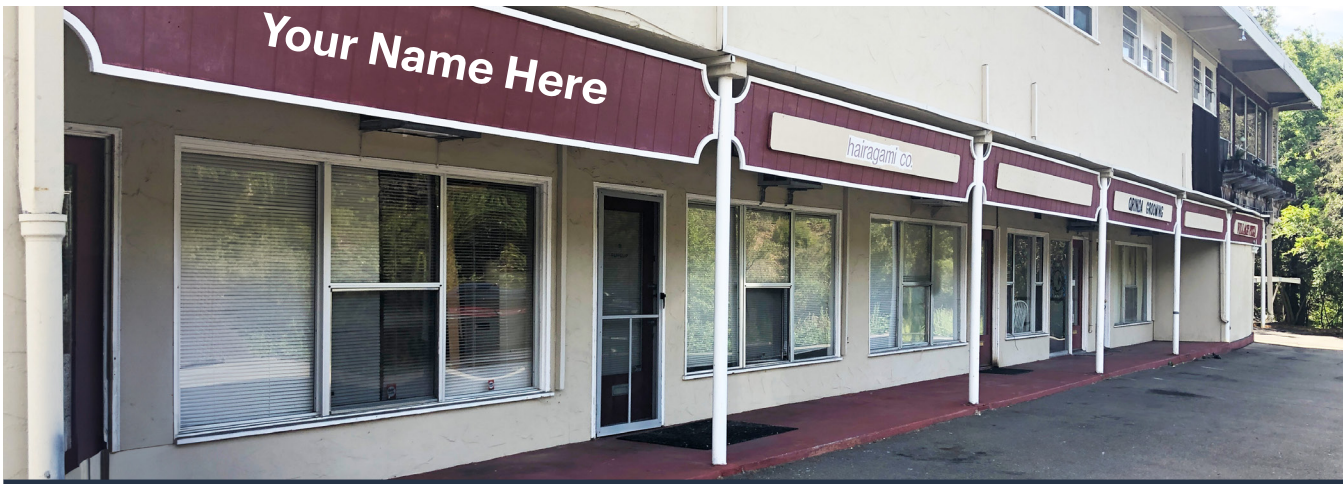


OFFICE / STORAGE FOR LEASE

19 Orinda Way, Orinda, CA 94563



2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
License #01498795

ABOUT 19 ORINDA WAY

19 Orinda Way is perfectly situated on the coveted 'Village Side' of Orinda, a picturesque community known for its timeless charm. Just blocks from Highway 24 and within walking distance to BART, this prime location offers exceptional convenience for both commuters and local residents. With average household incomes exceeding \$407,000 within a 3-mile radius, the area boasts a highly desirable, affluent demographic, making it an ideal setting for businesses or services seeking to engage with an upscale clientele.

SUMMARY

ADDRESS	19 Orinda Way, Orinda, CA 94563
AVAILABLE	Suite M ±769 SF
BASE RENT	\$1.75 PSF Per Month Plus NNNs
NNN	\$0.98 PSF Per Month (2025 Estimate)
ZONING	Downtown Commercial District Type I and Type II Zoning

HIGHLIGHTS

- Suite A-F are Along Orinda Way and Zoned for Retail
- Suite M-H are Creek Facing, and Type II Zoning, Allowing for more Flexibility Including Office
- Easy to Access and Ample Parking
- 2 Blocks to Bart and Hwy. 24
- Traffic Counts Hwy. 24 - 173,880 ADT
 Camino Pablo - 21,924 ADT



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TENANT DIRECTORY

SUITE	TENANTS	SF
19 AB	Village Pizza	1,696
19 C	Hilton House	848
19 D	Parker Thatch	848
19 E	Hair 2000	1,272
19 F&H	Fish Fellas	1,569
19 G	Village Pizza	768
19 J-K	Orinda Pet Grooming	1,537
19 L	JKS Custom Upholstered Furnishings	769
19 M	AVAILABLE	769



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AVAILABLE SPACE

ADDRESS	19 Orinda Way, Suite M, Orinda, CA 94563
SIZE	±769 SF
RETAIL RENT	\$3.50 PSF Per Month Plus NNNs
OFFICE RENT	\$1.75 PSF Per Month
NNN	\$0.98 PSF Per Month (2025 Estimate) Water & Garbage Included Type I and Type II Zoning

HIGHLIGHTS

- Office Suite/ Storage Space
- Includes One Restroom
- Private Parking Lot
- Creek Facing

Suite M is currently vacant and ready for move in. For more information or to inquire about availability, please contact us directly. We're happy to provide further details and discuss how this space could meet your needs.



