

RARE 100% LEASED RETAIL CENTER – 1ST TIME AVAILABLE IN 25 YEARS

SUNNYVALE RETAIL CENTER

1500-1512 SUNNYVALE AVE • WALNUT CREEK, CA



OFFERING MEMORANDUM

NEWMARK

EXCLUSIVE AGENTS

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EXECUTIVE SUMMARY

SUNNYVALE RETAIL CENTER • 1500-1512 SUNNYVALE AVENUE • WALNUT CREEK, CA

Newmark, as exclusive advisor, is pleased to offer the opportunity to acquire Sunnyvale Retail Center (the “Property” or “Center”) located at 1500-1512 Sunnyvale Avenue in Walnut Creek, California. The Property is one hundred percent leased by five tenants and benefits from excellent visibility at a highly trafficked signalized intersection with exposure to over 33,000 vehicles per day.

Available for the first time in over twenty-five years, the Center offers a diversified rent roll with scheduled annual increases and a staggered lease expirations thus providing an attractive combination of stability and income growth.

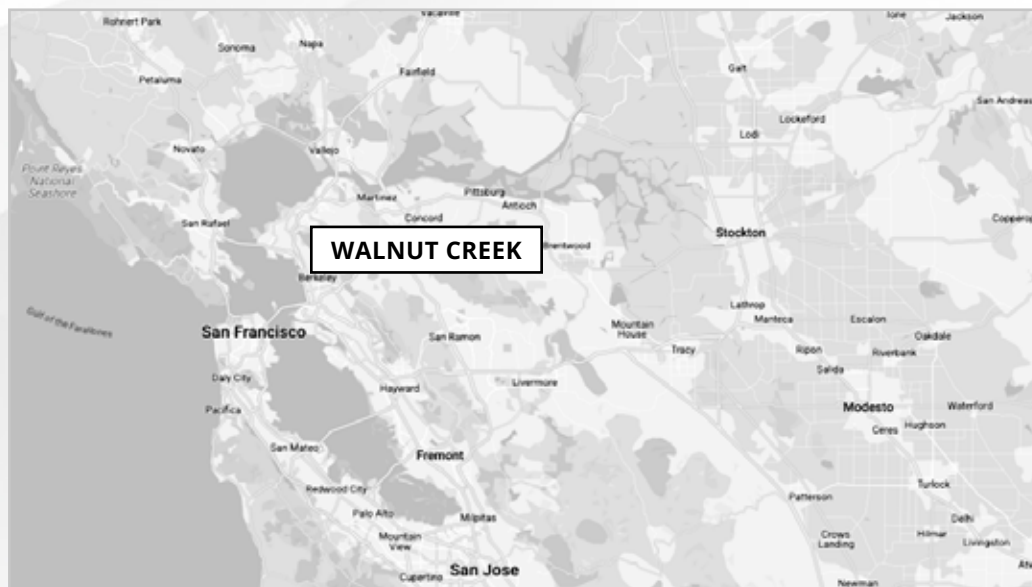
Offering Terms

Price: \$5,600,000

Cap Rate: 5.67%

Size: ±8,472 square feet

Occupancy: 100% - five tenants



OFFERING HIGHLIGHTS

- Very rare opportunity to acquire a small retail center in Walnut Creek
- 100% leased to a synergistic mix of 5 service, restaurant and retail tenants
- Excellent visibility at a highly trafficked intersection
- Tenants are destination oriented/ e-commerce resistant
- Dedicated surface parking lot with 31 stalls
- Excellent demographics with household incomes exceeding \$160,000 in a 3 mile radius
- Easy access to I-680
- Situated on the hard corner of a signalized intersection with over 33,000 average daily traffic counts



PROPERTY DETAILS

Address

1500-1512 Sunnyvale Avenue, Walnut Creek

APN

170-100-032-3

Size

±8,472 square feet

Year Built

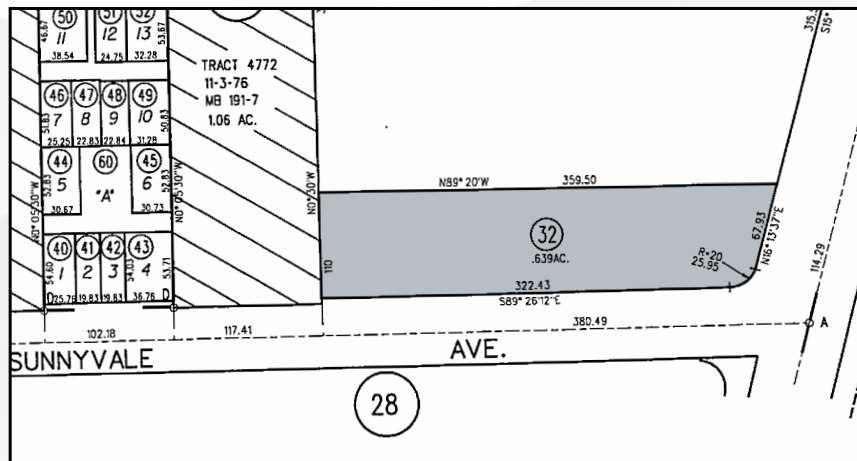
1980

Parking

31 stalls (3.66/1,000 square feet)

Zoning

C-C (Community Commercial)





