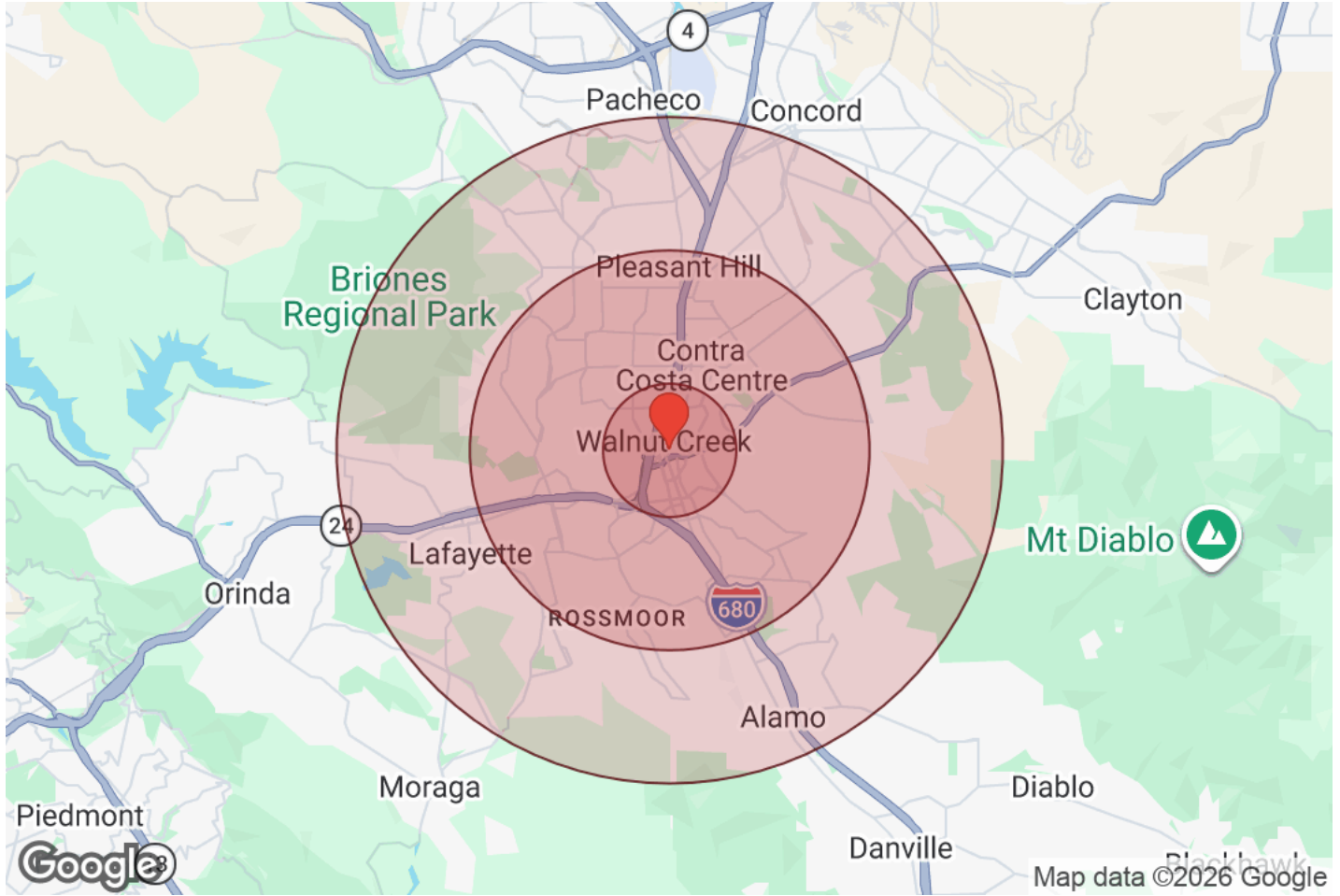
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# DEMOGRAPHICS

2040 NORTH MAIN STREET



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Age</b>			
Male	10,849	55,909	111,604	Ages 0 - 14	3,329	17,545	35,644
Female	11,466	59,259	116,557	Ages 15 - 24	1,846	10,104	22,970
Total Population	22,315	115,168	228,160	Ages 25 - 54	10,237	43,974	85,513
				Ages 55 - 64	2,673	15,044	29,726
<b>Race / Ethnicity</b>				Ages 65+	4,229	28,502	54,307
White	11,793	64,978	120,674	<b>Income</b>			
Black	1,078	3,881	7,689	Median	\$147,787	\$149,303	\$143,733
Am In/AK Nat	29	138	274	Under \$15k	581	2,631	5,130
Hawaiian	29	161	411	\$15k - \$25k	150	1,249	2,492
Hispanic	3,736	18,277	45,472	\$25k - \$35k	297	1,518	2,966
Asian	4,425	21,732	42,187	\$35k - \$50k	774	2,647	5,470
Multiracial	1,080	5,436	10,404	\$50k - \$75k	769	4,356	8,574
Other	145	564	1,027	\$75k - \$100k	1,062	4,499	8,843
				\$100k - \$150k	1,903	8,577	15,755
<b>Housing</b>				\$150k - \$200k	1,817	6,878	12,116
Total Units	11,471	53,040	99,016	Over \$200k	3,572	18,374	33,476
Occupied	10,924	50,729	94,821				
Owner Occupied	4,449	29,819	58,510				
Renter Occupied	6,475	20,910	36,311				
Vacant	547	2,311	4,195				

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