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*Traffic Counts Source: Sites USA REGIS Online 03.10.25

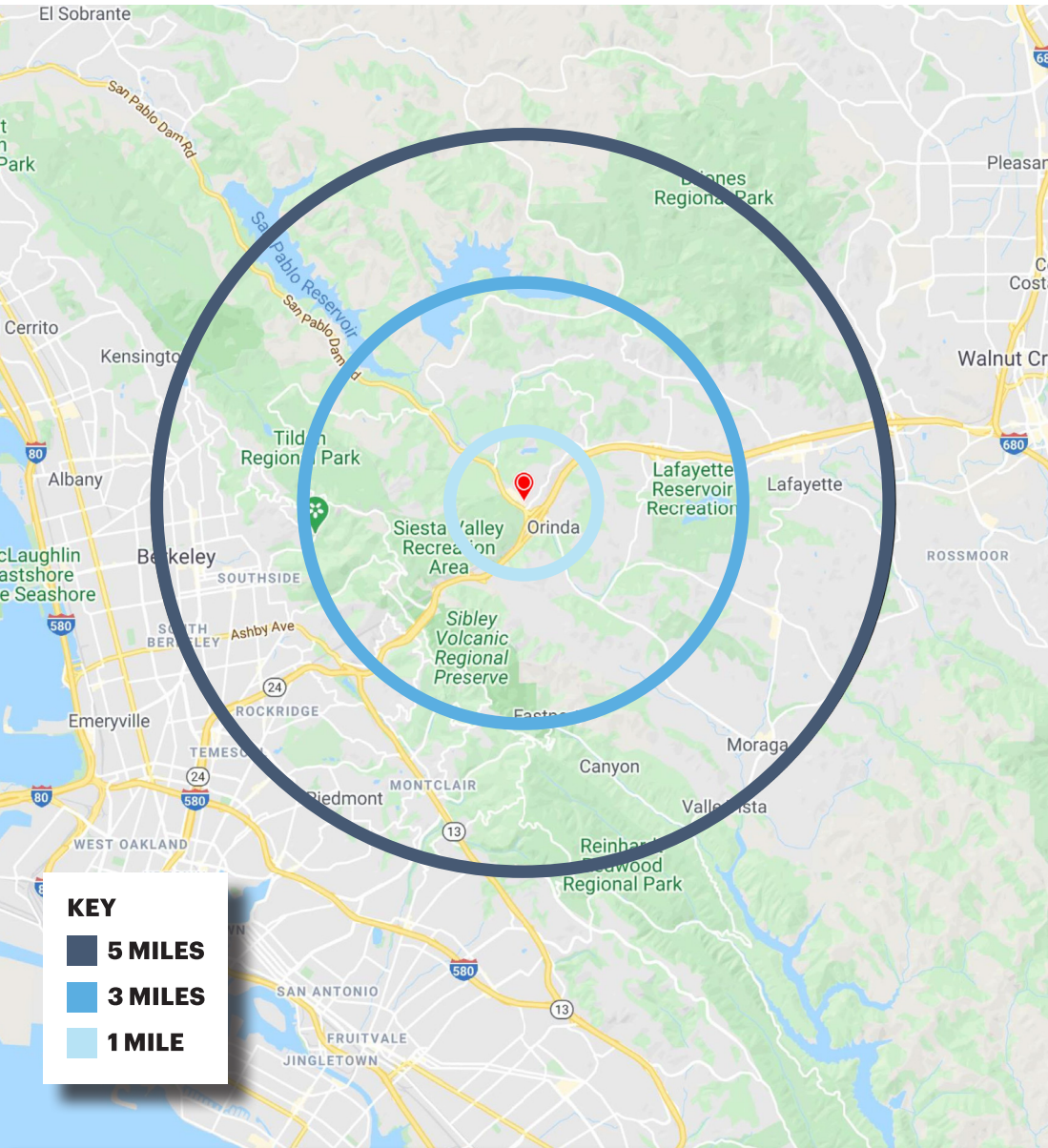
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DEMOGRAPHICS



KEY
 5 MILES
 3 MILES
 1 MILE

ESTIMATED POPULATION		
1 MILE	3 MILES	5 MILES
4,504	27,238	182,538
DAYTIME EMPLOYEES		
1 MILE	3 MILES	5 MILES
4,019	7,489	65,918
AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
\$366,122	\$396,404	\$266,467
BACHELOR'S DEGREE OR HIGHER		
1 MILE	3 MILES	5 MILES
79.1%	83.4%	79.2%
HOUSEHOLD RETAIL EXPENDITURES		
1 MILE	3 MILES	5 MILES
\$129.8 M	\$811.76 M	\$4.67 B
HOUSEHOLD DENSITY (PSM)		
1 MILE	3 MILES	5 MILES
1,434	964	2,325
HOUSEHOLDS WITH CHILDREN		
1 MILE	3 MILES	5 MILES
34%	32.9%	23.9%
HOME VALUES \$1,000,000 OR MORE		
1 MILE	3 MILES	5 MILES
85.1%	84.1%	80.9%



*Demographics Source: Sites USA REGIS Online 03.10.25

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