



1383 S. MAIN STREET WALNUT CREEK

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SUBLEASE Move-In Ready Former TD Ameritrade

HIGHLIGHTS

- 4,988 SF
- SUBLEASE: with Term through July 31, 2026 (Direct Deal Possible)
- Located at main intersection of S. Main Street (21,480 ADT) & Newell Avenue (16,290 ADT)
- On-Site, Free Parking in Downtown Walnut Creek

PROPERTY PROFILE

- The Village (Agora @ S. Main)
- 34,661 SF ground floor retail
- 4.97/1,000 SF Parking Ratio, 2 levels of under ground parking
- The Village features ground floor retail space with direct linkage across South Main Street to Broadway Plaza capturing the same upscale clientele that shops this premium retail mall. Share co-tenancy with California Pizza Kitchen, The Shade Store, Pacific Catch, T Mobile, and Circa Lighting (coming soon!).

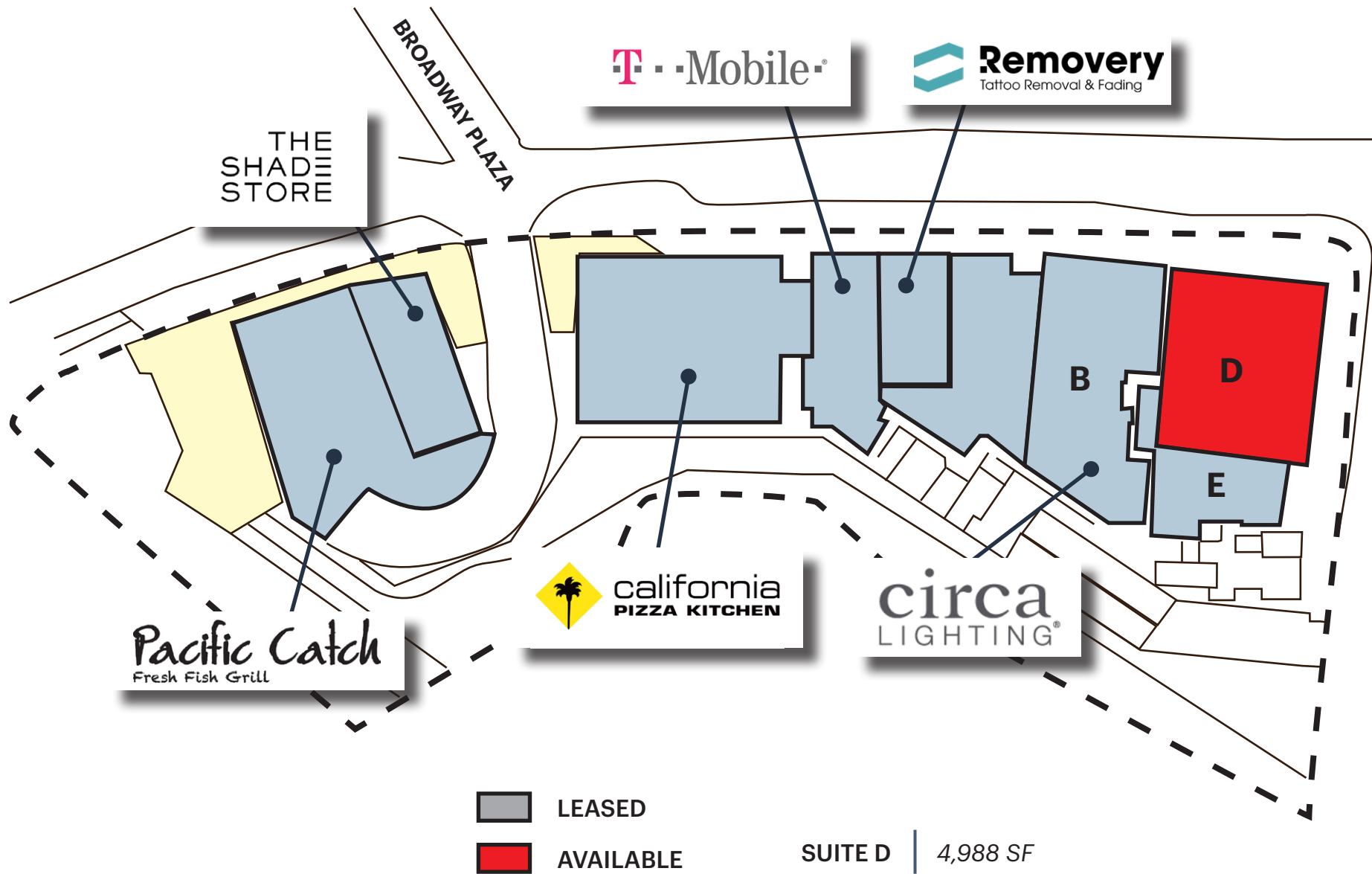
ABOUT WALNUT CREEK

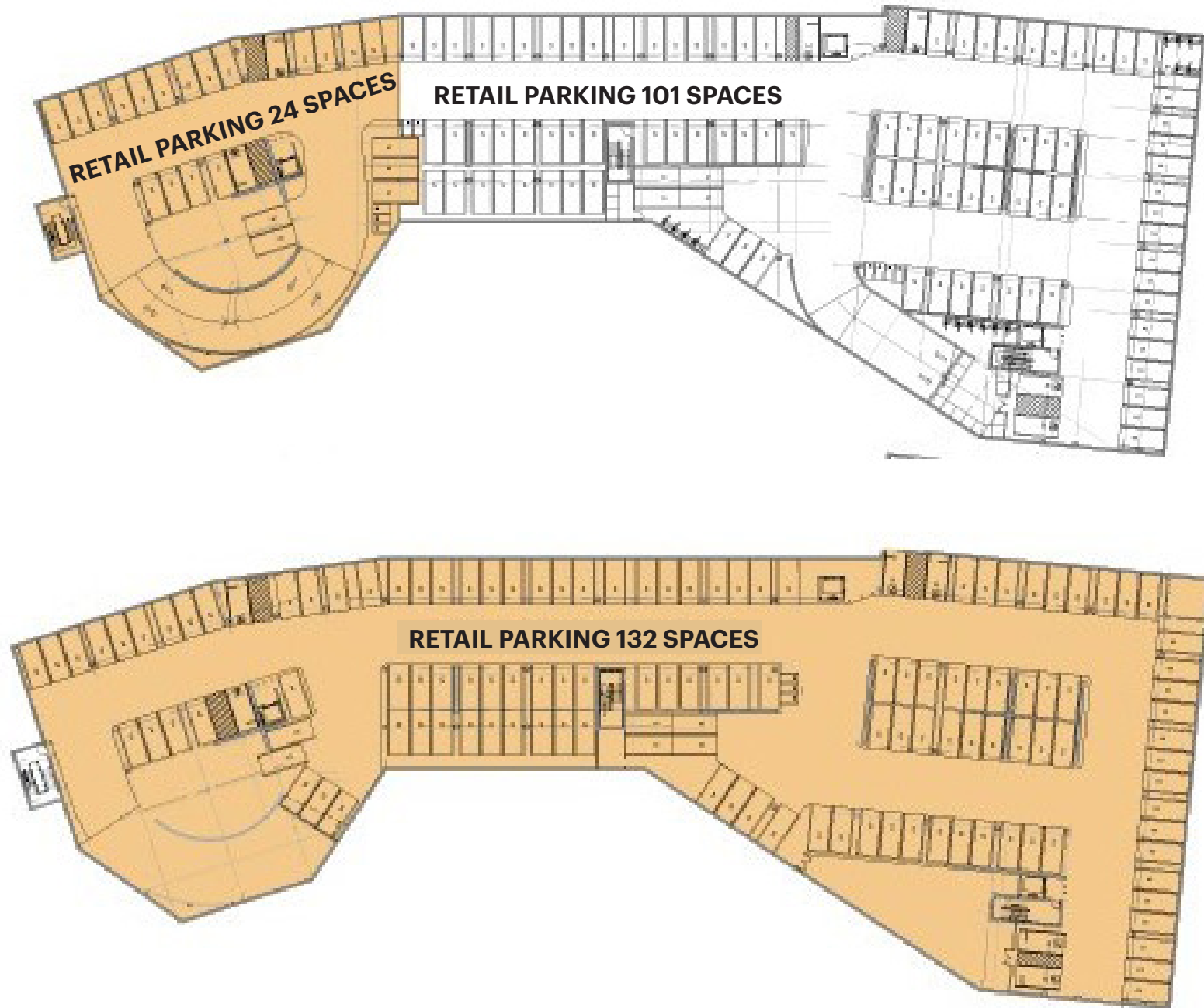
Downtown Walnut Creek is the premier retail shopping district in the San Francisco Bay Area and home to a wide range of first class retailers, restaurants and the arts. Nearby retailers include Nordstrom, Tiffany & Co., Apple, Pottery Barn, Restoration Hardware, Crate & Barrel and a 16-screen Century Theatre.

