

LEASING BROCHURE
1600 PALOS VERDES MALL | WALNUT CREEK, CA 94597

PALOS VERDES

MALL



4 SPACES AVAILABLE FOR LEASE: **SPACE 1548 (871 SF) | SPACE 1526 (20,033 SF) | SPACE 1555 (900 SF) | 21,780 SF OF LAND**

±10.37 ACRE LOT • ±94,666 SQUARE FEET • ESTABLISHED RETAIL CENTER IN THE HEART OF WALNUT CREEK

MATTHEWS™

PALOS VERDES

MALL

1600 PALOS VERDES MALL | WALNUT CREEK, CA 94597

EXCLUSIVELY LEASED BY



MARKO BULJAN
VICE PRESIDENT

+1 925 718 7524

marko.buljan@matthews.com

License No. 01970496 (CA)

BROKER OF RECORD

David Harrington

Lic No. 1320460 (CA) | Firm No. 2168060 (CA)

MATTHEWS™



01 LEASE OVERVIEW





94,123 SF

GLA



\$3.50 - \$4.00 PSF + \$0.54 NNN's

RENT

LEASING HIGHLIGHTS

- **ADDRESS:** 1600 Palos Verdes Mall, Walnut Creek, CA 94597
- **OFFERING:** Retail space available for lease
- Established neighborhood shopping center located in Walnut Creek, a highly desirable East Bay retail submarket.
- Retail configuration suitable for a range of neighborhood-serving and service-oriented tenants.
- Positioned within a strong demographic profile supported by affluent surrounding residential communities.
- Opportunity for tenants to secure space within an established retail corridor in a supply-constrained Bay Area market.
- Community Commercial Zoning (C-C)

UNITS AVAILABLE:

1548: 871 SF

\$4 PSF + \$0.54 NNN

1526: 20,033 SF

\$3.50 PSF + \$0.54 NNN

1555 B: 900 SF

\$4 PSF + \$0.54 NNN

LAND: ±21,780 SF

CONTACT BROKER FOR PRICING



SHOPPING CENTER VISITS

AlphaMap.com



	Locations	Dist...	Avg. Monthly Visits
1	Palos Verdes Mall ↗ 1500 Palos Verdes Mall # 1699, Waln...	308 ft	63,569
2	Lunardi's Markets ↗ 1600 Palos Verdes Mall, Walnut Cree...	415 ft	41,334
3	Rite Aid ↗ 1526 Palos Verdes Mall, Walnut Cree...	92 ft	20,461
4	Rite Aid Pharmacy ↗ 1526 Palos Verdes Mall, Walnut Cree...	67 ft	12,986
5	Starbucks ↗ 1544 Palos Verdes Mall, Walnut Cree...	245 ft	12,055

