

■ FOR LEASE ■

# LA FIESTA SQUARE

3535-3547

MOUNT DIABLO BLVD.,  
LAFAYETTE CA 94549



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# SUMMARY

Centrally located in the heart of downtown Lafayette, La Fiesta Square is one of Northern California's premier lifestyle centers, offering a thoughtfully curated mix of top-tier dining and shopping destinations—including Blue Mercury, J.McLaughlin, The Shade Store, Chico's, Roam Artisan Burgers, Starbucks, Tutu's, and Club Champion.

Spanning an entire city block with 74,355 square feet of space, the center offers exceptional accessibility, with immediate proximity to Highway 24 and just blocks from BART. La Fiesta Square serves as the vibrant hub of Lafayette's dynamic downtown, attracting families and professionals from across the Bay Area.

With its signature blend of suburban charm and urban energy, Lafayette fosters a walkable, welcoming community embraced by both longtime residents and newcomers alike. The center naturally draws local shoppers, nearby employees, and students from St. Mary's College, all seeking locally sourced, community-driven dining, boutique retail, and everyday essentials—delivered in a lively, well-curated setting.

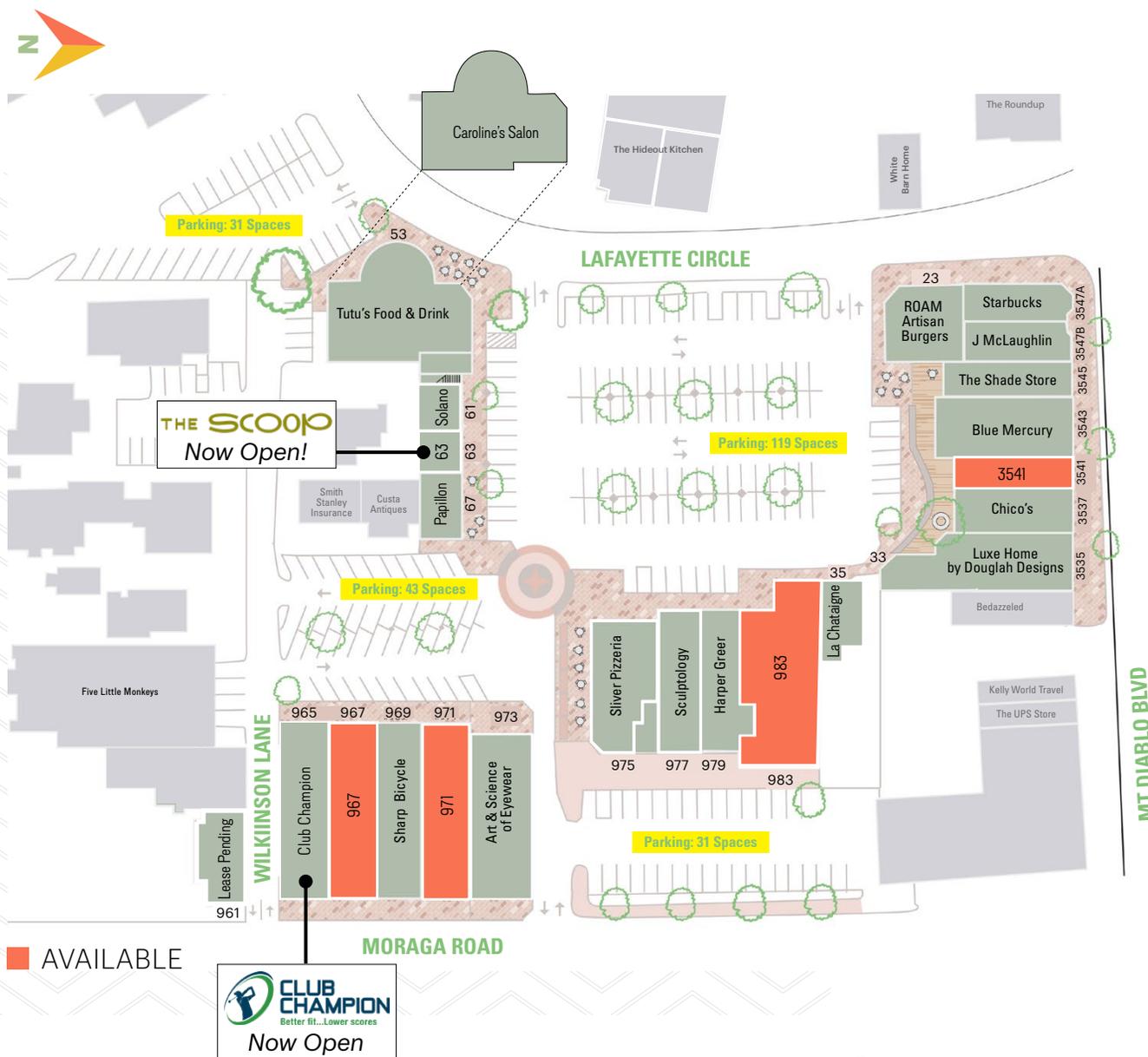


## PROPERTY SUMMARY

ADDRESS	3535-3547 Mount Diablo Blvd., Lafayette, CA 94549
BASE RENT	Call to Inquire
NNN	\$21.23 PSF Annually {2025 Estimate}
SF SIZE	±74,355 SF {Open Air Lifestyle Center}
BUILT	1985
ZONING	<a href="#">RB {Retail Business}</a>

## AVAILABILITY

AVAILABLE	SUITE	SF	LEASE PENDING	SUITE	SF
	967	2,682		961	1,063
	971	2,769		3541	1,276
	983	4,918			



## TENANT DIRECTORY

23	Roam Artisan Burgers	2,285
35	La Chataigne	801
53	Tutu's	5,100
57	Caroline's Salon	5,724
61	Solano Jewelers	1,024
63	Lafayette Scoop Ice Cream Shop	645
67	Papillon Gourmet Coffee	1,301
961	<i>Lease Pending</i>	1,063
965	Club Champion	2,928
<b>967</b>	<b>Available</b>	<b>2,682</b>
969	Sharp Bicycle	2,517
<b>971</b>	<b>Available</b>	<b>2,769</b>
973	Art and Science of Eyewear	3,500
975	Sliver Pizzeria	2,845
977	Sculptology	1,976
979	Harper Greer	2,100
<b>983</b>	<b>Available</b>	<b>4,918</b>
3535	Douglah Designs	3,596
3537	Chico's	1,761
<b>3541</b>	<b>Available</b>	<b>1,276</b>
3543	Bluemercury	2,965
3545	The Shade Store	1,468
3547-A	Starbucks Coffee	1,254
3547-B	J McLaughlin	1,590



