



YGNACIO CENTER

RETAIL LEASING OPPORTUNITIES

FIVE RETAIL SPACES

±1,420 – ±5,417 SF



DANIELLE BROMSTEAD
925-699-4463
DANIELLE@LOCKEHOUSE.COM
DRE 1339574



YGNACIO CENTER
2033 N MAIN ST., WALNUT CREEK
CALIFORNIA 94596
YGNACIOCENTER.COM

SUMMARY

Ygnacio Center is Walnut Creek's front door — a 536,000 SF, three-building Class A campus directly across from the Walnut Creek BART station at the signalized gateway of Ygnacio Valley Road and North Main Street. Five retail opportunities put your business at the center of a built-in customer base: 2,000+ employees on campus, ±1.6 million SF of Class A office within a quarter mile, a 160-suite Residence Inn by Marriott across the street, and nearly 1,000 new residential units delivered or underway within a short walk. With 75,000 cars per day on Ygnacio Valley Road and 39,000 on North Main Street, a 90+ Walk Score and BART delivering commuters to the corner every few minutes, Ygnacio Center offers retail fundamentals no other Walnut Creek location can match — morning, noon and night.

PROPERTY HIGHLIGHTS

- Directly across from Walnut Creek BART — 421,000+ daily system riders; 1,482-space garage
- Located across from \$125M + Target (Ranked #3 in California and #13 Nationally)
- 2,000+ on-campus employees plus ±1.6M SF of surrounding Class A office — 30,384 daytime population within 1 mile
- Adjacent 160-suite Residence Inn by Marriott — hotel guests morning and evening, seven days a week
- Nearly 1,000 new residential units walkable to the site (The Waymark, Brio, The Landing, 699 Ygnacio, North Main)
- Hard-corner visibility: Ygnacio Valley Rd., 75,000 ADT | N. Main St., 39,000 ADT | N. California Blvd., 36,000 ADT | direct access to I-680. (Sourced: City of Walnut Creek General Plan Technical Appendices)
- Affluent, educated trade area: \$215,370 average household income, 62.1% college-educated, 222,832 population (5-mile)
- Premium storefront signage on N. Main Street and Ygnacio Valley Road; abundant on-site parking with EV charging
- 90+ Walk Score — steps to downtown Walnut Creek and Broadway Plaza's regional draw



DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
21,154	112,983	222,832



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
30,384	78,065	127,780



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
10,503	50,793	93,704



AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$187,170	\$211,874	\$215,370



PER CAPITA INCOME

1 MILE	3 MILES	5 MILES
\$93,049	\$95,419	\$90,710



COLLEGE DEGREE

1 MILE	3 MILES	5 MILES
70.2%	67.6%	62.1%



RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$576.93 M	\$2.99 B	\$5.55 B



SURROUNDED by your customers

Every retail demand driver is within a five-minute walk: the Walnut Creek BART station directly across Ygnacio Valley Road, ±1.6 million SF of Class A office, a 160-suite Marriott, and nearly 1,000 new homes delivered or under construction. New residents, daily commuters, hotel guests and office workers converge at this corner — creating all-day, seven-day demand for dining, fitness, entertainment and services.

- Walnut Creek BART ridership hit 3,662 average weekday exits in June 2026, up 15.2% over 2025 numbers
- Growth has been consistent, not a one-time spike — every month of 2026 has outpaced its 2025 counterpart by double digits.
- Ygnacio Center sits within walking distance of one of the Bay Area's fastest-recovering BART stations, putting it at the center of a resurging commuter and foot-traffic base.
- Ygnacio Center benefits from a prime, walkable location near Walnut Creek's BART station — one of the region's strongest transit growth stories in 2026.