Afternoon

12 PM–4 PM • 39.0% of daily traffic

Day vs Night

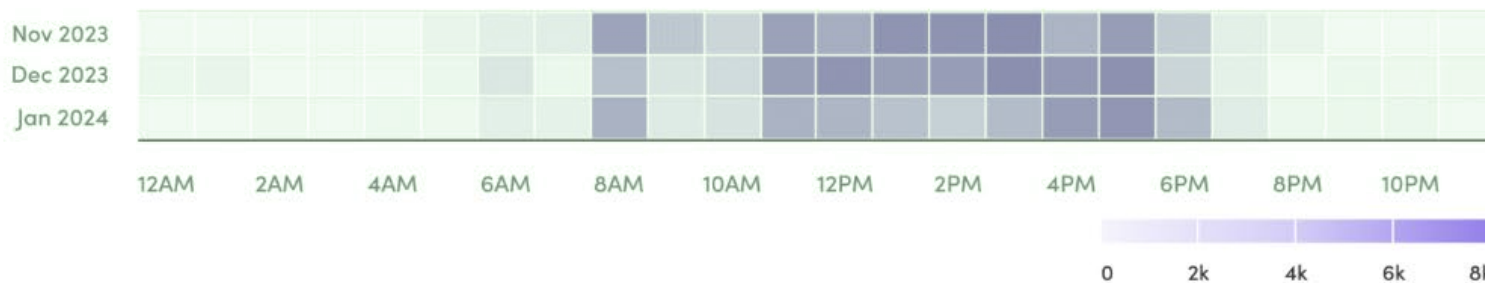
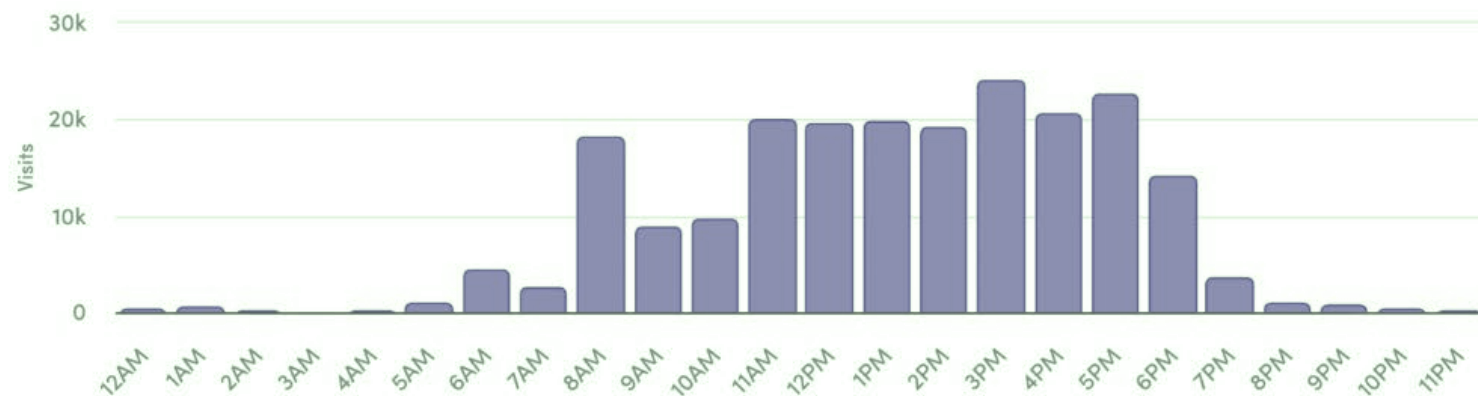
78% / 22%

Traffic mix by time of day

Top Periods

Afternoon, Evening, Morning

Most popular times



AREA HOUR OF DAY (VISITS DISTRIBUTION)