## SUITE 983: ±4,918 SF | 2nd Generation Fitness Space

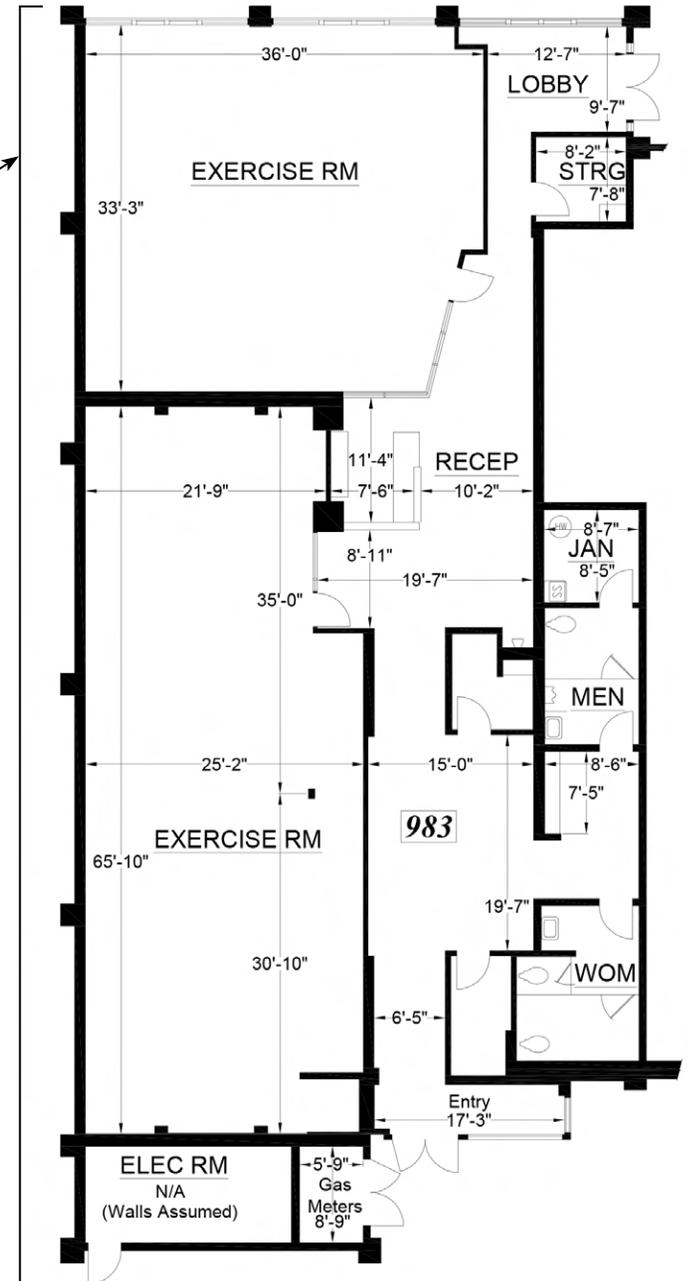
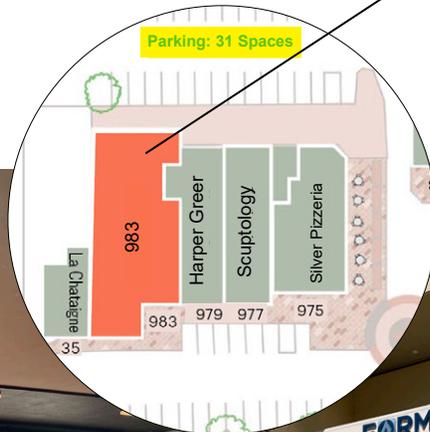
Dimensions: Frontage 48.8' x 99.1' Depth

Available: Now

### Highlights:

- 2 Restrooms
- 2 Showers
- 2 Workout Rooms
