

# 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



## 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

## 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
<b>19 M</b>	<b>AVAILABLE</b>	<b>769</b>



**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.

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## AVAILABLE SPACE

<b>ADDRESS</b>	19 Orinda Way, Suite M, Orinda, CA 94563
<b>SIZE</b>	±769 SF
<b>RETAIL RENT</b>	\$3.50 PSF Per Month Plus NNNs
<b>OFFICE RENT</b>	\$1.75 PSF Per Month
<b>NNN</b>	\$0.98 PSF Per Month (2025 Estimate) Water & Garbage Included 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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\*Traffic Counts Source: Sites USA REGIS Online 03.10.25

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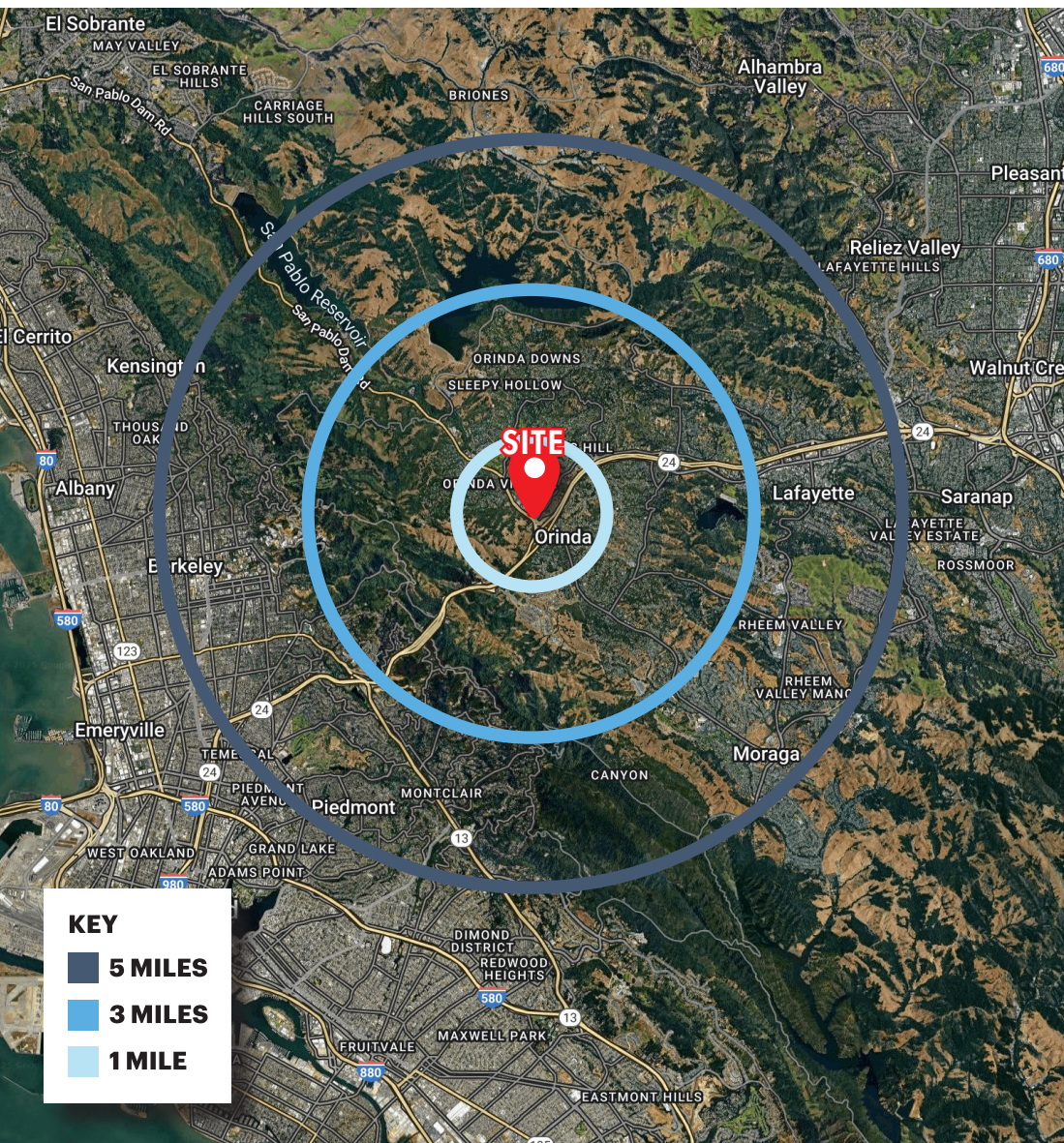


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## DEMOGRAPHICS



### 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%



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