LOCATION DESCRIPTION

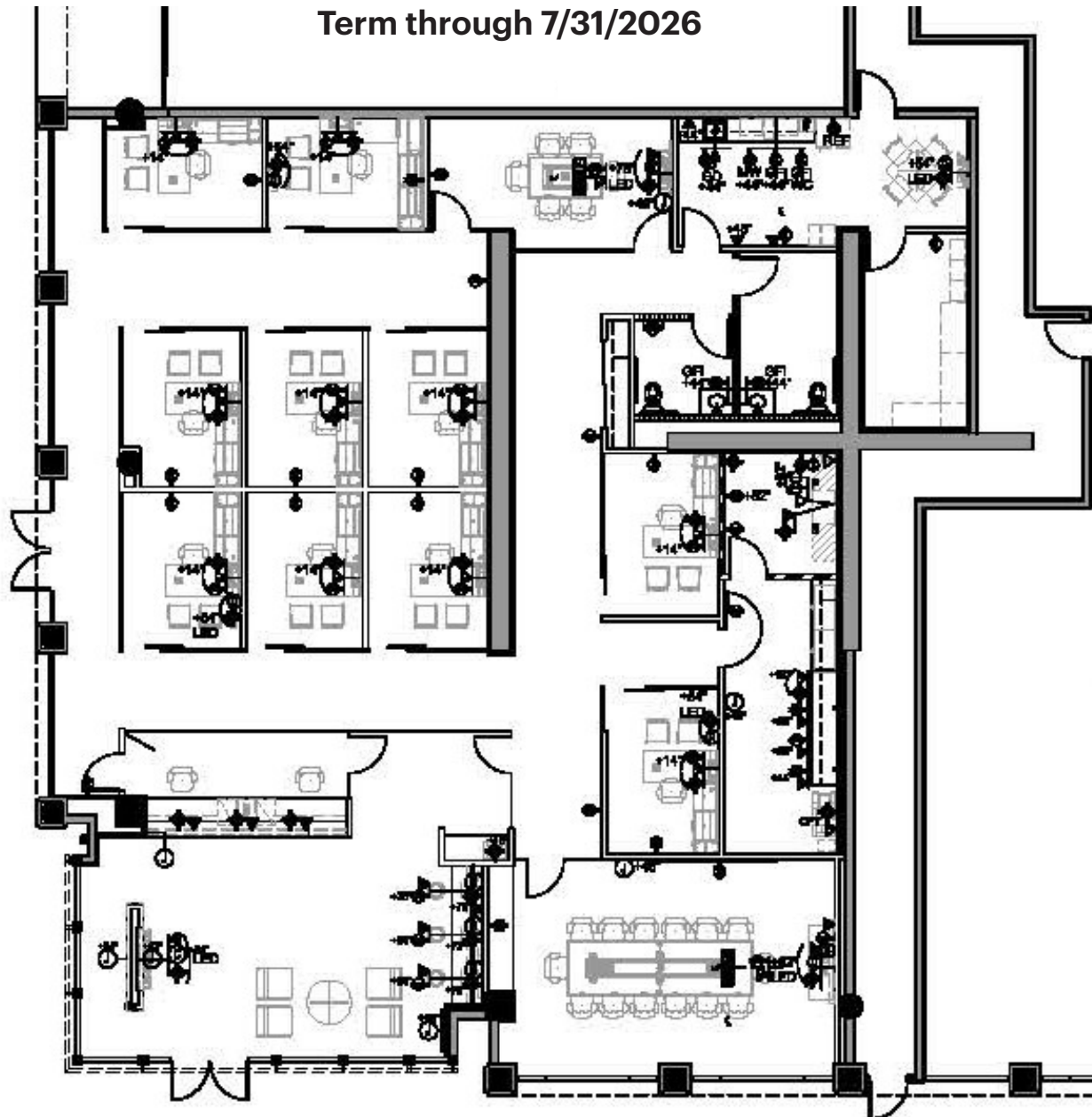
- Why Walnut Creek? A tapestry of local traditions, annual events, street fairs, gathering places, musical productions and art exhibits, civic and specialty groups, shopping for all strata, and eateries to please every palate. Add to that an amazing climate for nearly year-round phenomenal weather.
- Downtown Walnut Creek is the undisputed cultural “hub” of Contra Costa County (if not the entire East Bay) attracting top retailers and restaurants to serve one of Northern California’s most desirable trade areas, with a regional reach that includes both the I-680 and Hwy 24 corridors.
- Downtown Walnut Creek is the perfect blend of the urban/suburban ‘hybrid’ lifestyle that borrows the best from both worlds - a diverse menu of restaurant choices, a broad range of retail products and services, its own BART station for commuting convenience, and an abundance of new housing projects and residential options for lease and sale that offer the opportunity to live ‘close to the action’ in a safe, clean and welcoming environment.







