

FOR LEASE

1500-1512 Sunnyvale Ave., Walnut Creek, CA 94597

±1,536 SF Available



2099 Mt. Diablo Blvd., Suite 206, Walnut Creek, CA 94596 | License #01784084

ADRIA GIACOMELLI
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1500-1512 Sunnyvale Avenue is a well-positioned strip center at the intersection of Sunnyvale Ave. (2,605 ADT) and N Main St. (14,676 ADT), just off the on/off-ramp of Highway 680 (174,005 ADT). Featuring its own private parking lot, the center benefits from high visibility, strong traffic counts, and exceptional access. With average household incomes exceeding \$190,000 within a 5-mile radius, this property presents a prime opportunity in Walnut Creek's thriving retail market.

SUMMARY

ADDRESS	1500-1512 Sunnyvale Ave., Walnut Creek, CA 94597
SUITE	1508
SIZE	±1,536 SF
BASE RENT	\$3.00 PSF Monthly
NNN	\$1.10 PSF Monthly (2025 Estimate) Includes Tenant's Water and Garbage
DELIVERY CONDITIONS	Vanilla Shell
DIMENSIONS	24' of Frontage by 63' Depth
ZONING	Community Commerical
TYPE	Neighborhood Strip Center
CROSS STREETS	Sunnyvale Ave. - 2,605 ADT N. Main St. - 14,676 ADT



*Traffic Counts Source: Sites USA REGIS Online 3/13/25

HIGHLIGHTS

- Direct Access to Hwy. 680
- Great Visibility at 4-Way Intersection
- Private Parking Lot

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ADDRESS 1508 Sunnyvale Ave., Walnut Creek, CA 94597

SUITE 1508

SIZE ±1,536 SF

BASE RENT \$3.00 PSF Monthly

NNN \$1.10 PSF Monthly (2025 Estimate)
Includes Tenant's Water and Garbage



[Link to Walkthrough Video](#)



