

**RETAIL
FOR LEASE OR SALE**
IN DOWNTOWN
WALNUT CREEK!

**±7,965 SF +
±1,500 SF MEZZANINE**

1630
MT. DIABLO BLVD
WALNUT CREEK



FOR SALE INQUIRIES:

James Kaye

Senior Vice President
james.kaye@cbre.com
+1 650 867 8806
Lic. 01052330

Kyle Kaye

Senior Associate
kyle.kaye@cbre.com
+1 650 281 5553
Lic. 02068777

FOR LEASE INQUIRIES:

Katie Singer

First Vice President
katie.singer@cbre.com
+1 650 494 5135
Lic. 01745709

Meaghan Post

Vice President
meaghan.post@cbre.com
+1 925 286 3003
Lic. 01889217

CBRE

PROPERTY HIGHLIGHTS



7,965 SF with a
±1,500 SF mezzanine



Free Standing
Building

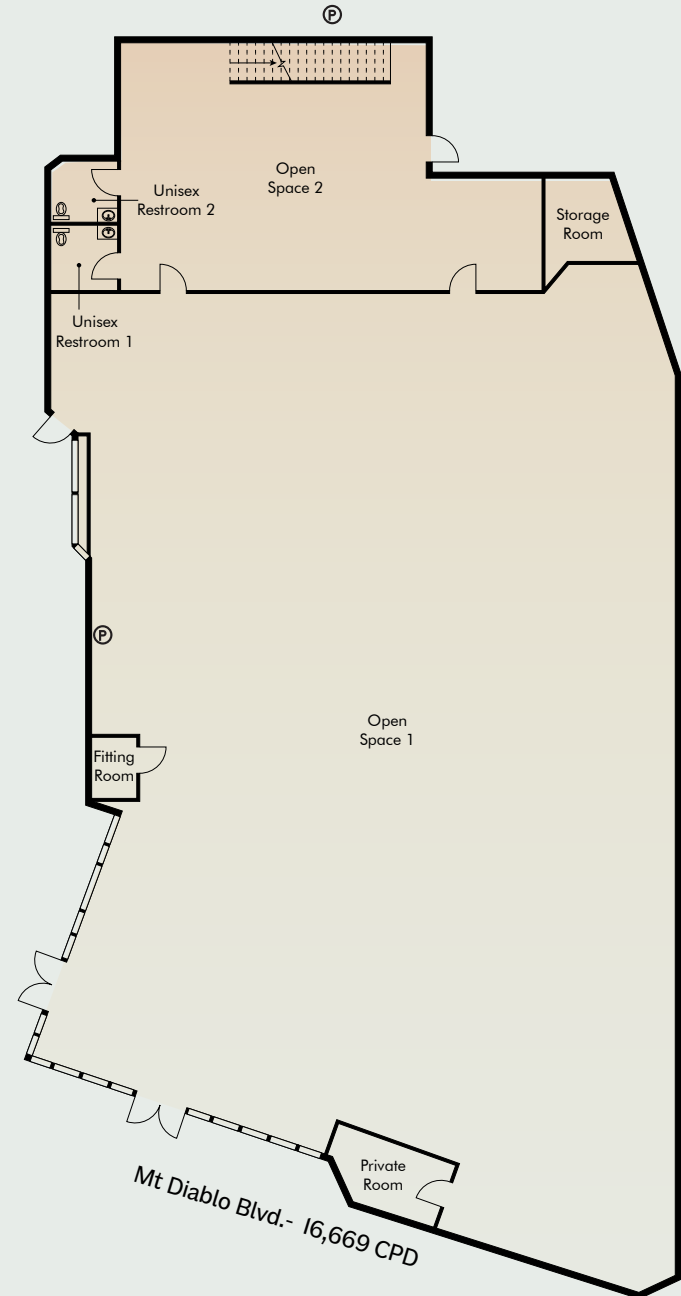


Dedicated parking lot
adjacent to premises

22 Exclusive To
The Building

MT. DIABLO BLVD
WALNUT CREEK

PREMISES FLOOR PLAN



AMENITY MAP

MT. DIABLO BLVD
WALNUT CREEK



BROADWAY
POINTE

BANK OF AMERICA



POTTERY BARN
WILLIAMS-SONOMA



UMPQUA
BANK

PLAZA AT
WALNUT CREEK
BUSINESS CENTER

PEET'S COFFEE & TEA



5 TACOS BEERS



sweetgreen

telefèric
BARCELONA 1992



MODEL BAKERY

Brandy Melville

N MAIN ST

WARBY PARKER





