

# PALOS VERDES MALL

**FOR LEASE**

1500 - 1600 Palos Verdes Mall, Walnut Creek

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



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

**MEGHAN BASSO**  
(415) 678-0294  
meghan@lockehouse.com  
#01880016



## 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>     | ±2,221 & ±2,780 SF Retail Shop Space<br>±23,000 SF Land/Pad |
| <b>RENT</b>          | \$3.50 PSF Per Month                                        |
| <b>NNN</b>           | \$0.52 PSF Per Month (2025 Estimate)                        |
| <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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## 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.



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# CLOSE-UP AERIAL



# SITE PLAN

4 |



\*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 MASSAGE   | 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



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# DEMOGRAPHICS

(3 MILES)



**104,402**  
POPULATION



**96,261**  
DAYTIME  
POPULATION



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



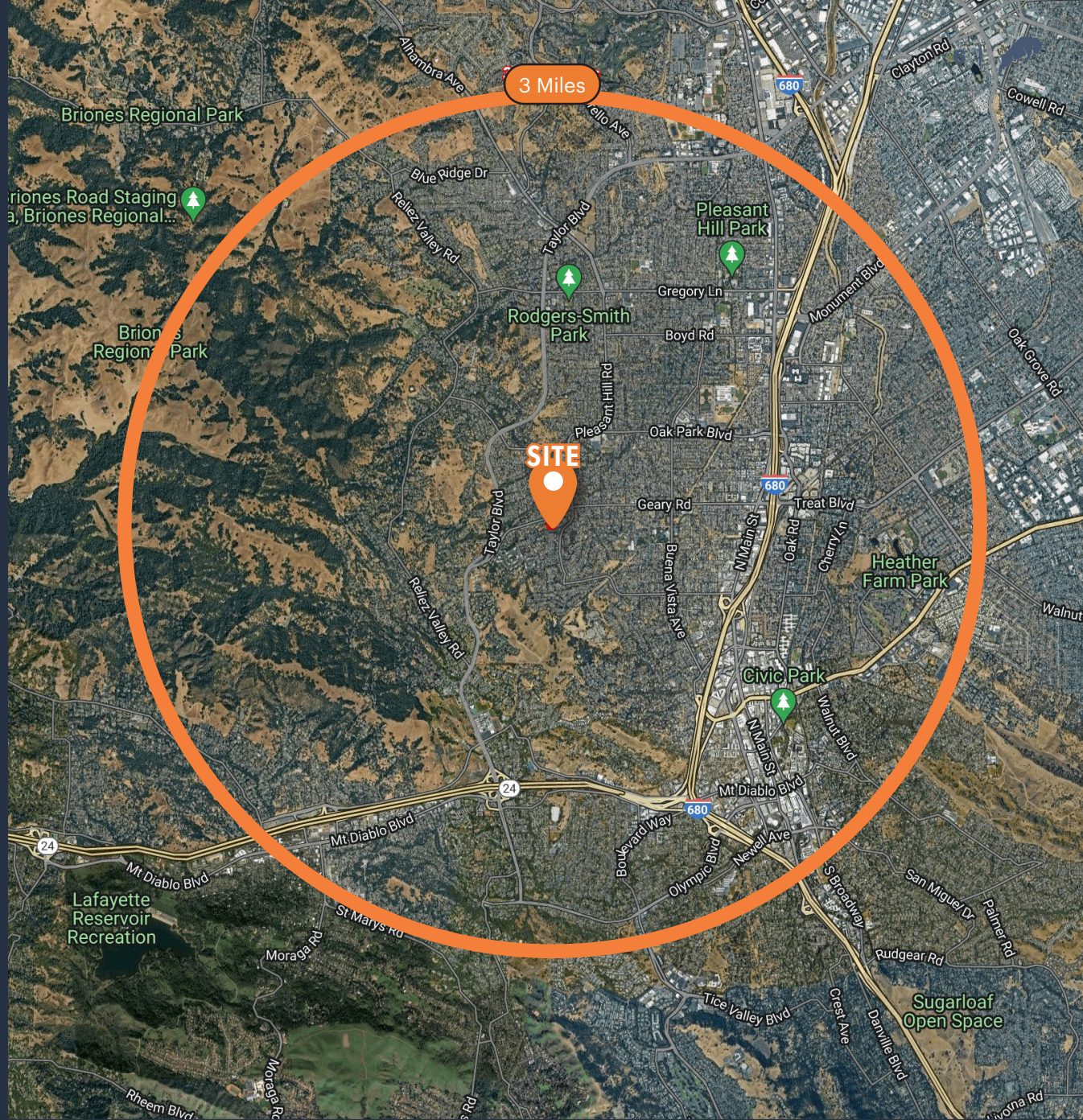
**7,884**  
BUSINESSES



**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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