

FOR LEASE > RETAIL SPACE > CITRUS AVE AT OAK GROVE ROAD, WALNUT CREEK, CA

CITRUS MARKETPLACE

Colliers INTERNATIONAL

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PROPERTY OVERVIEW

ADDRESS
› Citrus Ave at Oak Grove Road, Walnut Creek, CA

AVAILABLE SPACES
› ±1,200 to ±5,000 square foot suites available

ASKING RENT
› $3.50 PSF + $0.87 NNN (±1,200 SF)
› $3.00 PSF + $0.87 NNN (±5,000 SF)

CENTER SIZE
› ±101,000 square foot neighborhood center

NNN EXPENSES
› Current NNN expenses are esitmated to $0.87 PSF /mo in addition to the rent specified above

TENANCY
› Anchored by Nob Hill Foods & BevMo, other tenants include: Chase Bank, Mary's Pizza Shack, The United States Post Office, Bank of America, Panda Express & Denica's





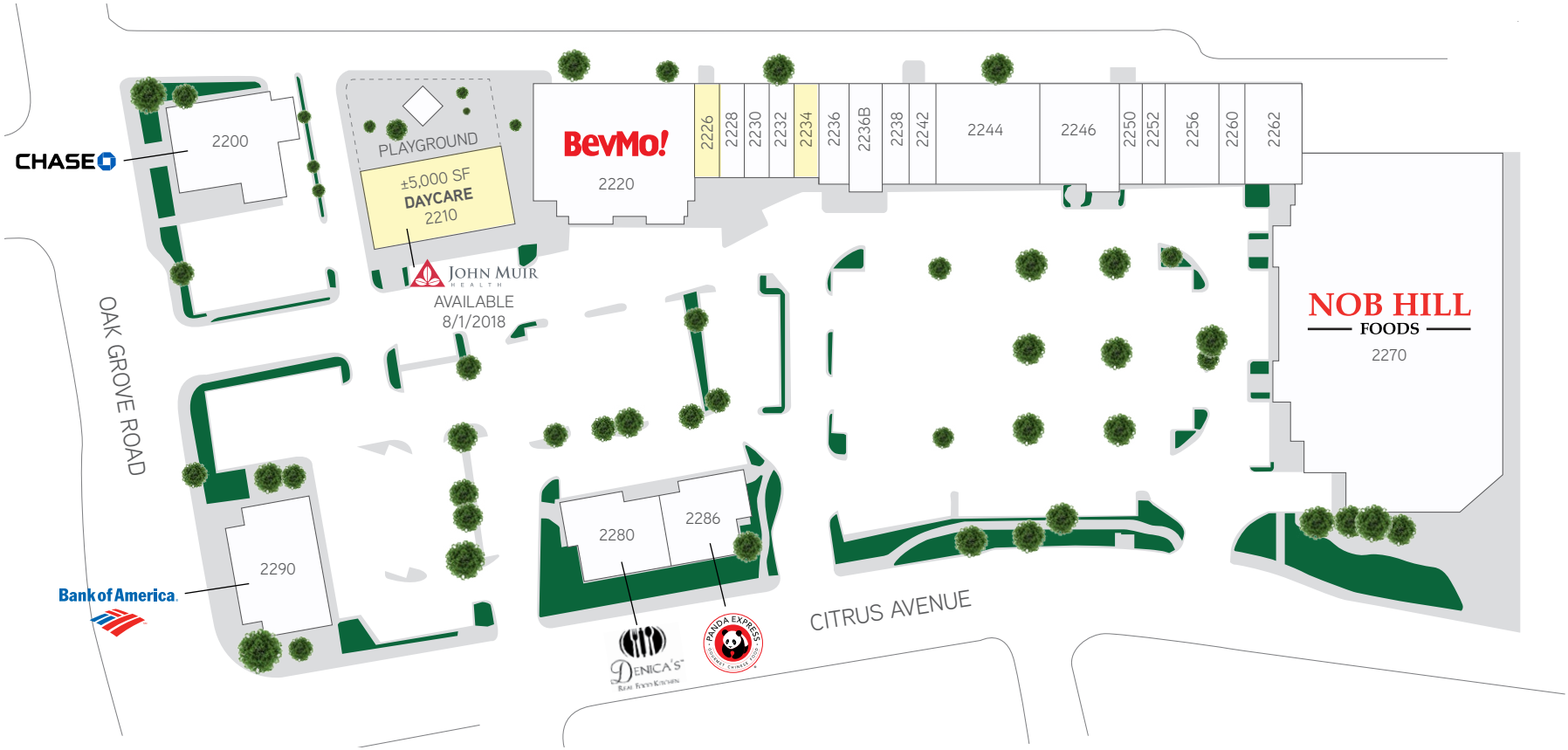


DEMOGRAPHICS (2018)

	1 MI	2 MI	3 MI
Daytime Population	8,905	19,586	48,779
Population	11,061	43,461	121,128
Average Household Income	$178,352	$159,432	$127,830

