

# 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

## 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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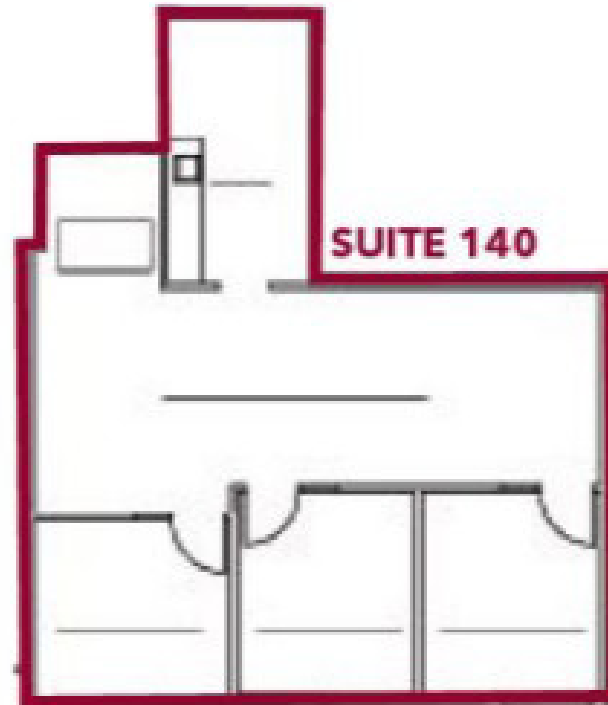
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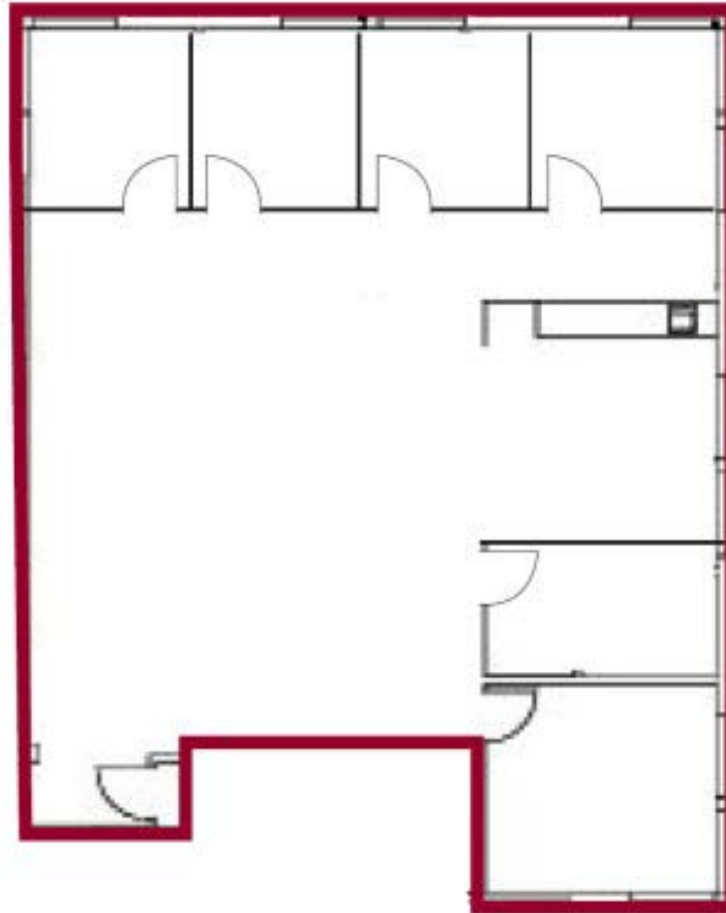
**FLOOR PLAN: SUITE 140 - 1,134 RSF**



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**FLOOR PLAN: SUITE 230 - 2,329 RSF**