MT DIABLO BLVD

1630
MT. DIABLO BLVD

MT DIABLO BLVD



CVS
pharmacy



PNC



Philz Coffee

OLYMPIA PLACE



planet fitness



Fleming's



citi



STARBUCKS




HANDELS
HOMEMADE ICE CREAM SINCE 1945




CENTURY
THEATRES

THE CORNERS




usbank

TIFFANY & CO.



Capital One



VANS
"OFF THE WALL"

ANTHROPOLOGIE

URBAN OUTFITTERS

S MAIN ST

THE RETAIL SCENE

680



YGNACIO VALLEY RD
N CALIFORNIA BLVD



TARGET

N MAIN ST

N BROADWAY



1630
MT. DIABLO BLVD

SHAKE SHACK

sweetgreen

THE CORNERS
ANTHROPOLOGIE
Capital One TIFFANY & Co.

BROADWAY POINTE
POTTERY BARN
WILLIAMS-SONOMA RH

SAFEWAY

Fleming's
PRIME STEAKHOUSE & WINE BAR
CENTURY THEATRES
planet fitness

OLYMPIC BLVD

BROADWAY PLAZA
Apple
LIFE TIME
TESLA
PINSTRIPES (COMING SOON)
LOUIS VUITTON
NORDSTROM

BOTELHO DR

S CALIFORNIA BLVD

NEWELL AVENUE

NEWELL PROMENADE

TRADER JOE'S
pet food express

WHOLE FOODS MARKET

PLAZA ESCUELA
BARNES & NOBLE
The Container Store
The Cheesecake Factory

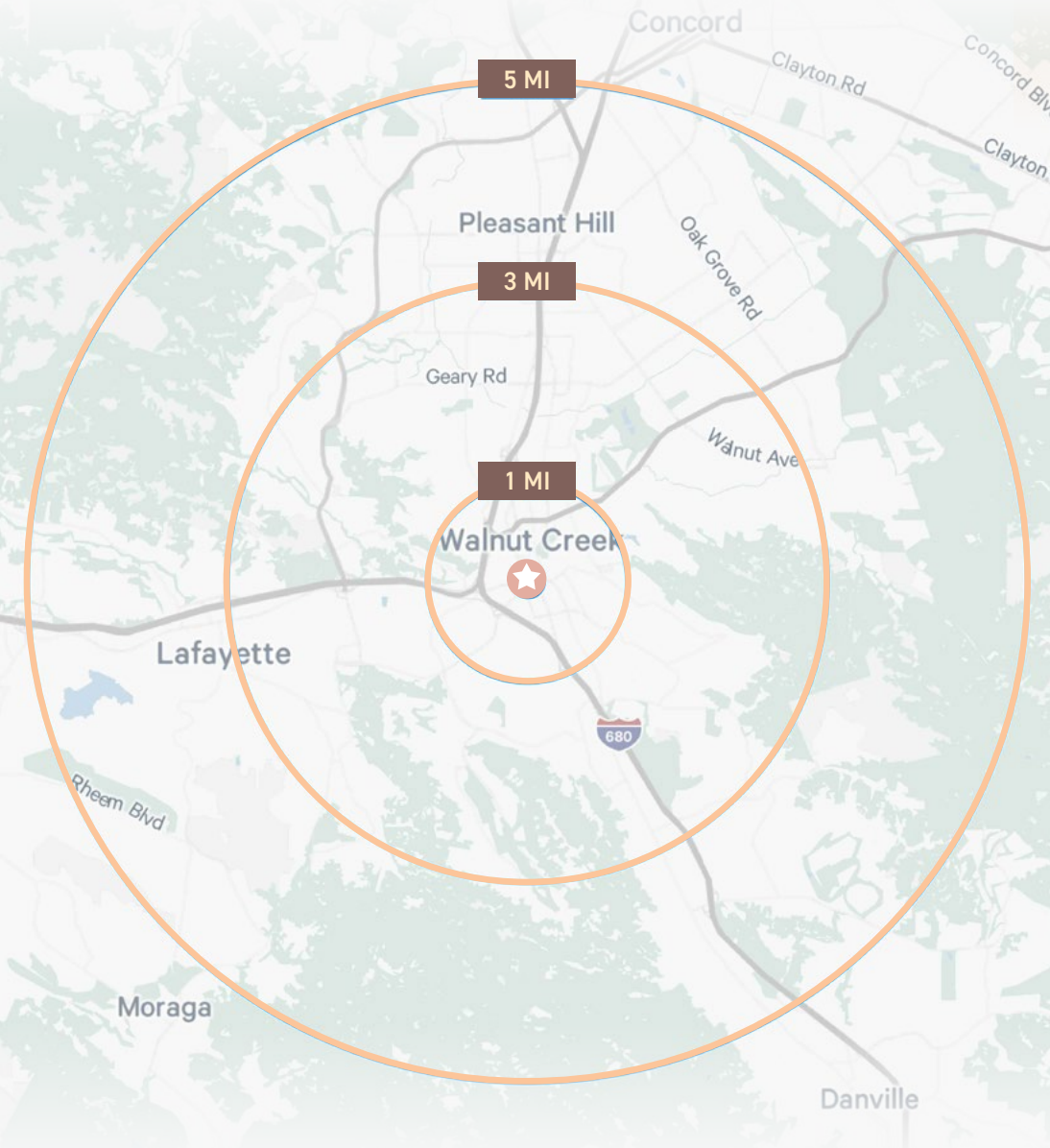
MAIN STREET PLAZA
ROSS DRESS FOR LESS
GOTT'S PAPER + SOURCE

