

# PALOS VERDES MALL

**FOR LEASE** 1500 - 1600 Palos Verdes Mall, Walnut Creek

±1,674 & ±2,221 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

<b>ADDRESS</b>	1500-1600 Palos Verdes Mall, Walnut Creek 94597
<b>CROSS STREETS</b>	Pleasant Hill Rd./Geary Rd. & Camino Verde
<b>TYPE</b>	Grocery-Anchored Neighborhood Center
<b>AVAILABLE</b>	±1,674 & ±2,221 SF Retail Shop Space ±23,000 SF Land/Pad
<b>PARCEL</b>	169-331-009-4
<b>YEAR BUILT</b>	1962-2010 (Varies by Building)
<b>ZONING</b>	<a href="#">Community Commercial (C-C)</a>



## 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



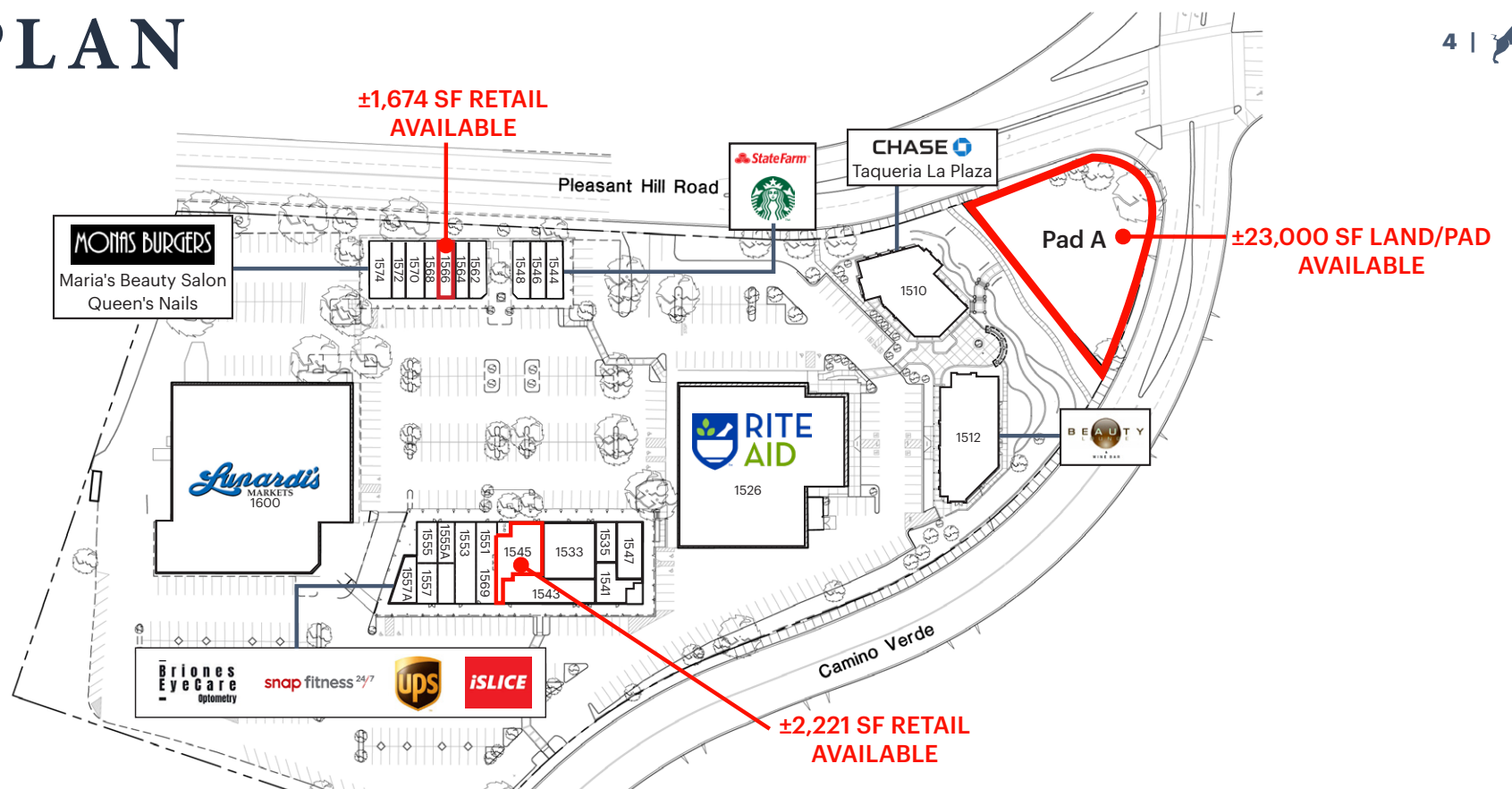
Highway 24  
2 Miles ↓

Camino Verde - 3,528 ADT

Interstate 680  
1.5 Miles →



# SITE PLAN



## 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	AVAILABLE SOON	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 MASSAGE	715 SF
1533 A	SNAP FITNESS	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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# SITE PLAN

**Suite #1566 | 1,674 SF**  
Includes 2 HVAC Units

Subpanel

Closet

ADA Restroom

Sink

Fusebox

28'

25½'

20'

9'

Suite #1566

29½'

Suite #1564

\*Dimensions and layout approximate - not to scale.

