

PALOS VERDES MALL

FOR LEASE

1500 - 1600 Palos Verdes Mall, Walnut Creek

±2,221 & ±2,780 SF RETAIL | ±23,000 SF LAND/PAD AVAILABLE



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ABOUT PALOS VERDES MALL

The Palos Verdes Mall is actively seeking a tenant for the ±23,000 SF pad on the hard corner of Pleasant Hill Road / Geary Road at Camino Verde. The Palos Verdes Mall is a proven +/-95,000 SF neighborhood center anchored by Lunardi's Market and Rite Aid. Palos Verdes is nestled in an affluent bedroom community just 1.5 miles west of I-680 and 2 miles north of Hwy. 24, serving the communities of Walnut Creek, Lafayette and Pleasant Hill. There are 105,126 residents with an Average Household Income of \$199,602 within a 3-mile radius.

SUMMARY

ADDRESS	1500-1600 Palos Verdes Mall, Walnut Creek 94597
CROSS STREETS	Pleasant Hill Rd./Geary Rd. & Camino Verde
TYPE	Grocery-Anchored Neighborhood Center
AVAILABLE	±2,221 & ±2,780 SF Retail Shop Space ±23,000 SF Land/Pad
RENT	\$3.50 PSF Per Month
NNN	\$0.50 PSF Per Month (2024 Estimate)
PARCEL	169-331-009-4
YEAR BUILT	1962-2010 (Varies by Building)
ZONING	Community Commercial (C-C)



HIGHLIGHTS

- Seeking a community-centric amenity to occupy the hard corner of Pleasant Hill Road / Geary Road at Camino Verde
- Palos Verdes Mall anchored by Lunardi's and Rite Aid
- Vacant Pad Site - Ground Lease
- Easy Access to both I-680 and Highway 24



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CLOSE-UP AERIAL

Geary Rd. - 12,130 ADT

Pleasant Hill Rd. - 9,575 ADT

±23,000 SF LAND/PAD

MONAS BURGERS

State Farm



CHASE

BEAUTY

RITE AID

Lynard's MARKETS

ups

iSLICE

Briones Eye Care Optometry

SNAP FITNESS 24-7

Highway 24
2 Miles

Interstate 680
1.5 Miles



SITE PLAN



***PLEASE DO NOT DISTURB TENANTS**

TENANT DIRECTORY

1510 A	CHASE	3,510 SF	1543	RAW-CENTER FOR STRENGTH	2,203 SF	1555 A	SPORTS BARBER SHOP	700 SF
1510 B	STRETCH-N-GO	665 SF	1544	STARBUCKS	990 SF	1557	I-SLICE PIZZA	1,600 SF
1510 C	TAQUERIA LA PLAZA	1,175 SF	1545	AVAILABLE SOON	2,221 SF	1557	PIKE AND PLANK PILATES	983 SF
1512 A-B	INDIGO YOGA	2,303 SF	1546	STATE FARM INSURANCE	770 SF	1562	KUNG-FU KITCHEN	775 SF
1512 C-D	BEAUTY LOUNGE	3,694 SF	1547	UPS STORE	1,303 SF	1566	LEASED	1,674 SF
1514	GEARY VETERINARY HOSPITAL	1,879 SF	1548	LEMON BLOSSOM CREATIONS	871 SF	1568	QUEEN'S NAILS	815 SF
1520	DO-SIT THAI	1,370 SF	1549	LONG LIFE SHOE REPAIR	250 SF	1570	SORA OH SALON	944 SF
1526	RITE AID	20,033 SF	1551	HOUND LOUNGE	1,615 SF	1572	HEALTH FIRST MESSAGE	715 SF
1533 A	AVAILABLE SOON	2,780 SF	1553	BRIONES EYE CARE OPTOMETRY	1,600 SF	1574	MONA'S BURGERS	1,215 SF
1535	BANK OF AMERICA ATM	830 SF	1555	WELLS FARGO ATM	-	1600	LUNARDI'S	32,290 SF
1541	HEAVENLY CHURCH	1,450 SF	1555	PSYCHIC MEDIUM WITCH	900 SF			

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MARKET AERIAL

Gregory Village
GROCERY OUTLET, goodwill

Pleasant Hill Plaza
CHASE, MOUNTAIN MILKS, SAFEWAY

Downtown Pleasant Hill
CENTURY THEATRES, CUPPLE, ROSS DRESS FOR LESS, Michaels, ULTA, GOLF GALAXY

The Courtyard
Smart & Final, RITE AID, Staples, pet food express

Pleasant Hill Marketplace
Bassett, BEST BUY, Total Wine & More

Geary Rd. (1 Mile)
PALOS VERDES, Rite Aid, Starbucks, UPS

Geary Marketplace
SPROUTS FARMERS MARKET, the Habit BURGER GRILL, SUPERCUTS

The Crossroads
Marshall's, KOHL'S, DICK'S SPORTING GOODS, DSW

Four Corners Shopping Center
COSTCO WHOLESALE, food!maxx

Oak Grove Plaza
TRADER JOE'S, pet food express

Countrywood
SAFEWAY, CVS pharmacy

Citrus Plaza
BevMo!, LESLIE'S FARMING FOCK SUPPLY

Encina Grande
WHOLE FOODS MARKET, Walgreens, ACE Hardware

Ygnacio Plaza
Sports Basement, T.J. MAXX

The Orchards
SAFEWAY, petco, CRUMCH

Downtown Walnut Creek
macys, ANTHROPOLOGIE, LOUIS VUITTON, ATHLETA, OLD NAVY, KENDRA SCOTT, ZARA, lululemon, VICTORIA'S SECRET, NORDSTROM, Crate&Barrel, J.Jill, WHITEHOUSE BLACKMARKET, ARHAUS, WILLIAMS-SONOMA, vineyard vines