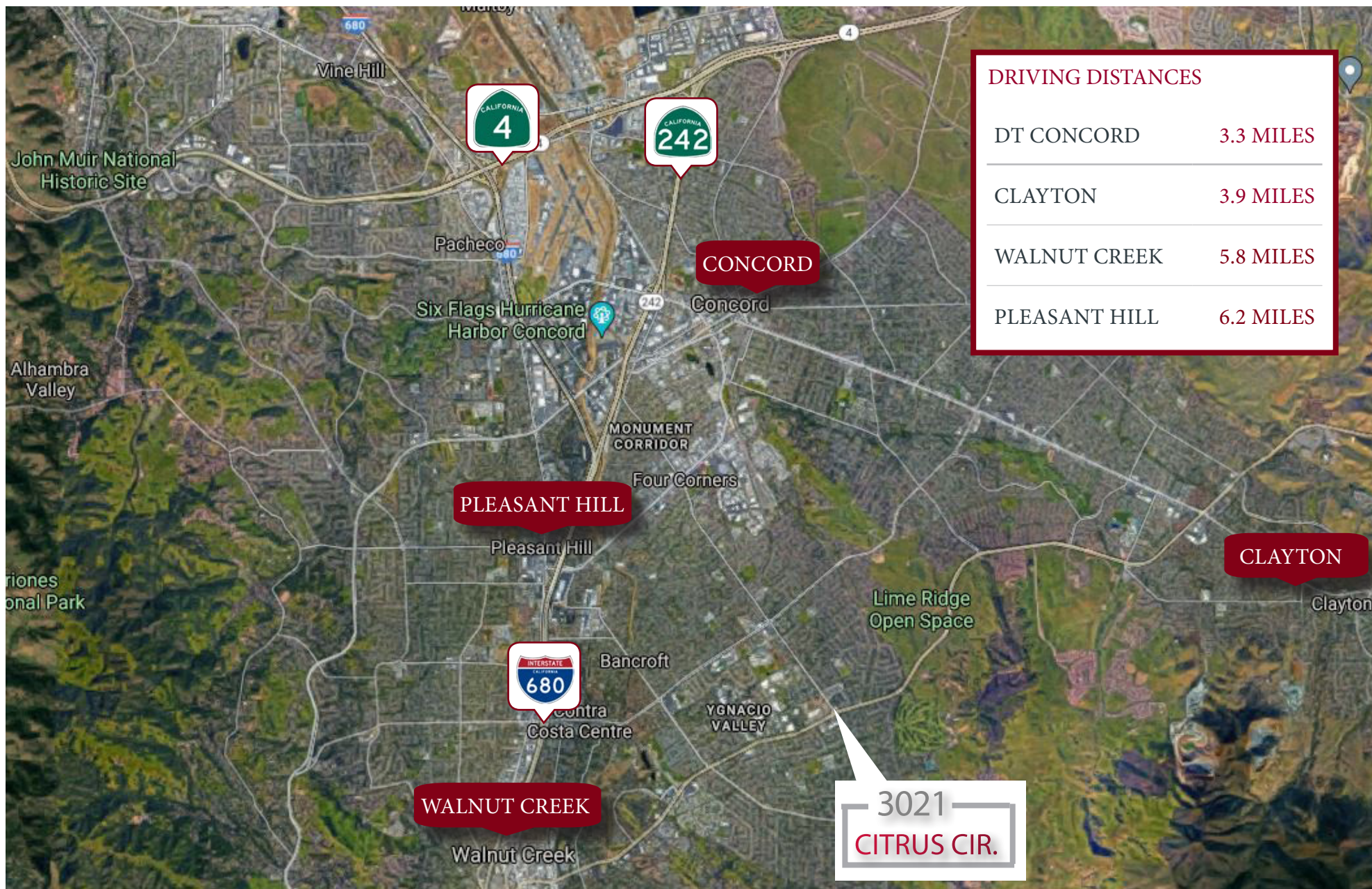




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## LOCATION OVERVIEW:



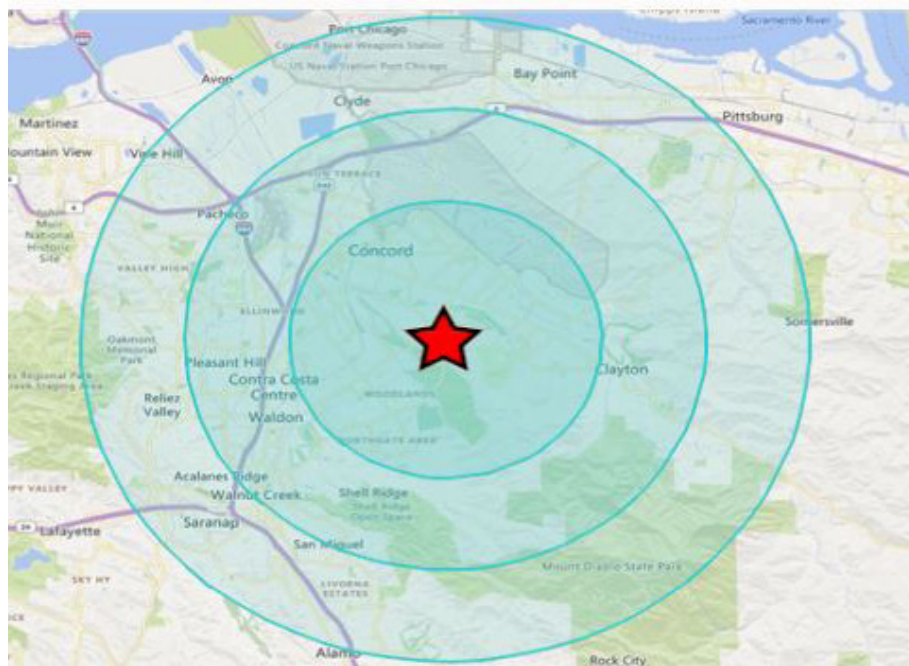
DRIVING DISTANCES	
DT CONCORD	3.3 MILES
CLAYTON	3.9 MILES
WALNUT CREEK	5.8 MILES
PLEASANT HILL	6.2 MILES









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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

