



ORINDA THEATRE SQUARE



Iconic Art Deco Landmark

Restaurant For Lease $\pm 1,214$ USF - $2,717$ USF



2 Theatre Square, Orinda, CA 94563



LOCKEHOUSE

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SUMMARY

Orinda Theatre Square, Orinda, CA 94563

Address: 2 Theatre Square
 Rent: \$2.50-\$4.00 PSF Per Month plus NNNs
 NNN: \$1.60 PSF Per Month (2019 Estimate)
 Available: 371 USF, 1,214 USF + 1,503 USF = 2,717 USF
 Seeking: Restaurant, Blow Dry Bar, Hair Salon, Child Centric Classes (Music, Karate, Educational)



Suite 140 Walk-Through Video:
<https://youtu.be/S340g95xjpQ>

Suite 142 Walk-Through Video:
https://youtu.be/mlsCtM_XjSI

Suite 143 Walk-Through Video:
<https://youtu.be/6HT-y2K30NU>

HIGHLIGHTS

- Existing Restaurant 1,214 USF (Can be up to 2,717 USF Contiguous)
- Iconic Theatre Square Retail/Office Landmark
- Steps Away from Orinda BART Station
- Highly Visible & Easily Accessible to HWY 24
- Beautifully Maintained Courtyard Environment
- Affluent Community of Orinda
- Convenient, Validated Underground Parking
- CLICK HERE FOR ORINDA THEATRE SQUARE WEBSITE
<http://orindatheatresquare.com/>

It's Showtime at Orinda Theatre Square! OTS is an upscale lifestyle center located in the quaint and affluent community of Orinda. Clearly visible from Highway 24 is the Art Deco Movie Theatre landmark at the centerpiece of the 87,000± SF mixed-use development located in the heart of the downtown. The visibility and ease of access to highway 24, immediate and convenient proximity to BART, and the inviting courtyard setting of Orinda Theatre Square benefits the tenants, patrons and residence of Orinda. The strong demographics within a 3 mile radius reveal an average HH income of \$289,662, population of 32,007 and 18,000 cars per day along Theatre Way Moraga Way.



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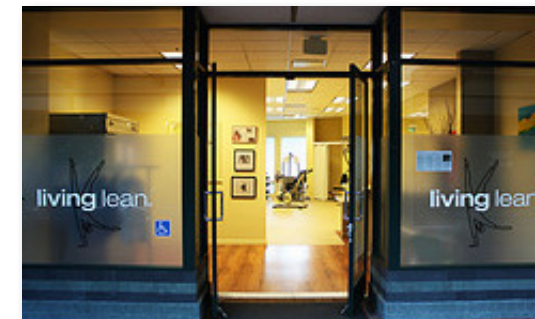
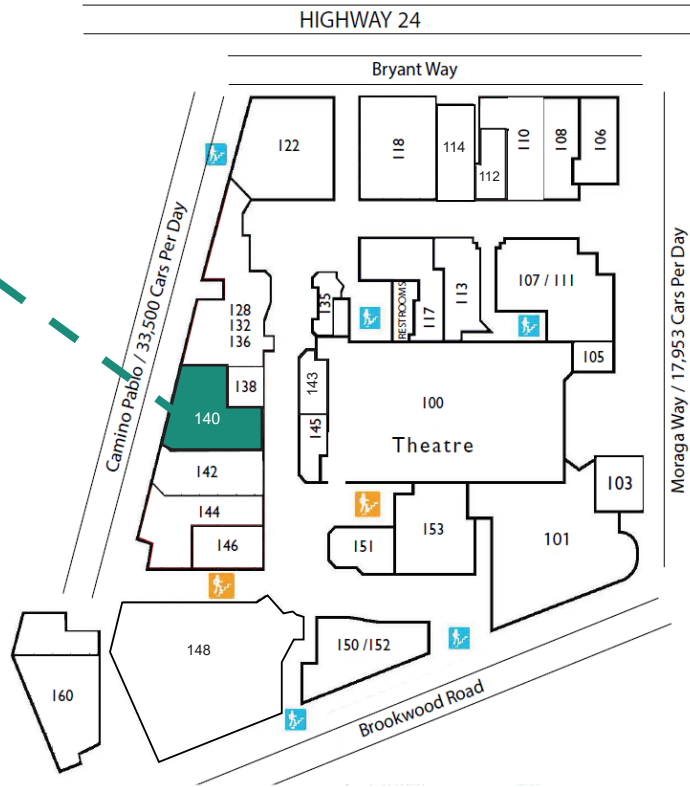
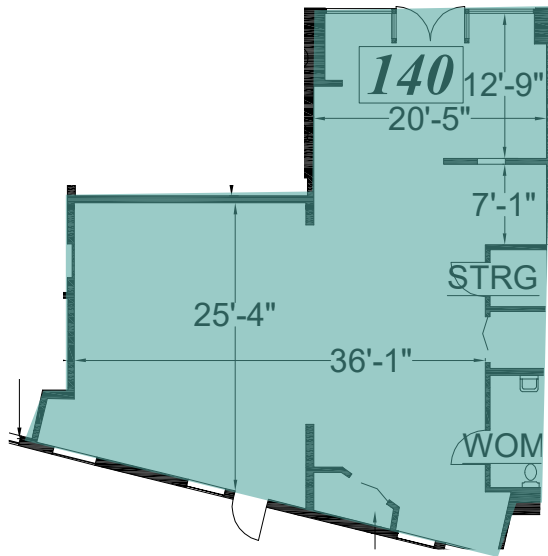