AlphaMap.com

Busiest Period

Afternoon

12 PM–4 PM • 39.0% of daily traffic

Day vs Night

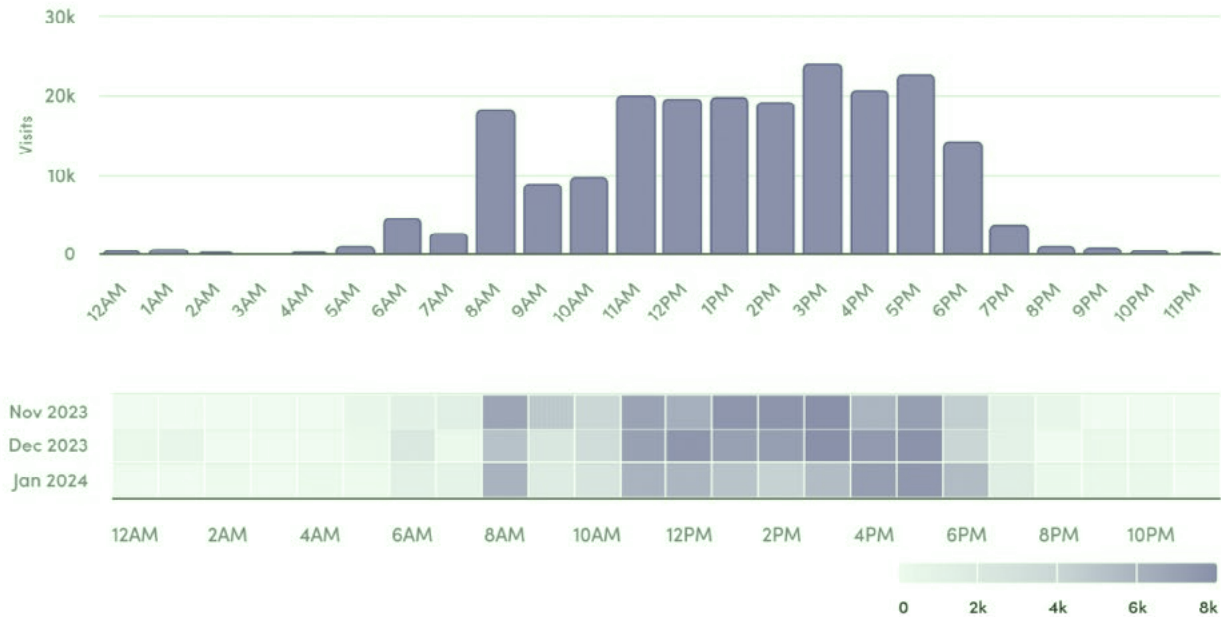
78% / 22%

Traffic mix by time of day

Top Periods

Afternoon, Evening, Morning

Most popular times



AREA DAY OF WEEK (VISITS DISTRIBUTION)

AlphaMap.com

Busiest Day

Monday

15.0% of weekly traffic

Weekday vs Weekend

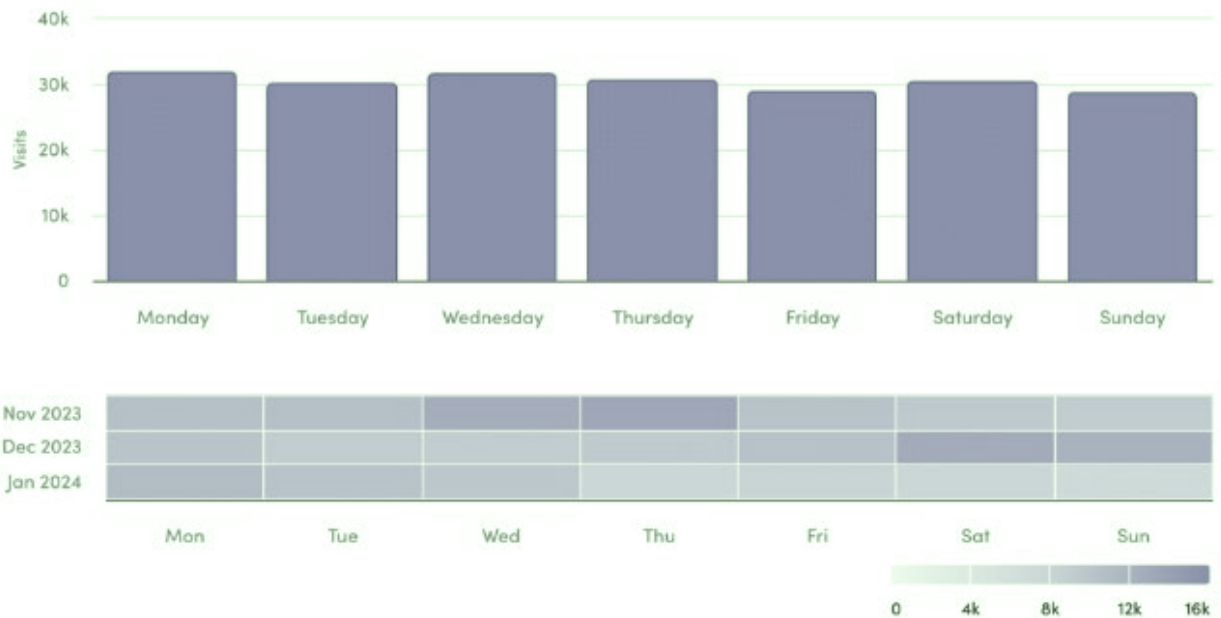
72% / 28%

Traffic mix by day type

Top 2 Days

Monday, Wednesday

Quick takeaways







Sunvalley Shopping Center

macy's VICTORIA'S SECRET
 rack
 sears HOME SERVICES
 Red Robin
 Foot Locker
 SAFEWAY

Crossroads Shopping Center

KOHL'S
 DOLLAR TREE
 DICK'S SPORTING GOODS
 DSW DESIGNER SHOE WAREHOUSE
 FRIEDMAN'S APPLIANCE

Downtown Pleasant Hill

Michael's
 Smart & Final
 Starlight
 carter's
 Peet's Coffee
 COLD STONE
 GNC LIVE WELL
 GOLF GALAXY
 FIVE GUYS CLUB
 PILATES
 ups
 CINEMARK