RIVIERA APARTMENTS
58 Units

WALNUT CREEK CENTER I & II
316,000 SF Office Space

15FIFTY5
110 Units

THE WAYMARK
358 residential units + ~14,000 SF Retail + Phase II 238 more units

MT. DIABLO PLAZA
333,000 SF Office

CALIFORNIA PLAZA
444,094 SF Office 514 Parking Spaces

BART Walnut Creek BART
+ 1,135-space garage (2-minute walk)

RESIDENCE INN BY MARRIOTT
160 Suites

NOMA
136 Units

BRIO APARTMENTS
300 Units

THE LANDING
97 Units

THE 1960
92 Units

CIVIC CROSSING
92 Units

YGNACIO VALLEY RD ~75,000 ADT
N. CALIFORNIA BLVD ~36,000 ADT
N. MAIN ST ~39,000 ADT

TRAFFIC COUNTS: CITY OF WALNUT CREEK GENERAL PLAN TECHNICAL APPENDICES

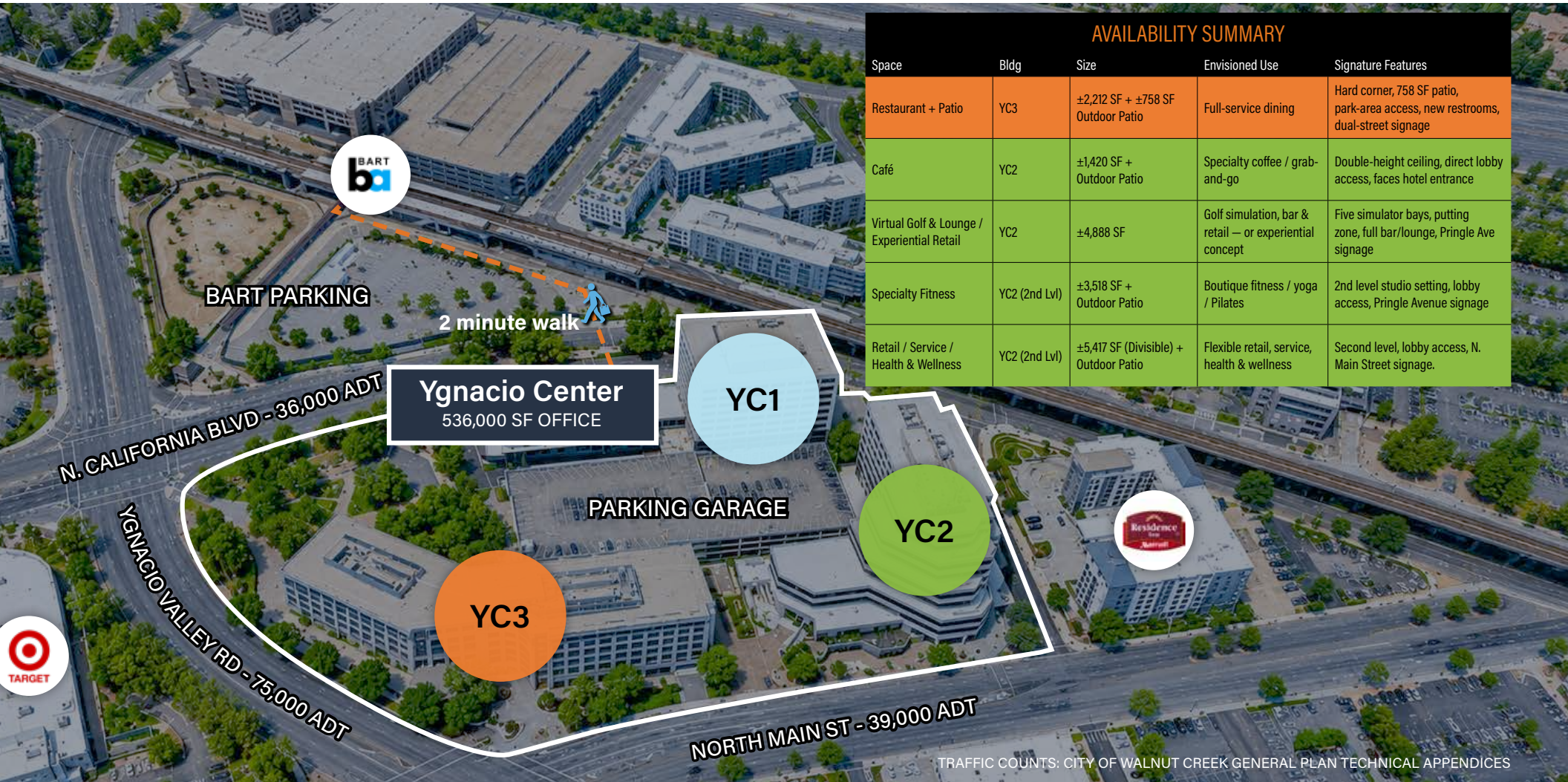


IN THE HEART of the East Bay's Retail Capital



FIVE OPPORTUNITIES ONE ADDRESS

5



AVAILABILITY SUMMARY

Space	Bldg	Size	Envisioned Use	Signature Features
Restaurant + Patio	YC3	±2,212 SF + ±758 SF Outdoor Patio	Full-service dining	Hard corner, 758 SF patio, park-area access, new restrooms, dual-street signage
Café	YC2	±1,420 SF + Outdoor Patio	Specialty coffee / grab-and-go	Double-height ceiling, direct lobby access, faces hotel entrance
Virtual Golf & Lounge / Experiential Retail	YC2	±4,888 SF	Golf simulation, bar & retail — or experiential concept	Five simulator bays, putting zone, full bar/lounge, Pringle Ave signage