Former TD Ameritrade
4,988 SF
Term through 7/31/2026





MARKET AERIAL





POPULATION

1 MILE	3 MILES	5 MILES
17,994	101,378	200,079



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
8,426	45,454	81,844



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$162,080	\$177,337	\$187,141



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.84 M	\$2.25 M	\$2.33 M



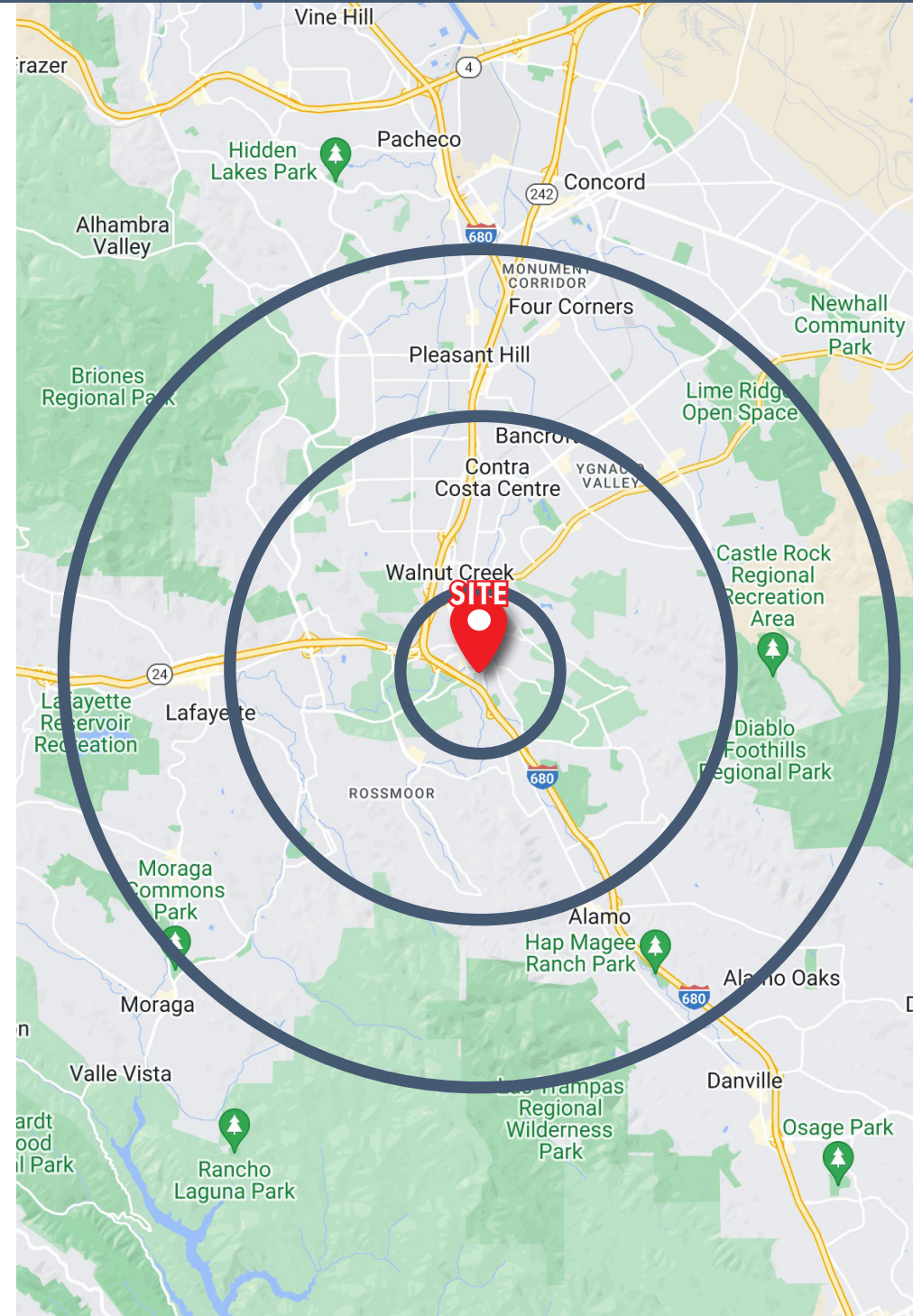
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
69.6%	70.3%	65.4%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$396.16 M	\$2.64 B	\$4.97 B





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