- Lobby/ Reception Area
- Casement Windows Facing Moraga Rd

[YouTube](#) [Link Walkthrough Video](#)



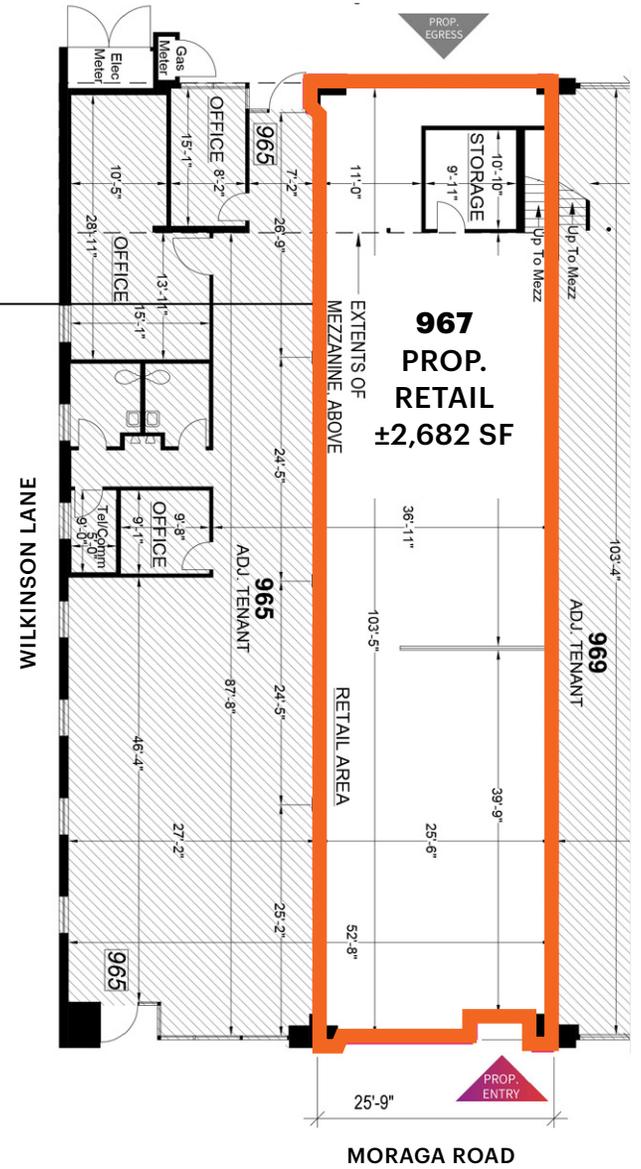
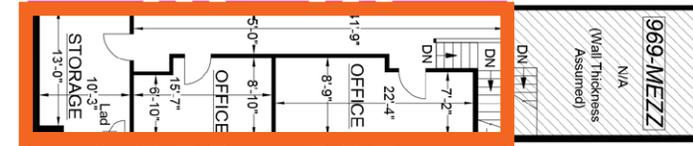
## SUITE 967: ±2,682 SF | 1st Floor Retail (Bonus ±775 SF Mezzanine)