WALNUT



CREEK

THE EAST BAY'S RETAIL & CULTURAL DESTINATION

Crate&Barrel



NESPRESSO®

SEPHORA

LOUIS VUITTON

lululemon  athletica

ARITZIA

 PELOTON

TESLA

LIFETIME
FITNESS

NORDSTROM

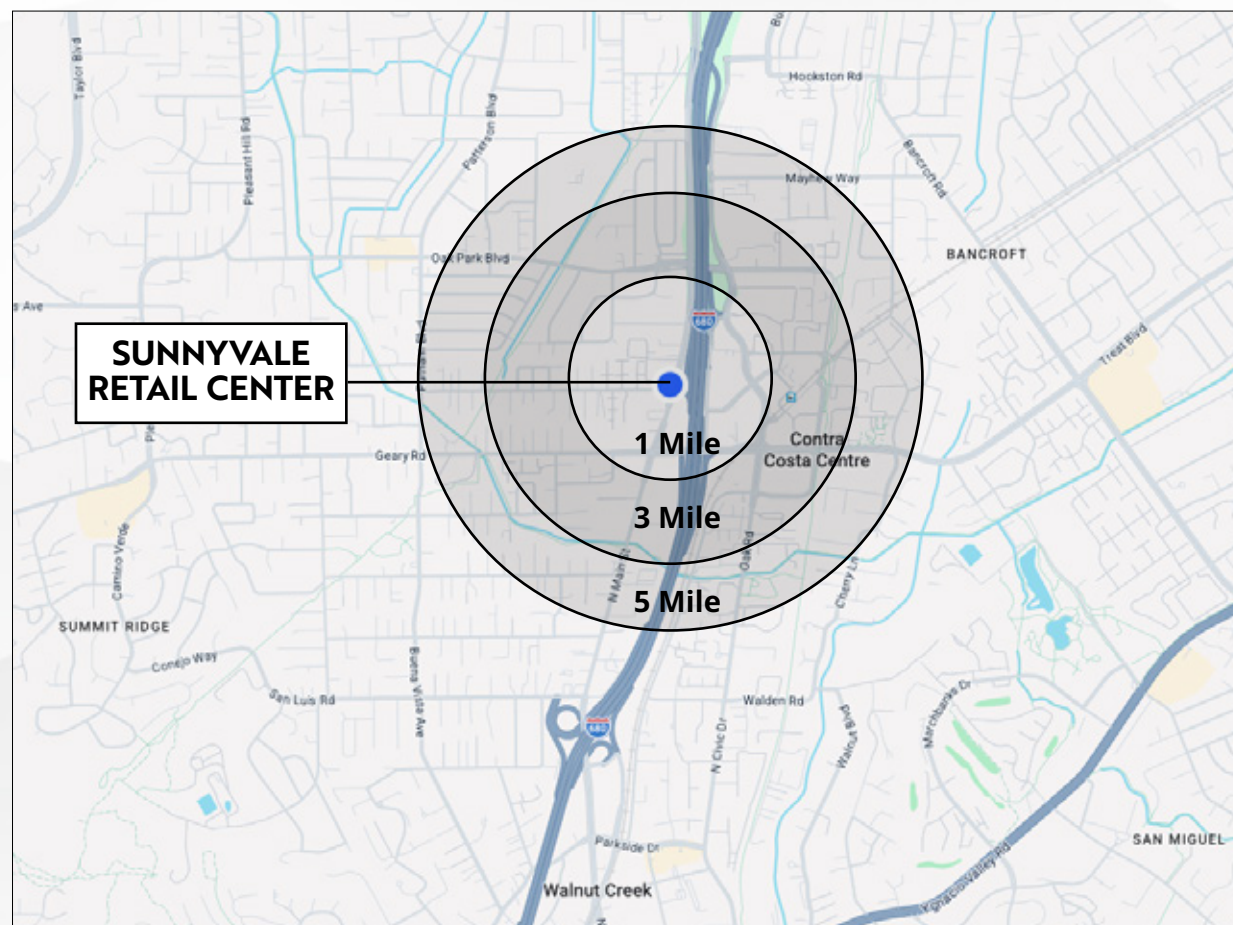

CHANEL

Walnut Creek is an attractive destination for businesses and entrepreneurs with a strong economy, high quality of life and a population of 67,000. Located 25 miles east of San Francisco, it boasts a prime location at the intersection of Interstates 680 and 24 and convenient access to the Bay Area Rapid Transit (BART) system. The city is home to a diverse and prestigious roster of top employers such as Kaiser Permanente, CSAA, Safeway, Nordstrom, and John Muir Health.

Walnut Creek's affluent population enjoys an abundance of shops and restaurants, outdoor recreational amenities and employment opportunities. Recent developments have seen a surge in residential and mixed-use projects, attracting a steady influx of talented employees and families looking for high-quality employment and entertainment opportunities. Overall, Walnut Creek is a city on the rise, offering a great location, an excellent quality of life, and a strong economy, making it an ideal place for businesses to establish and grow.

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	25,037	140,445	269,283
Daytime Population	24,612	162,690	296,192
Avg. HH income.	\$158,203	\$161,649	\$158,897



**CONTRA COSTA CENTRE
TRANSIT VILLAGE**
2.4 MILLION SF OF OFFICE
AND COMMERCIAL

**EMBASSY
SUITES**
by Hilton™

BART
PLEASANT HILL



NORTH MAIN ST

SUNNYVALE
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DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (July, 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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