

RETAIL FOR LEASE

Bank and Savings & Loan use permitted by right on the ground floor



CIVIC PLAZA | 1655 N Main St., Walnut Creek, CA



MEGHAN BASSO

(925) 488-4143
meghan@lockehouse.com
#01880016

PETER GUTZWILLER

(925) 279-4604
peter.gutzwiller@colliers.com
#01338286

ERIC ERICKSON

(925) 279-55880
eric.erickson@colliers.com
#01177336

SUMMARY & HIGHLIGHTS

1655 N Main St., Walnut Creek, CA

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SUMMARY

ADDRESS	1655 N Main Street, Walnut Creek, CA
TYPE	Downtown Pedestrian Mixed-Use Building
AVAILABLE	Suite 100: ±6,487 SF Suite 104: ±2,303 SF
RENT	Contact Broker
ZONING	Pedestrian Retail (P-R)
VIRTUAL TOUR	Suite 100 Suite 104

HIGHLIGHTS

- Mixed Use, Ground Floor Retail with Offices Above
- Downtown Walnut Creek Pedestrian Core / Highly Visible
- Open Air Atrium Provides Natural Light to Interior Tenants
- Peaceful Seating Area for First Floor Retail Customers
- Excellent Glass Frontage: Two Highly Visible Corners
- Co-Tenancy with Caffè La Scala, Across from City Offices and Adjacent to Leshner Center for the Arts
- Great Signage



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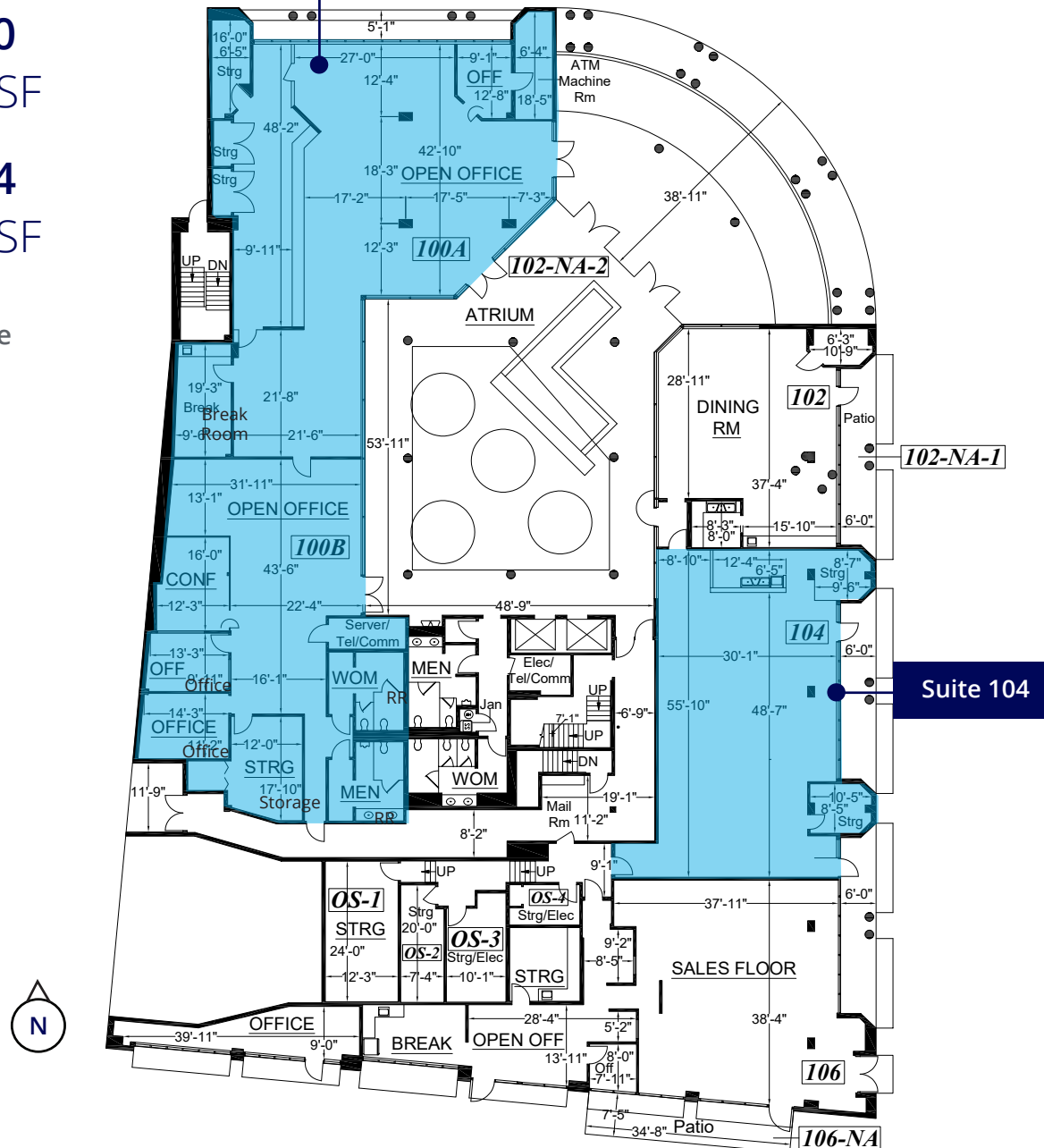
Suite 100