Dimensions: Frontage 25'9" x 103'5" Depth

Available: Now

### Highlights:

- 2 Offices, 2 Storage Units
- Frontage on Moraga Rd., Front and Rear Access



## SUITE 961: 1,063 SF

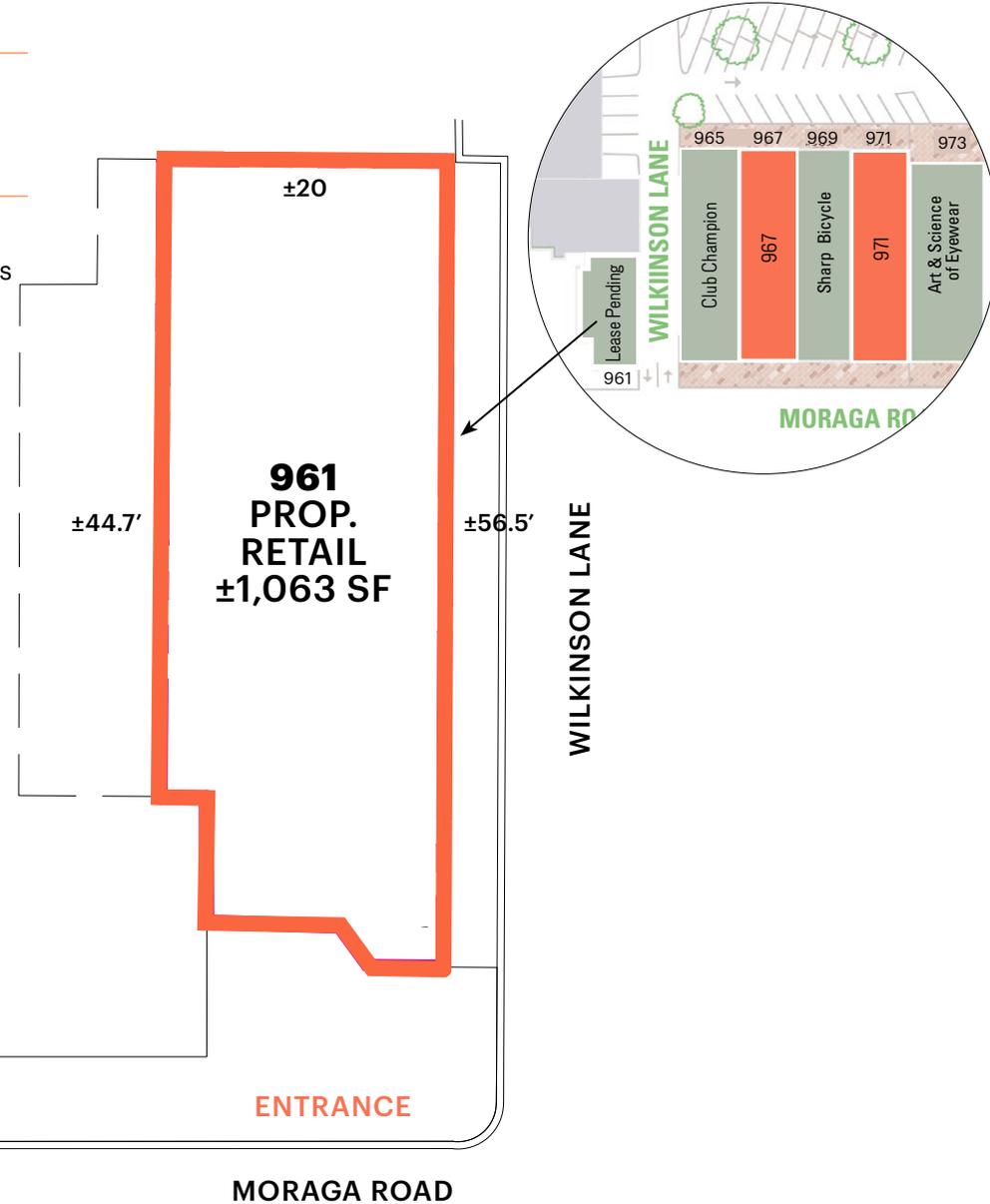
Dimensions: Frontage 20' x 56.5" Depth

- Available: Now

### Highlights:

- End Cap at Point of Ingress/Egress
- Front and Rear Access
- 1 Restroom
- Open Feel with Surrounding Windows

 [Link Walkthrough Video](#)



## SUITE 971: ±2,769 SF | 1st Floor Retail

Dimensions: Frontage 25'3" x 103'4" Depth

Available: Now

### Highlights:

- In line space along Moraga Rd.
- Front and Rear Access
- 1 Restroom
- Mezz Available (not included in SF)



# HIGHLIGHTS



## ■ PREMIER LIFESTYLE CENTER IN NORTHERN CALIFORNIA

La Fiesta Square is a vibrant 74,355-square-foot lifestyle center offering a curated blend of dynamic dining and shopping experiences. Spanning an entire city block, it serves as a key destination for East Bay residents and visitors alike.

## ■ STRATEGIC LOCATION

Ideally positioned off Highway 24 and just two blocks from the Lafayette BART Station, La Fiesta Square sits at the most trafficked intersection in town. Its exceptional connectivity by car, foot, and bike appeals to nearly 3,500 daily commuters and ensures easy access from across the region.

## ■ AFFLUENT SURROUNDINGS

Situated in one of the nation's most affluent and well-educated areas—with an average household income of \$201,337—La Fiesta Square draws cultured, aspirational residents seeking quality, experience, and meaningful connection. Its surroundings make it one of the most desirable retail trade destinations on the West Coast.