AAA Insurance
 Headquarters



Buchanan Field Airport
 ±7.3 Miles Away

BEST BUY
 Total Wine & MORE

± 266,000 VPD



Diablo Valley College
 ±22,000 Students

Pleasant Hill Elementary
 ±652 Students



Horizons Center for Independent Study
 ±216 Students

Subject Property

Pleasant Hill Rd ± 10,162 VPD

Summit Ridge
 Neighborhood Homes Surrounding Palo Verdes Mall
 Average Home Price: About \$1.27M — \$1.35M



Oak Grove by SummerHill Homes
Neighborhood Homes Surrounding Palo Verdes Mall
125 Units in 19 Buildings | Average Starting Price: About \$1.1M



Walnut Creek
±2.3 Miles Away

±266,000 VPD



Polish School
Art school

Summit Ridge
Neighborhood Homes Surrounding Palo Verdes Mall
Average Home Price: About \$1.27M — \$1.35M

Subject Property

Pleasant Hill Rd ±10,162 VPD

Neighborhood's Dependability Surrounding Palo Verdes Mall
Median Household Income is about \$135k And Retail Spending Averages \$30k Per Resident Annually.
Grocery-Anchored Centers Capture Frequent Trips-88% Of U.S. Households Shop for Groceries Weekly,
and a Typical Store sees ±13,500 Transactions Per Week—Driving Steady Traffic from Residents within ±3-4 Miles.

02

SITE PLAN & FLOOR PLANS



Tenant Directory

1510 A	Chase	3,510 SF	1543	Raw-Center for Strength	2,203 SF
1510 B	I Brow Bar	665 SF	1544	Starbucks	990 SF
1510 C	Taqueria La Plaza	1,175 SF	1545	OrganiCare Dry Cleaners	2,221 SF
1512 A-B	Indigo Yoga	2,303 SF	1546	State Farm Insurance	770 SF
1512 C-D	Beauty Lounge	3,694 SF	1547	UPS Store	1,303 SF
1514	Geary Vet Hospital	1,879 SF	1548	Available	871 SF
1520	Do-Sit Thai	1,370 SF	1549	Long Life Shoe Repair	250 SF
1526	Available	20,033 SF	1551	Hound Lounge	1,615 SF
1533	Snap Fitness	2,780 SF	1553	Briones Eye Care Optometry	1,600 SF
1535	Bank of America ATM	830 SF	1555	Wells Fargo ATM	900 SF
1541	Heavenly Church	1,450 SF			