680

RETAIL TRADE AERIAL



DEMOGRAPHICS



©2024 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Source: Esri

MT. DIABLO BLVD WALNUT CREEK

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	10 MIN DRIVE
Daytime Population			
2024 Daytime Population	38,868	125,976	163,264
Daytime Workers	31,259	73,282	101,344
Daytime Residents	7,609	52,694	61,920
Place of Work			
2024 2024 Businesses	3,233	6,884	10,147
2024 Employees	29,963	65,875	93,209
Population			
2024 Population - Current Year Estimate	17,998	103,147	127,750
2024-2029 Annual Population Growth Rate	0.25%	0.24%	0.25%
Education			
Some College - No Degree	10.7%	11.4%	12.0%
Associate's Degree	5.1%	5.7%	6.3%
Bachelor's Degree	39.2%	38.8%	38.1%
Graduate or Professional Degree	34.9%	33.6%	30.3%
Some College or Higher Education	90%	89.5%	86.7%
Households			
2024 Households - Current Year Estimate	8,663	45,877	52,721
2024-2029 Annual Household Growth Rate	0.14%	0.13%	0.16%
2024 Average Household Size	2.05	2.22	2.39
Household Income			
2024 Average Household Income	\$185,947	\$201,174	\$206,218
2024 Median Household Income	\$129,627	\$142,226	\$146,551
2024 Per Capita Income	\$88,189	\$89,335	\$85,603
Housing Value			
2024 Median Value of Owner Occ. Housing Units	\$1,324,037	\$1,241,525	\$1,319,980
2024 Average Value of Owner Occ. Housing Units	\$1,382,239	\$1,314,439	\$1,373,889
Housing Units			
2024 Housing Units	9,599	49,187	56,396

**RETAIL
FOR LEASE OR SALE
IN DOWNTOWN
WALNUT CREEK!**

**±7,965 SF +
±1,500 SF MEZZANINE**

CBRE

FOR LEASING INQUIRIES:

Katie Singer

First Vice President
katie.singer@cbre.com
+1 650 494 5135
Lic. 01745709

Meaghan Post

Vice President
meaghan.post@cbre.com
+1 925 286 3003
Lic. 01889217

FOR SALE INQUIRIES:

James Kaye

Senior Vice President
james.kaye@cbre.com
+1 650 867 8806
Lic. 01052330

Kyle Kaye

Senior Associate
kyle.kaye@cbre.com
+1 650 281 5553
Lic. 02068777

1630
MT. DIABLO BLVD
WALNUT CREEK

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.