



GORGEOUS PARK VIEW OFFICES FOR LEASE DOWNTOWN

1475 N BROADWAY | WALNUT CREEK, CA 94596



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INVESTMENT SUMMARY

AiCRE Partners is pleased to exclusively offer office space for lease at 1475 N Broadway in Walnut Creek, California. This building has views of most of Walnut Creek and is conveniently located in central downtown Walnut Creek across from the park, next door to Walnut Creek City Hall, near public parking, and surrounded by restaurants and shops right outside the doors. The building is well maintained and always dressed up for the various holidays. The building has convenient parking on site and nearby. The 4th floor suites have roomy private balconies for outdoor activities like putting green, lunch area, relaxation, and more.

PRICE	\$2.50/SF - \$2.75/SF Full Service
ADDRESS	1475 N Broadway Walnut Creek, CA 94596
PARCEL LOT AREA	37,013
TOTAL SF	37,013
EXISTING ZONING	Office and Retail
CATEGORY USE	Office, Retail
COUNTY	Contra Costa
OFFICE/BUILDING CLASS	C
LEASE TERMS	Full Service



AVAILABLE UNITS



SUITE 340



SUITE 310

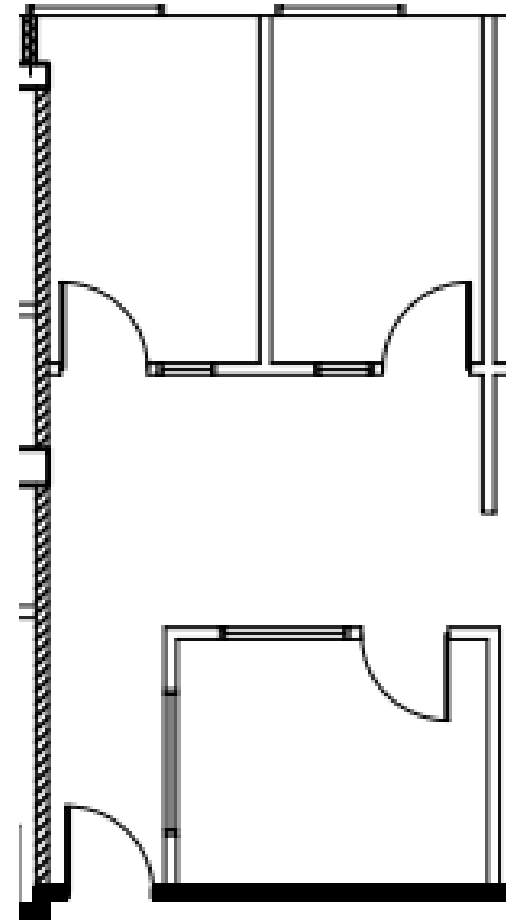


SUITE 430

AVAILABLE UNITS



SUITE 330

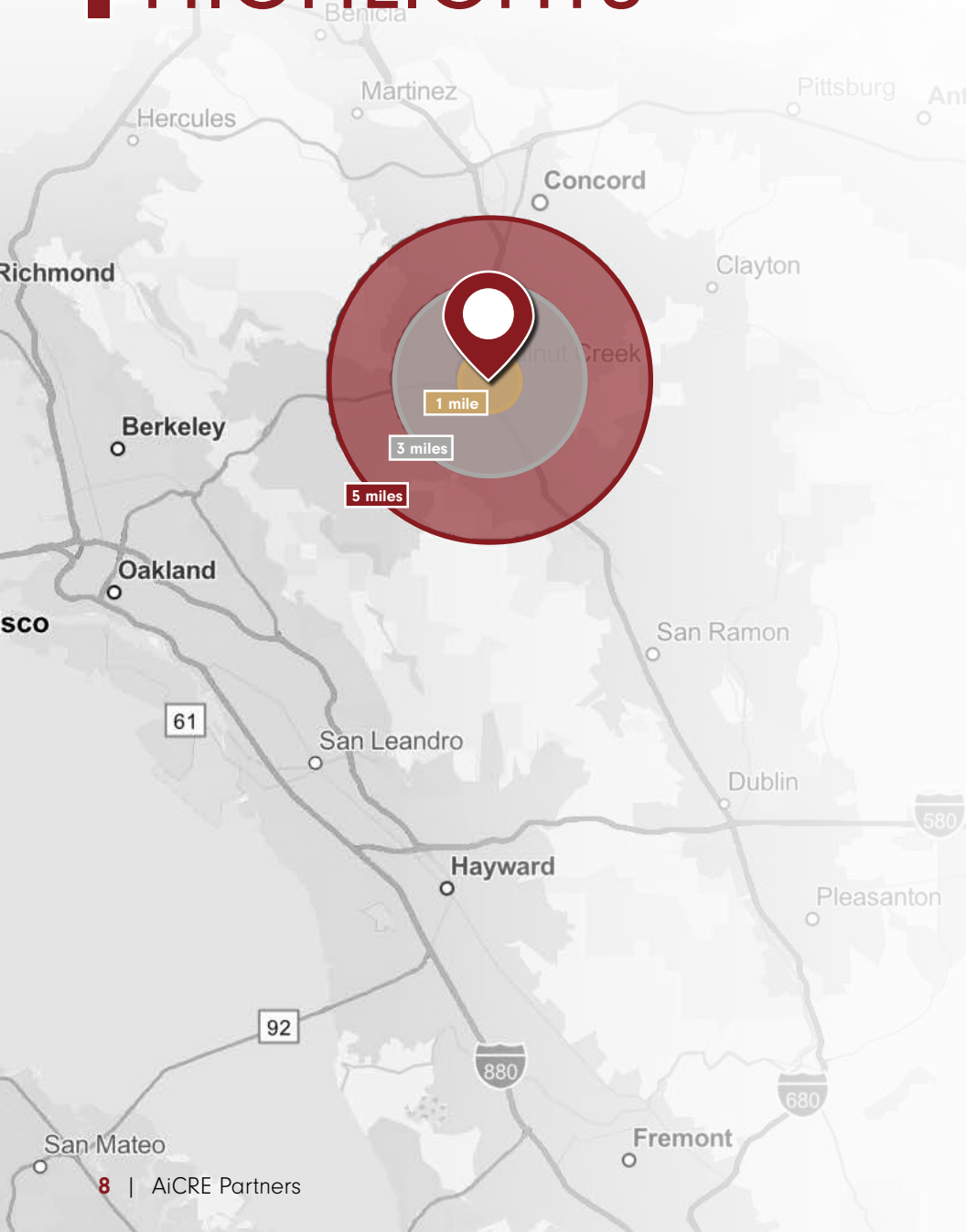


SUITE 335

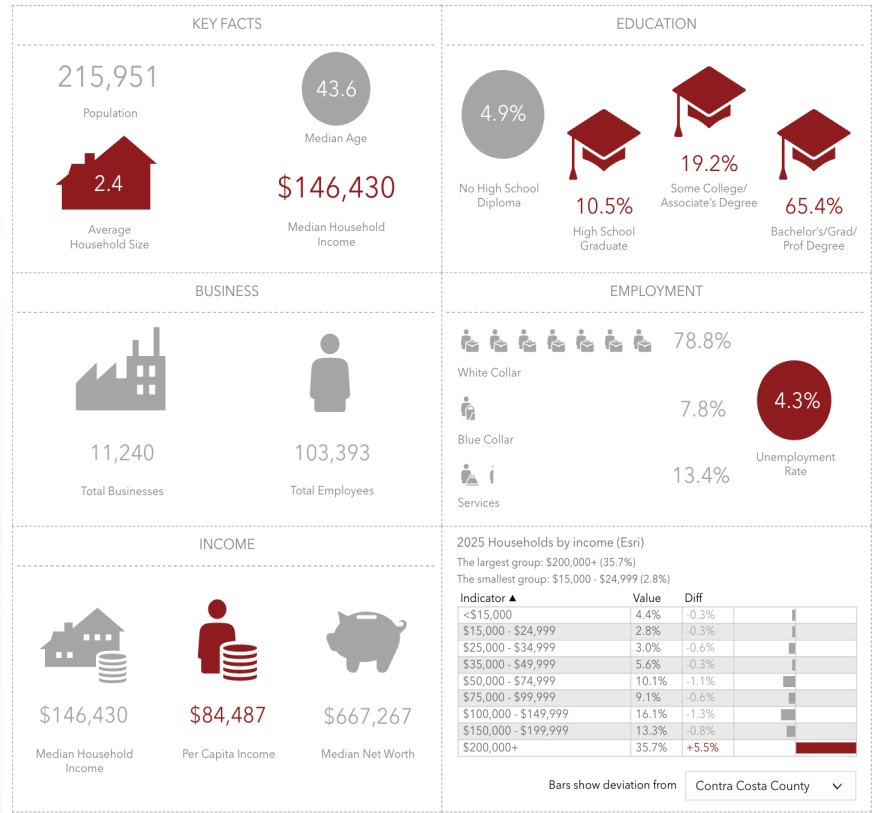
INVESTMENT HIGHLIGHTS

- Convenient Downtown location
- Beautiful views of the Park and Walnut Creek skyline