CHASE

Taqueria La Plaza

Pad A Available
±21,780 SF
Land/Pad



Pleasant Hill Rd ± 10,162 VPD

MONAS BURGERS

Maria's Beauty Salon
Queen's Nails



WELLS FARGO

snap fitness 24/7



snap fitness 24/7



Tesla & Evgo Chargers

Camino Verde ± 13,532 VPD

I Brow Bar

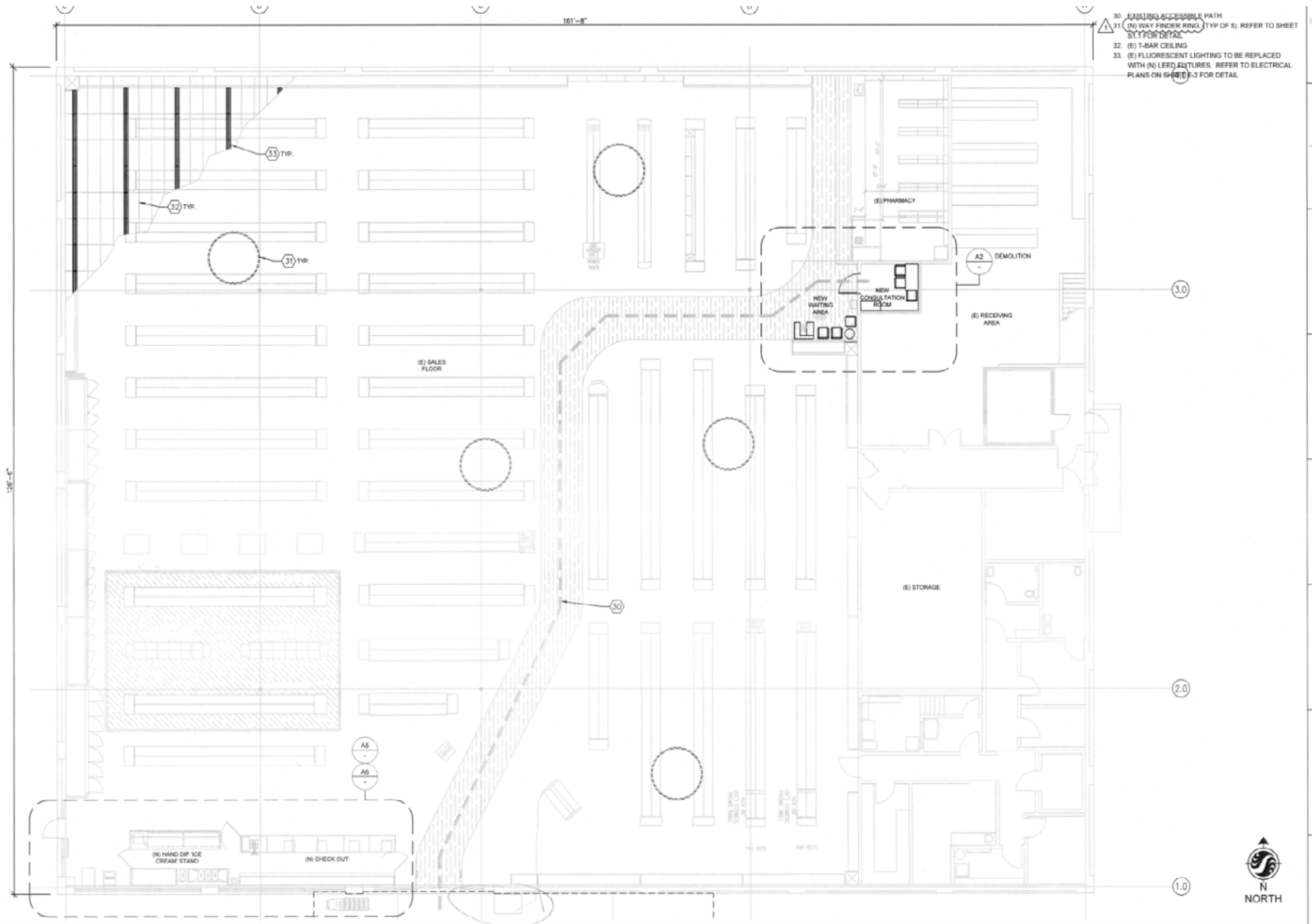


Tenant Directory

1555 A	Sports Barber Shop	700 SF
1557	I-Slice Pizza	1,600 SF
1557	Pike And Plank Pilates	983 SF
1562	Kung-Fu Kitchen	775 SF
1566	Leased	1,674 SF
1568	Queen's Nails	815 SF
1570	Sora Oh Salon	944 SF
1572	Health First Massage	715 SF
1574	Mona's Burgers	1,215 SF
1600	Lunardi's	32,290 SF

FORMER RITE AID FLOOR PLAN

20,033 SF





Subject Property



CINEMARK
FIVE GUYS
BURGERS and FRIES

Marshalls **DSW**
KOHL'S **DESIGNER SHOE WAREHOUSE**
STARBUCKS

Horizons Center for Independent Study
±216 Students



Countrywood Shopping
SAFEWAY **Panera**
CVS pharmacy **BREAD**

Pleasant Hill Elementary
±646 Students

SPROUTS
FARMERS MARKET

Ygnacio Valley High School
±1,230 Students

SAFEWAY

STARBUCKS

Contra Costa Christian Schools
±400 Students

BevMo! **IHOP**
Walgreens

Ygnacio Plaza
TJ-maxx **Chevron** **QDOBA**
MEXICAN EATS

The Keys Apartments
±792 Units

Stoneridge Luxury Apartments
±216 Units

Lafayette Ridge Trail

Buena Vista Elementary
±718 Students

John Muir Medical Center
±554 Beds

Acalanes High School
±1,250 Students

TARGET

MATTHEWS

Walnut Creek Christian Academy
±230 Students

SAFEWAY

Broadway Plaza
macy's **NORDSTROM**
vuori **LIFETIME FITNESS**
ZARA **Bath & Body Works**
free people **Apple Store** **TESLA** **alo**

24 ±200,000 VPD

Downtown Walnut Creek

±266,000 VPD

Plaza Center
WHOLE FOODS MARKET **76** **SAFEWAY**
Peet's Coffee **BANK OF AMERICA**