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SUITE	TENANT	SF
2200	JPMorgan Chase Bank,NA	4,165
2210	Available 8/1/2018	5,000
2220	BevMo!	10,000
2226	Available	1,200
2228	El Molino Taqueria	1,200
2230	Ice Monster	1,200
2232	TJ Nail Spa	1,200
2234	Available	1,200

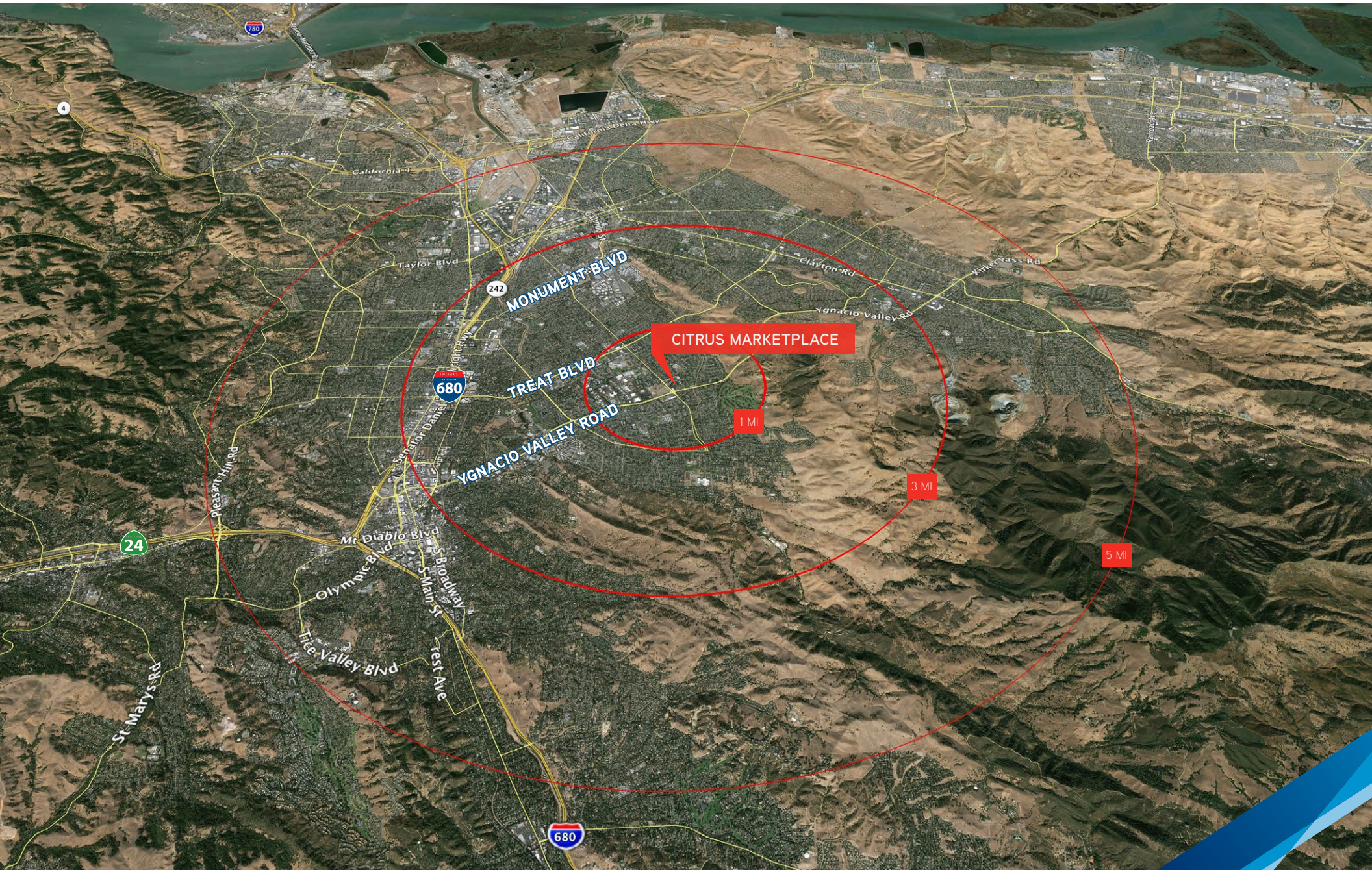
SUITE	TENANT	SF
2236	Quizno's	1,289
2236B	Great Cuts	1,300
2238	Tutti Fruitti	1,300
2242	Weight Watchers	1,300
2244	U.S. Post Office	5,200
2246	Mary's Pizza Shack	4,120
2250	Mathnasium	1,105
2252	Snip Its	1,300

SUITE	TENANT	SF
2256	My Gym	2,559
2260	9 Round Fitness	1,300
2262	Martial Arts America	2,580
2270	Nob Hill Foods	38,000
2280	Denica's Real Food Kitchen	3,500
2286	Panda Express	2,392
2290	Bank of America	8,276
TOTAL CENTER SIZE		**100,686**

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