

FOR LEASE > RETAIL SPACE



# Palm Court

1661 BOTELHO DRIVE, WALNUT CREEK, CA



## Site Features

### Ground Floor Retail

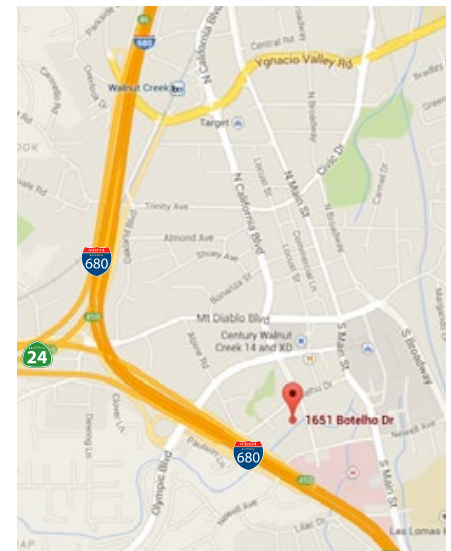
- > ±2,000 to ±11,000 RSF Available
- > Anchored by Petco
- > Directly across from Plaza Escuela
- > Adjacent to Habit Burger & Charles Schwab
- > On-site surface parking in downtown Walnut Creek location
- > Walking Distance to Broadway Plaza, Macy's, Nordstrom, Neiman Marcus, Apple, Pottery Barn, Urban Outfitters, GAP & many more

## Demographics (2018)

	0.25 mile	0.5 mile	1 mile
Average Household Income	\$116,750	\$135,819	\$126,518
Daytime Population	3,345	15,238	29,247
Population	1,190	3,457	17,061

## Traffic Counts

- > ±18,400 Cars per day on California at Botelho Drive



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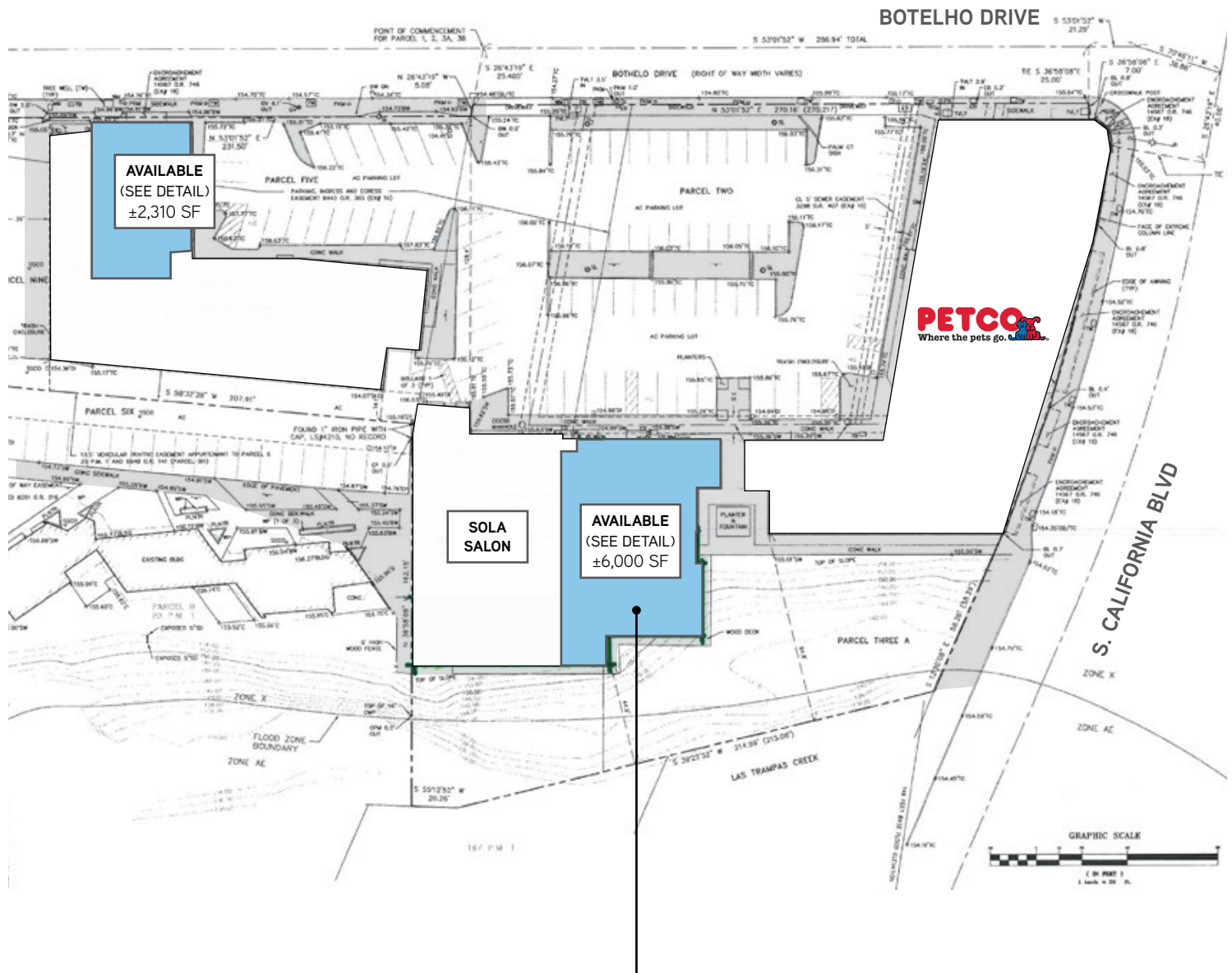
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DIVISIBLE DOWN TO ±2,000 SF