- Private patios on the 4th floor suites
- Walking distance to shopping, restaurants, and public parking

LOCATION HIGHLIGHTS



5 MILE SUMMARY



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	18,762	106,642	215,951
Households	9,173	47,323	87,427
Families	4,460	27,040	55,046
Average Household Size	2.03	2.22	2.43
Owner Occupied Housing Units	3,204	23,683	55,467
Renter Occupied Housing Units	5,969	18,640	31,960
Median Age	39.5	44.8	43.6
Median Household Income	\$139,310	\$146,163	\$146,430
Average Household Income	\$182,076	\$202,925	\$207,885



HEATHER FARM PARK

Sports Basement TJ-maxx

6 TACO BELL Jack in the box
Marriott jiffylube

JOHN MUIR MEDICAL CENTER

I-680 | 271,000 VPD

WALNUT CREEK INTERMEDIATE SCHOOL

YGNACIO VALLEY RD | 62,200 VPD

WALNUT CREEK SUBWAY STATION

TARGET STARBUCKS COFFEE

1475 N BROADWAY WALNUT CREEK, CA

STATE ROUTE 24 | 210,000 VPD

SAFeway STARBUCKS COFFEE ROSS DRESS FOR LESS NORDSTROM rack
CHIPOTLE MEXICAN GRILL WOLFE FOODS MARKET DUNKIN' DONUTS CINEMARK
TRADER JOE'S macy's The Cheesecake Factory petco

INTERSTATE 680

KAISER PERMANENTE WALNUT CREEK MEDICAL CENTER

WALNUT CREEK CALIFORNIA

Located in the East Bay region of the San Francisco Bay Area, Walnut Creek is exceptionally well-positioned. Its accessibility is strong: the city sits at the confluence of Interstate 680 and Highway 24, and benefits from a regional rail connection via the Bay Area Rapid Transit (BART) station in downtown. This connectivity makes it an attractive node not only for local patrons, but also for visitors and commuters from surrounding communities.

The city's downtown core is a recognized regional shopping and dining destination and features strong foot-traffic, walkability, and an expanding mix of upscale and lifestyle-oriented tenants. As a result, leasing in this market benefits from the area's concentration of retail, dining, cultural amenities, and an engaged consumer base.

Walnut Creek is home to approximately 70,000 residents. With a relatively mature population and a high level of educational attainment, the market tends to attract entrepreneurial, professional, and service-oriented consumers. Moreover, the limited housing and

ownership-heavy environment means stable consumer presence rather than extremely transitory demographics.

The commercial property ecosystem in Walnut Creek is mature and well-established. Market reports show that the city is a major East Bay node for office, retail, and mixed-use, and the retail vacancy rate remains healthy in its core retail district. The combination of strong location, amenity pull, and stable, affluent population create an appealing narrative for leasing space in the area. Walnut Creek offers both the walk-in potential and the demographic support to drive sustainable

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