CIVIC DRIVE

Suite 104
±2,303 RSF

Available

N. MAIN STREET



MARKET AERIAL

1655 N Main St., Walnut Creek, CA

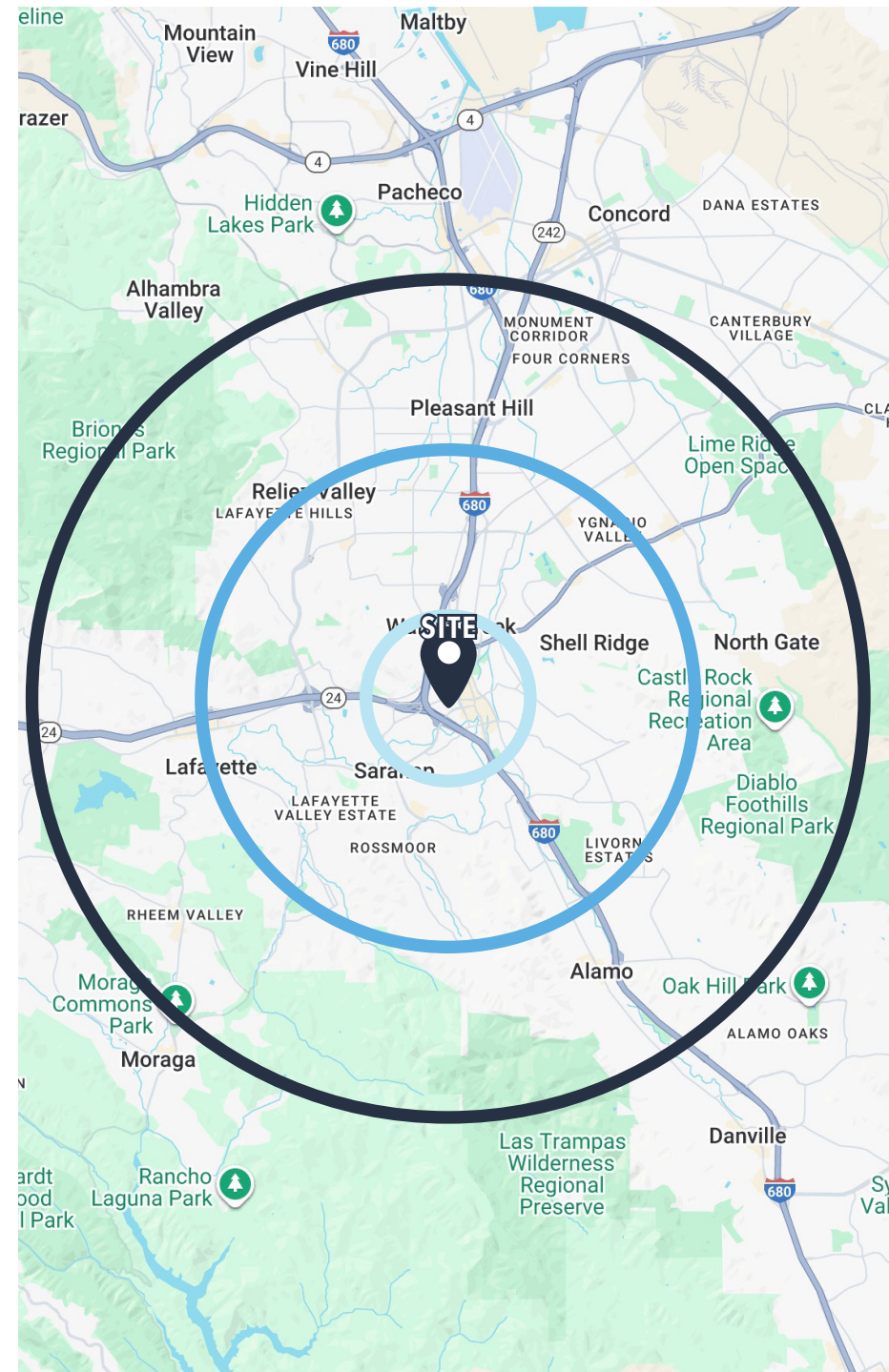
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DEMOGRAPHICS

1655 N Main St., Walnut Creek, CA

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POPULATION

1 MILE	3 MILES	5 MILES
21,103	109,737	218,163



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
36,502	104,679	179,629



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
10,337	49,547	90,264



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
68.8%	68.0%	62.4%



AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$187,319	\$209,312	\$214,644



RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$623.3 M	\$3.16 B	\$5.84 B

*Demographics Source: Sites USA REGIS Online 10/08/25





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