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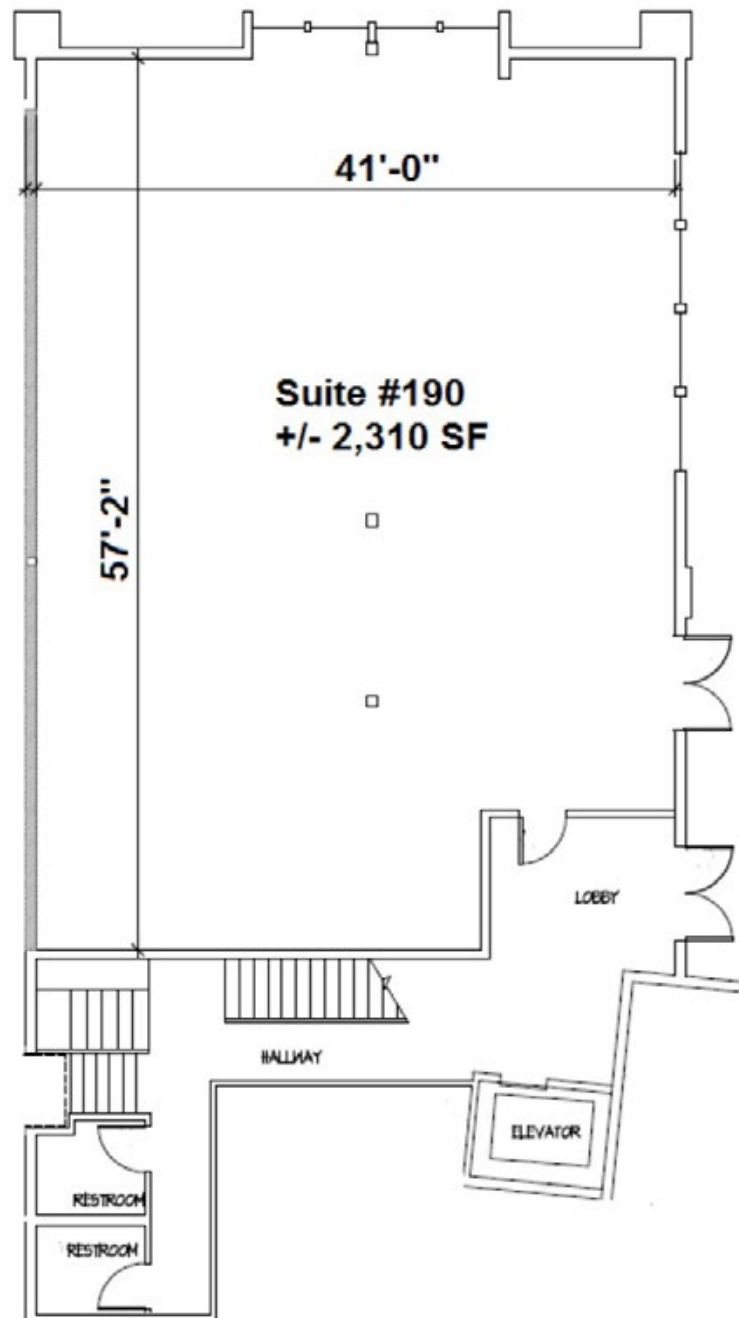
Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