TRADER JOE'S **ROSS**
DRESS FOR LESS

WHOLE FOODS MARKET

Kaiser Hospital
±249 Beds

Las Lomas High School
±1,571 Students



03 MARKET OVERVIEW



WALNUT CREEK, CA

OVERVIEW

Walnut Creek is an affluent city located in the East Bay region of the San Francisco Bay Area. Known for its picturesque setting at the base of Mount Diablo, Walnut Creek blends suburban charm with urban sophistication. The city boasts a **highly educated and high-income population, excellent public schools, and a thriving cultural scene with theaters, galleries, and year-round events.** Its walkable downtown is a major draw, offering a mix of **luxury retail, upscale dining, and open-air plazas that attract residents and visitors alike.** With convenient access to **two BART stations, major freeways, and regional transit,** Walnut Creek serves as a key commercial and lifestyle hub for the broader East Bay area. This unique combination of accessibility, affluence, and strong community engagement makes it one of **Northern California's most desirable markets** for both residents and retail investment.



#3 AMONG BEST PLACES TO LIVE

IN CONTRA COSTA COUNTY

“EAST BAY’S BEST OUTDOOR FESTIVAL”

THE WALNUT CREEK ART & WINE FESTIVAL

The Walnut Creek Art & Wine Festival, now celebrating its 42nd year, has been named the East Bay's Best Outdoor Festival and winning Walnut Creek Magazine's Best Community Event five times.



BEST PLACE TO RETIRE

WALNUT CREEK IS RANKED #10 OUT OF 816 PLACES IN CALIFORNIA AS A BEST PLACE TO RETIRE



“EAST BAY’S MOST BEAUTIFUL RESTAURANTS”

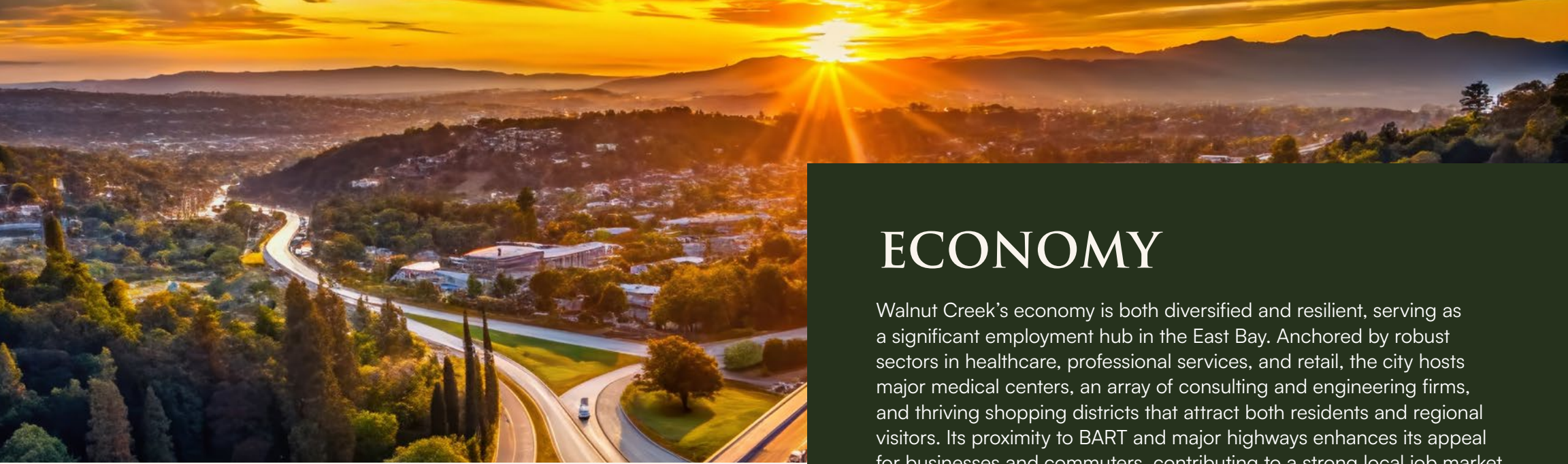
SIPEOS RESTAURANT | 5 MILES FROM SUBJECT PROPERTY

Sipeos Restaurant was named one of “The East Bay’s Most Beautiful Restaurants,” reflecting the city’s flourishing high-end dining and aesthetic appeal (April 2025).