Specialty Fitness	YC2 (2nd Lvl)	±3,518 SF + Outdoor Patio	Boutique fitness / yoga / Pilates	2nd level studio setting, lobby access, Pringle Avenue signage
Retail / Service / Health & Wellness	YC2 (2nd Lvl)	±5,417 SF (Divisible) + Outdoor Patio	Flexible retail, service, health & wellness	Second level, lobby access, N. Main Street signage.

TRAFFIC COUNTS: CITY OF WALNUT CREEK GENERAL PLAN TECHNICAL APPENDICES

YC3

RESTAURANT + PATIO
±2,212 + 758 SF
CORNER RESTAURANT + PATIO

YC2

CAFE + PATIO
±1,420 SF
GRAB-AND-GO/SPECIALTY COFFEE

YC2

VIRTUAL GOLF & LOUNGE
±4,888 SF
GOLF SIMULATION, BAR & RETAIL

YC2

SPECIALTY FITNESS + Outdoor Patio
±3,518 SF
BOUTIQUE FITNESS/YOGA/PILATES

YC2

HEALTH & WELLNESS + Outdoor Patio
±5,417 SF
(DIVISIBLE)



DANIELLE BROMSTEAD
925-699-4463
DANIELLE@LOCKEHOUSE.COM
DRE 1339574



YGNACIO CENTER
2033 N MAIN ST, WALNUT CREEK
CALIFORNIA 94596
YGNACIOCENTER.COM



RESTAURANT + PATIO | YC3 | $\pm 2,212$ SF + 758 SF PATIO

A signature corner restaurant with a ± 758 SF patio — lunch from 2,000 employees, dinner from BART, the Marriott next door and 1,000+ new neighbors. Built in catering demand - $\pm 536,000$ SF of office at Ygnacio Center, plus an additional 1.6M SF within immediate area.