Main Street Plaza
ROSS DRESS FOR LESS, xfinity comcast, TRADER JOE'S, pet food express

ROSSMOOR SHOPPING CENTER
SAFEWAY, CVS pharmacy, JOHN MUIR HEALTH, jc

5 Miles

1 Mile

Interstate 680, California 24, Monument Blvd. - 33,683 ADT, Treat Blvd. - 59,627 ADT, Ygnacio Valley Rd. - 83,408 ADT, 103,014 ADT

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DEMOGRAPHICS

(3 MILES)



104,402
POPULATION



96,261
DAYTIME
POPULATION



\$204,435
AVG. HOUSEHOLD
INCOME



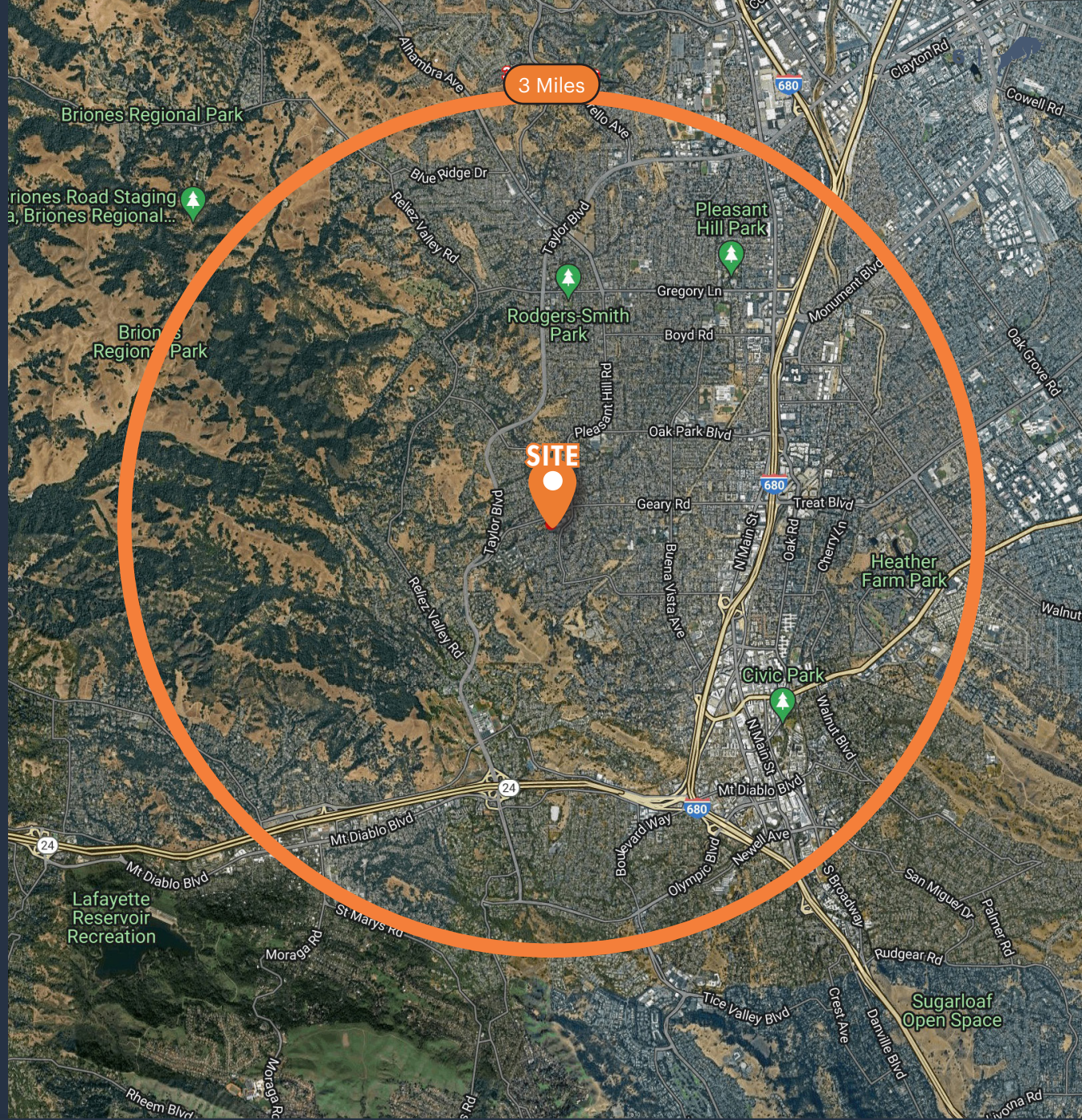
7,884
BUSINESSES



50,233
COLLEGE
EDUCATED



28,609
OWNER SPECIFIED
HOUSING UNITS



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Traffic Counts & Demographic Sources: Sites USA Regis Online 06/13/24

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