LIFE AND LEISURE IN WALNUT CREEK

Walnut Creek offers a mix of outdoor activities, cultural attractions, and excellent dining, making it a fun destination for visitors and locals alike. Residents and visitors can explore green spaces like The Gardens at Heather Farm, enjoy a performance at the Leshner Center for the Arts, browse downtown shops and galleries, or walk nearby scenic trails. The city’s diverse restaurant scene features everything from casual brunch spots like Sweet Maple and The Hangout to Mediterranean fare at Sipeos Restaurant & Bar, healthy options at True Food Kitchen, and upscale dining at Telefèric Barcelona, Elia, and Main Street Kitchen & Bar. Whether shopping at Broadway Plaza or enjoying a meal with friends, Walnut Creek combines community charm with lively energy.





FUTURE JOB GROWTH PROJECTION

Strong outlook, with 36% growth expected over the next decade—well above the national forecast of around 33%

LOW UNEMPLOYMENT RATE

The unemployment rate is currently low at around 4.0% (May 2025), down from 4.1% the previous month and outperforming national averages

MAJOR EMPLOYERS



Mechanics Bank®



yapstone

KAISER PERMANENTE®

ECONOMY

Walnut Creek's economy is both diversified and resilient, serving as a significant employment hub in the East Bay. Anchored by robust sectors in healthcare, professional services, and retail, the city hosts major medical centers, an array of consulting and engineering firms, and thriving shopping districts that attract both residents and regional visitors. Its proximity to BART and major highways enhances its appeal for businesses and commuters, contributing to a strong local job market with nearly 58,000 jobs projected by 2025—up significantly from a decade ago. The city maintains a low unemployment rate, consistently outperforming state and national averages, and continues to see strong demand for commercial space, particularly in medical and lifestyle-related industries. Looking forward, job growth is expected to remain strong, with a projected 36% increase over the next ten years, driven by expansion in healthcare, retail, and emerging tech ventures. Walnut Creek's economic stability, access, and sectoral diversity make it a highly attractive market for both business development and retail investment.