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# MARKET AERIAL



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# DEMOGRAPHICS

(3 MILES)



**104,402**  
POPULATION



**66,758**  
DAYTIME  
POPULATION



**\$204,435**  
AVG. HOUSEHOLD  
INCOME



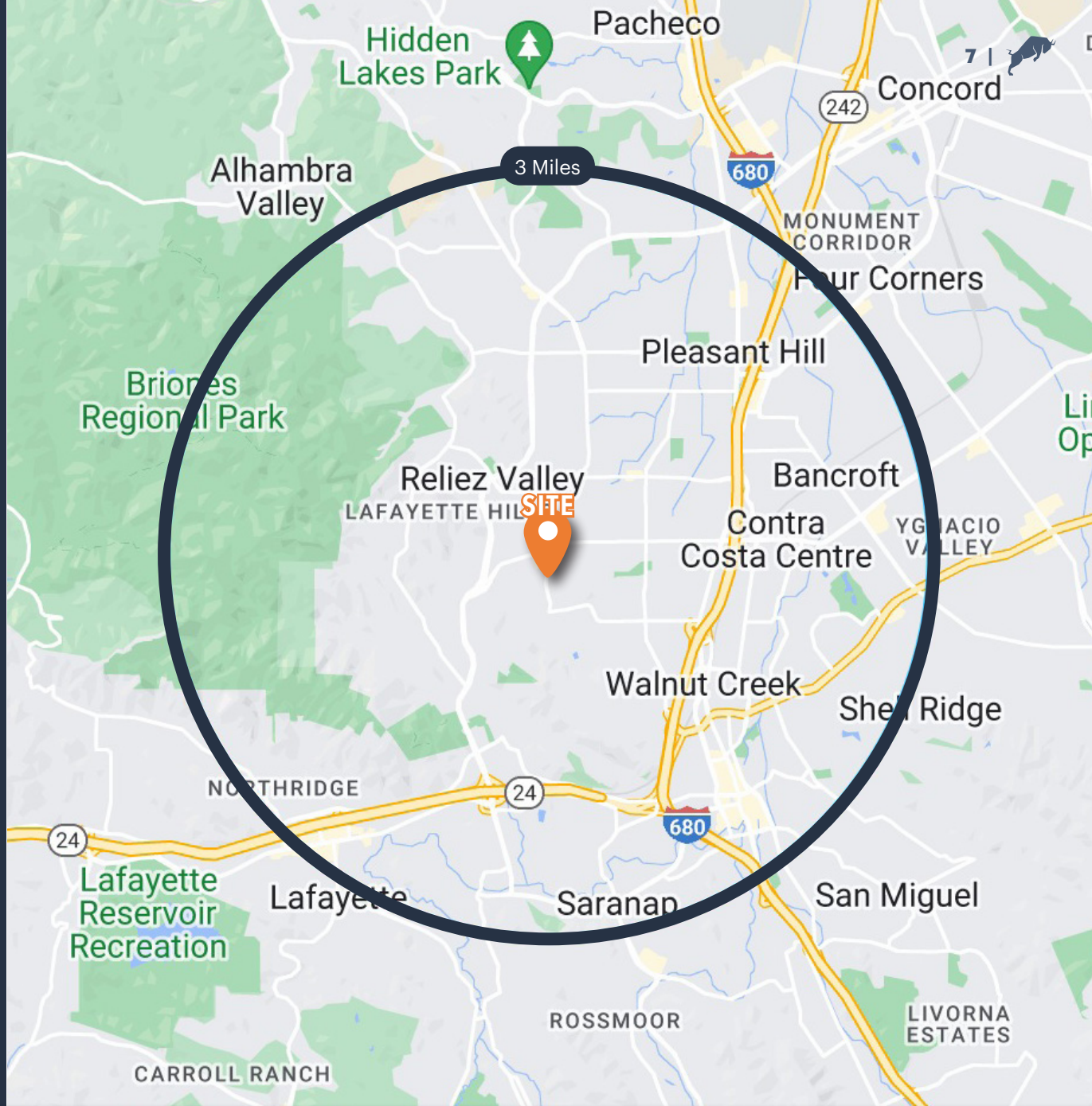
**7,884**  
BUSINESSES



**50,233**  
COLLEGE  
EDUCATED



**28,609**  
OWNER SPECIFIED  
HOUSING UNITS



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**LOCKEHOUSE**

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Traffic Counts & Demographic Sources: Sites USA Regis Online 09/29/2023

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