## ■ PROVEN RETAIL & DINING BRANDS

Featuring a balanced mix of local, regional, and national brands—including Tutu's, La Chataigne, Blue Mercury, Roam Artisan Burgers, and The Shade Store—La Fiesta Square caters to a wide range of shopping and dining preferences. It attracts both local patrons and regional visitors looking for diverse, charming options in a convenient suburban setting.

## ■ CONVENIENT ACCESS & PRIVATE PARKING

La Fiesta Square offers private and metered parking for a seamless, stress-free customer experience. Nearby amenities such as Whole Foods, Diablo Foods, and Trader Joe's make the center a one-stop destination for upscale shopping and everyday essentials.

## ■ FAMILY COMMUNITY WITH URBAN SENSIBILITIES

Lamorinda is a vibrant, family-focused enclave that draws residents from across the Bay Area. Celebrated for its unique blend of suburban warmth and urban sophistication, the community appeals to individuals and families who seek elevated dining, curated experiences, and a diverse mix of boutique, stylish, and charming retail options.



# LAFAYETTE AERIAL



## LA FIESTA SQUARE


## LAFAYETTE MERCANTILE



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MORAGA RD. 19,837 ADT

MT. DIABLO 20,060 ADT

HWY 24 184,564 ADT

3,500 Avg. Weekday Exits



\*Traffic Count Source: Sites USA REGIS Online 07/23/25

# DEMOGRAPHICS

**1 MILE    3 MILES    5 MILES**



POPULATION

9,679	55,879	160,949
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ESTIMATED HOUSEHOLDS

4,022	23,341	68,970
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ESTIMATED AVERAGE HOUSEHOLD INCOME

\$310,579	\$265,825	\$241,667
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ESTIMATED AVERAGE HOUSEHOLD NET WORTH