GROWTH & BUSINESS STRENGTH

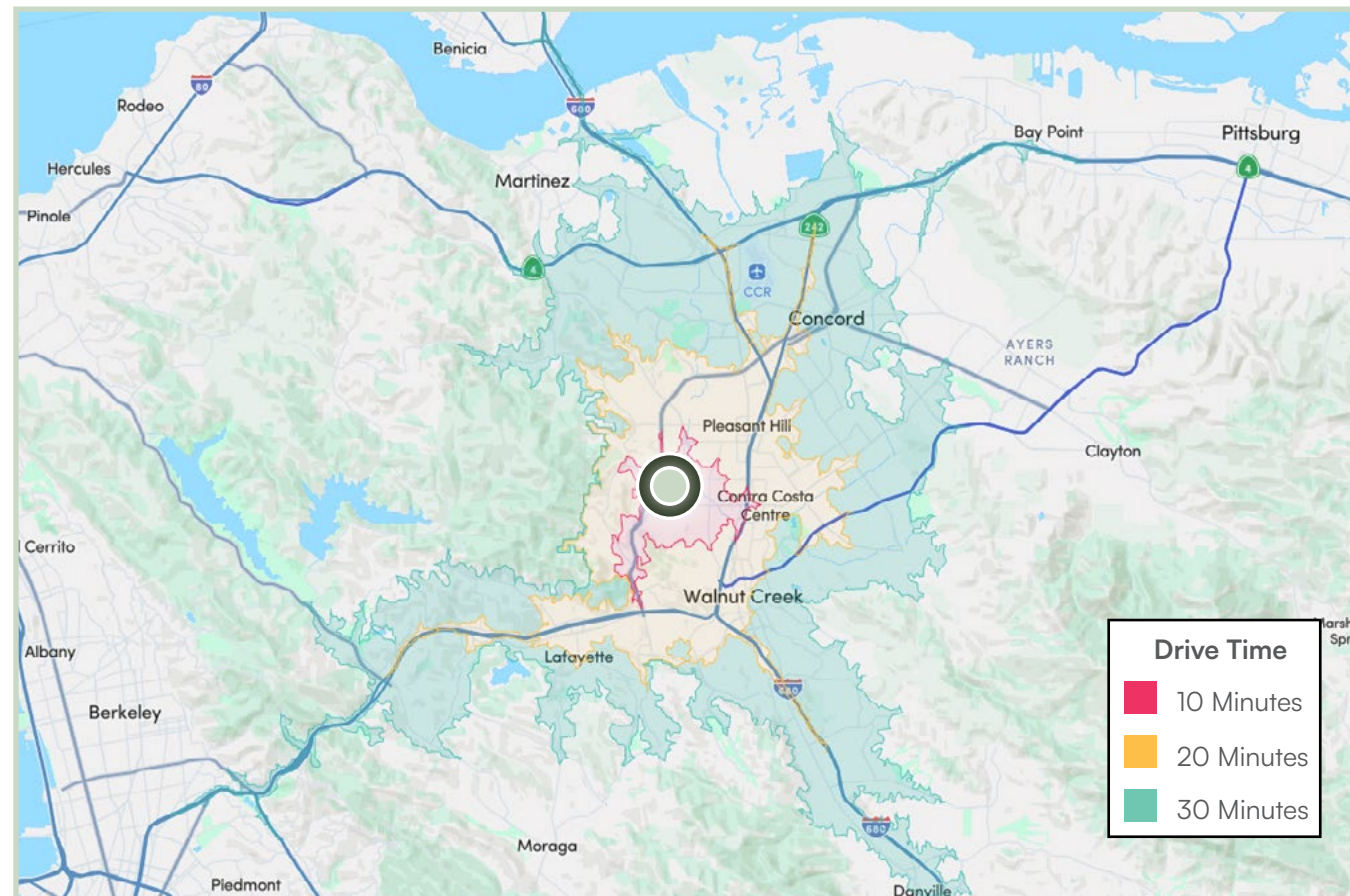
Walnut Creek continues to demonstrate impressive growth and business strength, particularly in its hospitality and retail sectors. With over 150 restaurants operating downtown, the city has become a culinary destination, and many locally grown dining concepts are now expanding beyond city limits—highlighting the depth and appeal of its food scene. In addition to hospitality, Walnut Creek is experiencing continued expansion in medical, wellness, and lifestyle services. New additions like the Visiting Angels office and the upcoming arrival of upscale retailer Vuori at Broadway Plaza signal a strong and diversified commercial environment. These developments reflect a city that not only attracts regional visitors but also supports thriving, experience-driven businesses.

WALNUT CREEK, CA

DEMOGRAPHIC HIGHLIGHTS WITHIN FIVE MILES OF THE PRIMARY TRADE AREA



PRIMARY TRADE AREA



TOTAL CITY DEMOGRAPHICS

POPULATION

2025 Population	223,006
2030 Projection	221,667
2020 Census	224,506

HOUSEHOLDS

2025 Households	90,628
2030 Projection	90,157
2020 Census	90,759

2025 Avg HH Income	\$157,032
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MEDIAN HOUSEHOLD INCOME

Median Household Income	\$129,306
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LEASING DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs of the property located at 1600 Palos Verdes Mall, Walnut Creek, CA 94597 (the "Property"). It has been prepared by Matthews™ for the sole purpose of providing information to prospective lessees.

The information contained herein has been obtained from sources believed to be reliable; however, neither the Owner nor Matthews™, nor any of their respective officers, employees, or agents, make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained in this Leasing Package. No legal liability is assumed or implied with respect to the information provided.

This Leasing Package may not contain all of the information that a prospective lessee may require. All prospective lessees are encouraged to conduct their own independent investigation and analysis of the Property, including, but not limited to, financial, physical, legal, and market conditions. Any projections, opinions, assumptions, or estimates contained herein are provided for illustrative purposes only and should not be relied upon as representations of fact.

The Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property, and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property, unless and until a lease agreement has been fully executed and delivered.

By receiving this Leasing Package, the recipient acknowledges that this document is confidential and agrees that it will be used solely for the purpose of evaluating the Property as a potential leasing opportunity.

In no event shall the Owner or Matthews™, or any of their respective affiliates, officers, directors, shareholders, owners, employees, or agents, be liable for any damages, liabilities, or causes of action arising out of or relating to the use of this Leasing Package, the solicitation process, or the marketing of the Property.

This Leasing Package does not constitute an offer to lease and shall not be deemed to represent the current state of affairs of the Property. Recipients should not assume that there has been no change in the condition or status of the Property since the date of preparation of this document.

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MALL

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