Features

- Prominent hard-corner location at Ygnacio Valley Rd. and N. Main St., main throughfare in Walnut Creek
- ± 758 SF outdoor patio
- Signage along Ygnacio Valley Road and N. Main Street
- Access off elevator lobby
- New restrooms
- "Restaurant-ready" infrastructure, adjacent 160-suite Residence Inn by Marriott — a nightly dinner audience

PERFECT FOR

Full-Service Restaurant • Wine Bar • Elevated Fast-Casual • Brewpub / Taproom



CAFÉ | YC2 | ±1,420 SF + OUTDOOR PATIO

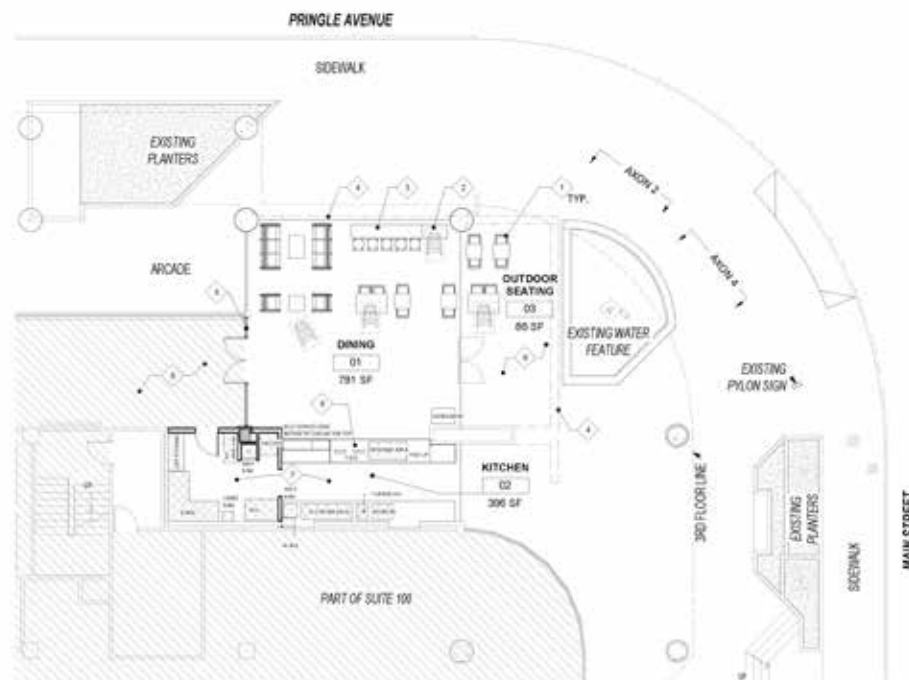
The morning ritual for 2,000 employees upstairs — and every guest stepping out of the Residence Inn across the street.

Features

- Corner location + Outdoor seating
- Faces the Residence Inn hotel entrance across the street
- Captive customer base: 2,000+ employees on campus
- Steps from Walnut Creek BART foot traffic
- Double-height ceiling
- Direct access off the YC2 main lobby

PERFECT FOR

Specialty Coffee · Bakery · Juice & Smoothie · Grab-And-Go Gourmet Market





VIRTUAL GOLF & LOUNGE / EXPERIENTIAL RETAIL | YC2 | ±4,888 SF

A built-in after-work crowd: conceptual plan provided for golf simulation, bar and lounge in the middle of 1.6M SF of office.

Features (Per Conceptual Plan)

- Five golf simulator bays
- Putting zone
- Full bar and lounge
- Direct access to YC2 lobby
- Office and storage
- Signage on Pringle Ave

Credibility

Golf-simulator lounges are a proven format in office-dense cores — and the space is an equally strong opportunity for experiential retail operators.

Perfect For

Golf simulation operator • sports lounge • entertainment concept • social club • experiential retail