\$3.04 M	\$2.98 M	\$2.75 M
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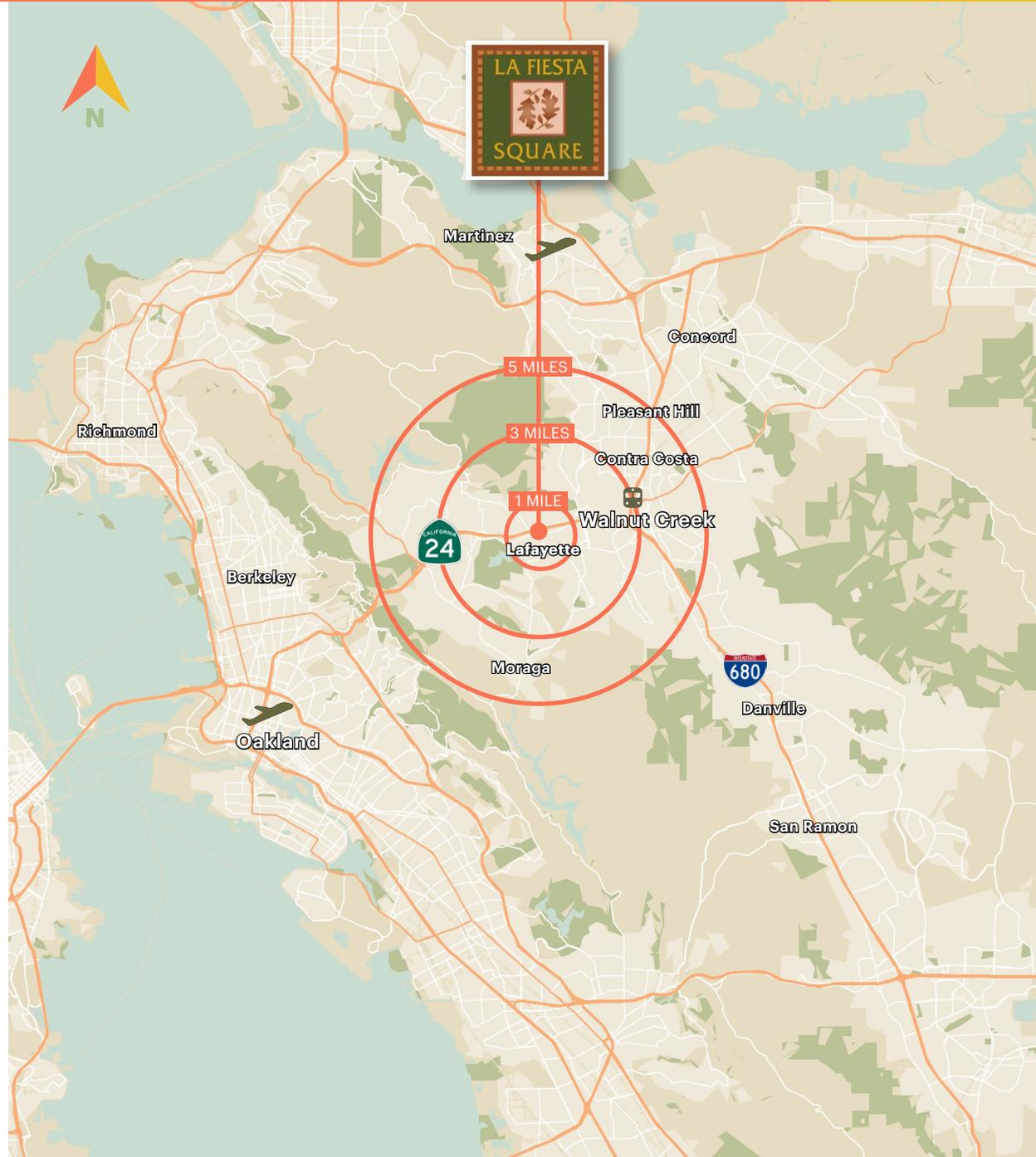
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

78.4%	74.2%	70.7%
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TOTAL RETAIL ANNUAL EXPENDITURES

\$278.6 M	\$1.58 B	\$4.58 B
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\*Demographic Source: Sites USA REGIS Online 7/23/25



LA FIESTA SQUARE

\*Page 5 Image Source: La Fiesta Website {<https://lafiestasquare.com/>}

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