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## ±2,310 SF

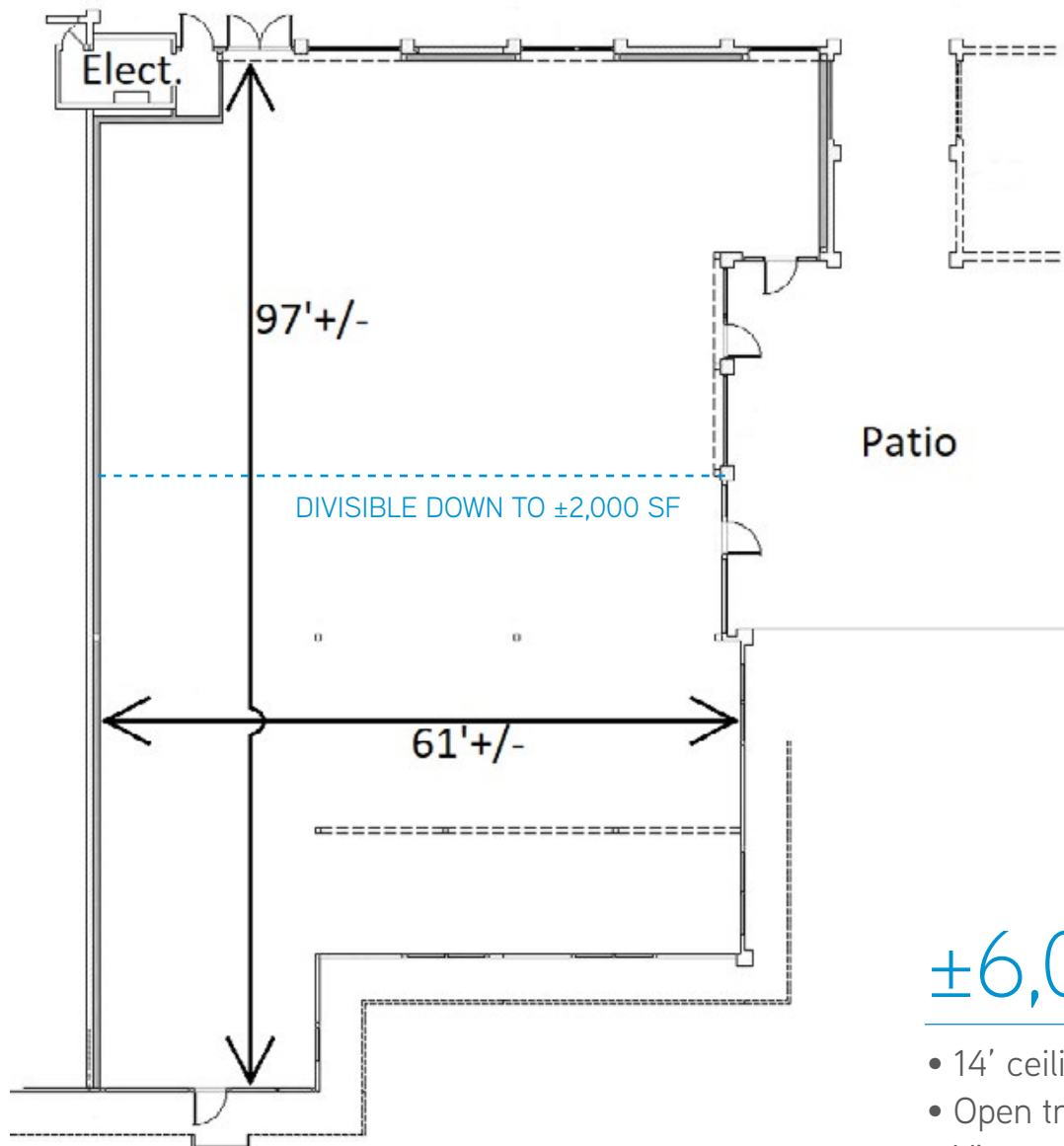
- End cap
- 11' ceilings
- Floor-to-ceiling windows
- Botelho drive frontage
- Separate entrances
- Dedicated employee parking



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## ±6,000 SF

- 14' ceilings
- Open trusses to 18'
- Views of the creek
- S. California signage
- Divisible down to ±2,000 SF

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