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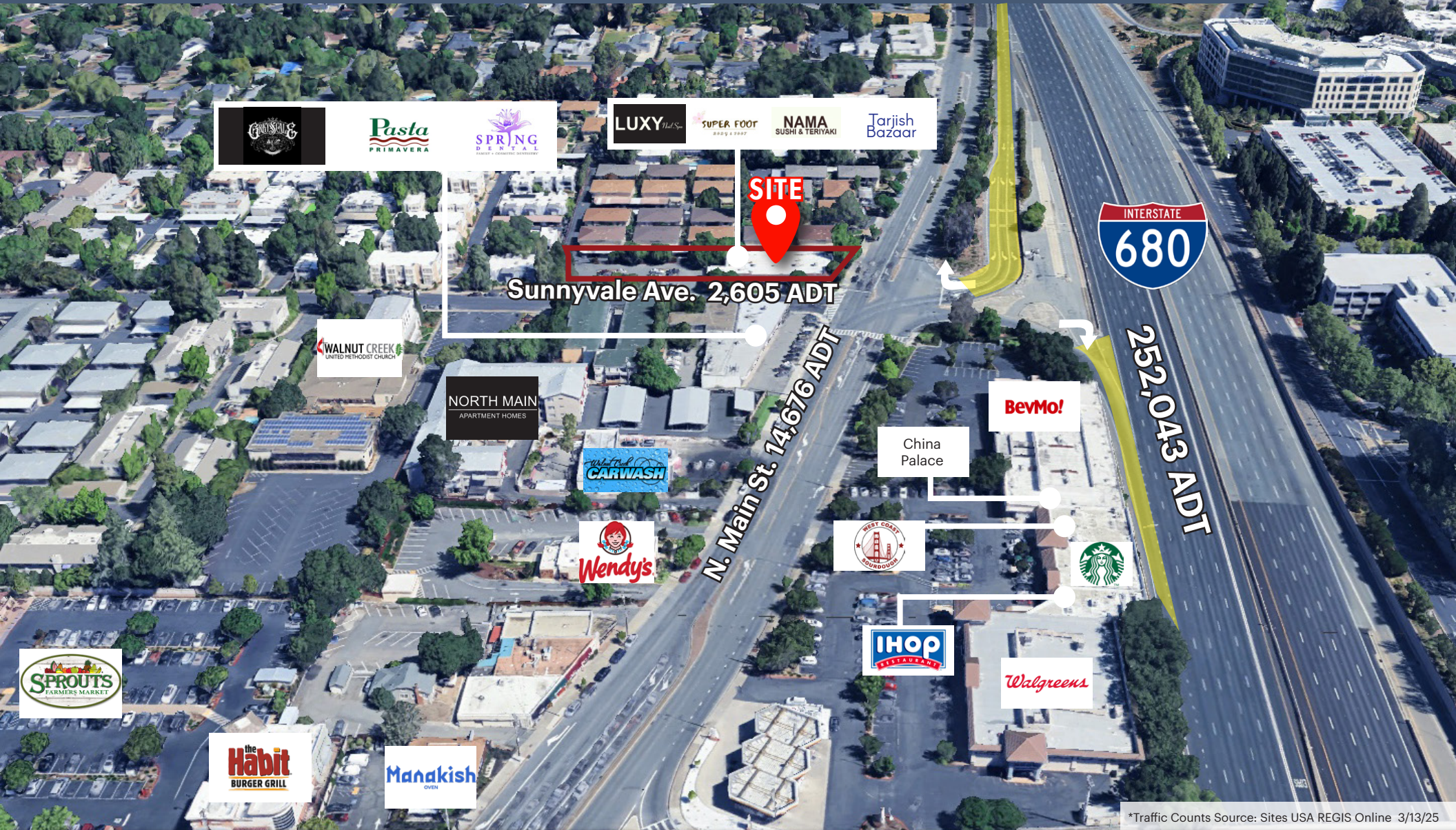
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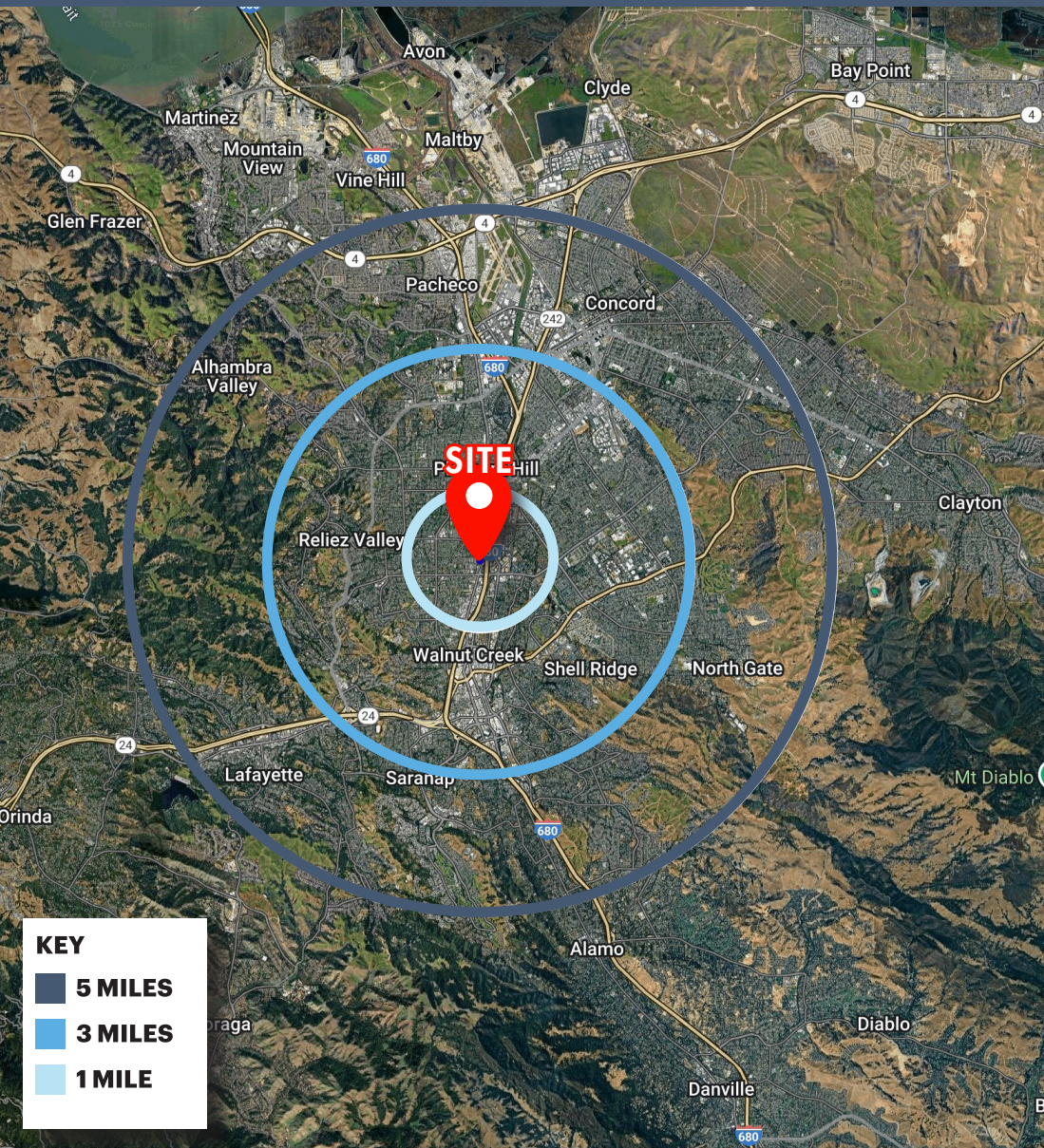


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DEMOGRAPHICS



KEY
 5 MILES
 3 MILES
 1 MILE

ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
23,077	138,276	263,634

DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
17,610	88,592	134,378

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$167,180	\$185,517	\$190,273

BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
63.4%	58.7%	56.1%

HOUSEHOLD EXPENDITURES (PER MONTH)

1 MILE	3 MILES	5 MILES
\$11,030	\$11,524	\$11,409

HOUSEHOLD DENSITY (PSM)

1 MILE	3 MILES	5 MILES
3,452	2,031	1,391

HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
2,330	15,673	29,151

HOME VALUES \$1,000,000 OR MORE

1 MILE	3 MILES	5 MILES
1,571	14,348	29,184



*Demographics Source: Sites USA REGIS Online 03/12/25

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