SPECIALTY FITNESS | YC2, 2ND LEVEL | ±3,518 SF + OUTDOOR PATIO

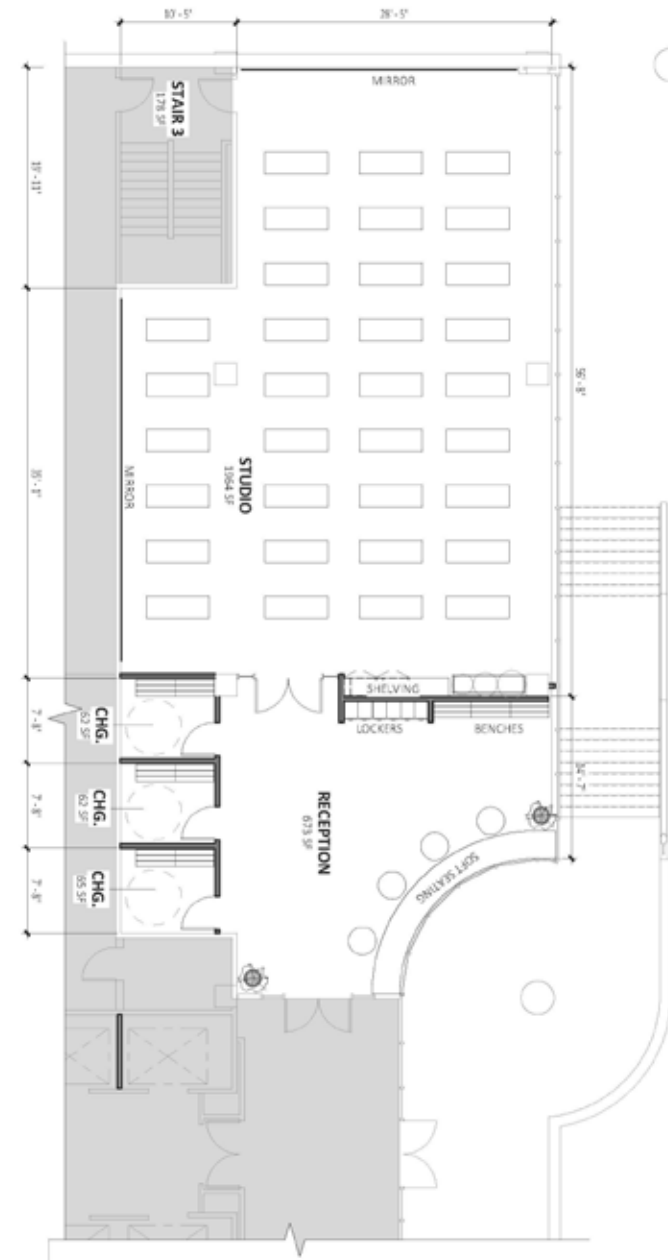
A private, second-level studio setting above the bustle — with your member base working (and living) within a five-minute walk.

Features

- ±3,518 SF 2nd level studio space and signage on Pringle Avenue
- Access from the YC2 main lobby (elevator and stair)
- Suited for yoga, Pilates, barre, cycle, PT or recovery concepts
- Member parking on site + BART two minutes away

Perfect For

Boutique Fitness · Yoga · Pilates · Barre · Physical Therapy · Recovery & Wellness



RETAIL / SERVICE / HEALTH & WELLNESS | YC2 2ND LEVEL | ±5,417 SF (DIVISIBLE) + OUTDOOR PATIO

±5,417 SF of flexible space, second level location.

Features

- ±5,417 SF
- Signage on N. Main Street
- Flexible retail, service or health & wellness use
- Access from YC2 main lobby (elevator and stairs)
- Existing office improvements — deliverable as-is or returned toward shell

Perfect For

Health & Wellness · Medical Spa · Financial Services · Medical / Dental · Salon & Spa · Showroom



SUITE 210	±3,764 SF
SUITE 200	±1,653 SF
TOTAL	±5,417 SF



YGNACIO CENTER

RETAIL LEASING OPPORTUNITIES

FIVE RETAIL SPACES

±1,420 – ±5,417 SF



DANIELLE BROMSTEAD
925-699-4463
DANIELLE@LOCKEHOUSE.COM
DRE 1339574



YGNACIO CENTER
2033 N MAIN ST., WALNUT CREEK
CALIFORNIA 94596
YGNACIOCENTER.COM