Retail/Office

SUITE	USF	RSF
140	$\pm 1,503$	$\pm 1,570$ (Includes 5% Load Factor)

HIGHLIGHTS

- Former Living Lean
- $\pm 1,503$ USF (Can be up to 2,717 USF Contiguous)
- Type II Zoning
- Space includes 1 Restroom
- Dimensions: 20'5" frontage at entry and 36'1" towards rear
- **You Tube** Walk-Through Video: <https://youtu.be/S340g95xjpQ>



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Restaurant

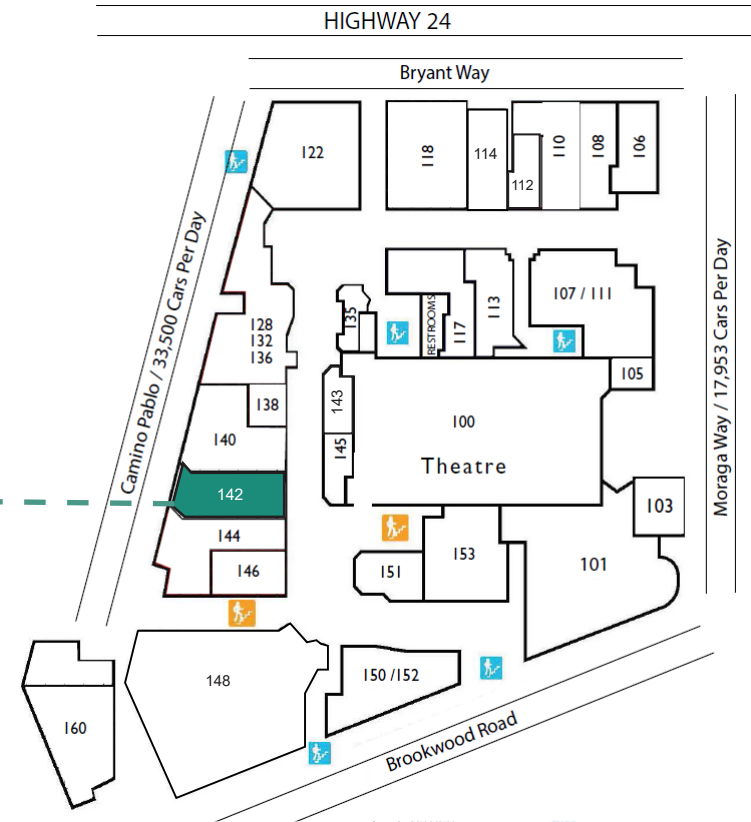
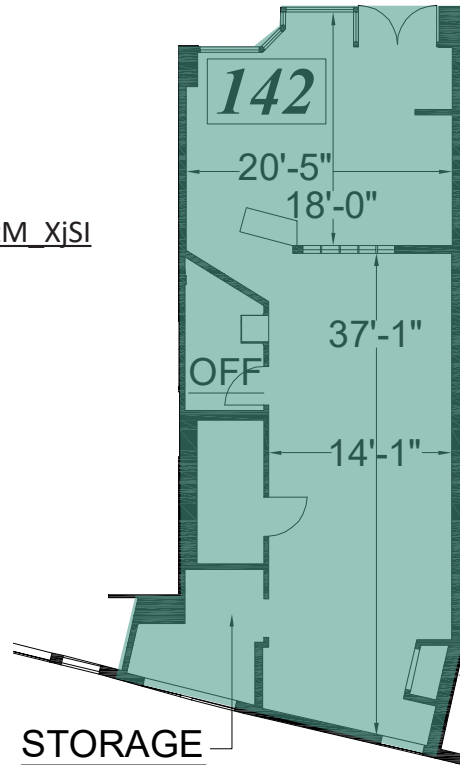
SUITE	USF	RSF
142	$\pm 1,214$	$\pm 1,274$

HIGHLIGHTS

- 2nd Generation Restaurant Space
- $\pm 1,214$ USF (Can be up to 2,717 USF Contiguous)
- Dimensions: 20'5" frontage and 37'1" depth
(Can be up to 41' frontage and 56'1" depth Contiguous)
- Patio space up to 20'5"

Restaurant Space Includes:

- Hood
- Walk-in Fridge
- Grease Trap
- Mop Sink and Drains
- Small Office and Outdoor Patio
- **YouTube** Walk-Through Video: https://youtu.be/mlsCtM_XjSI



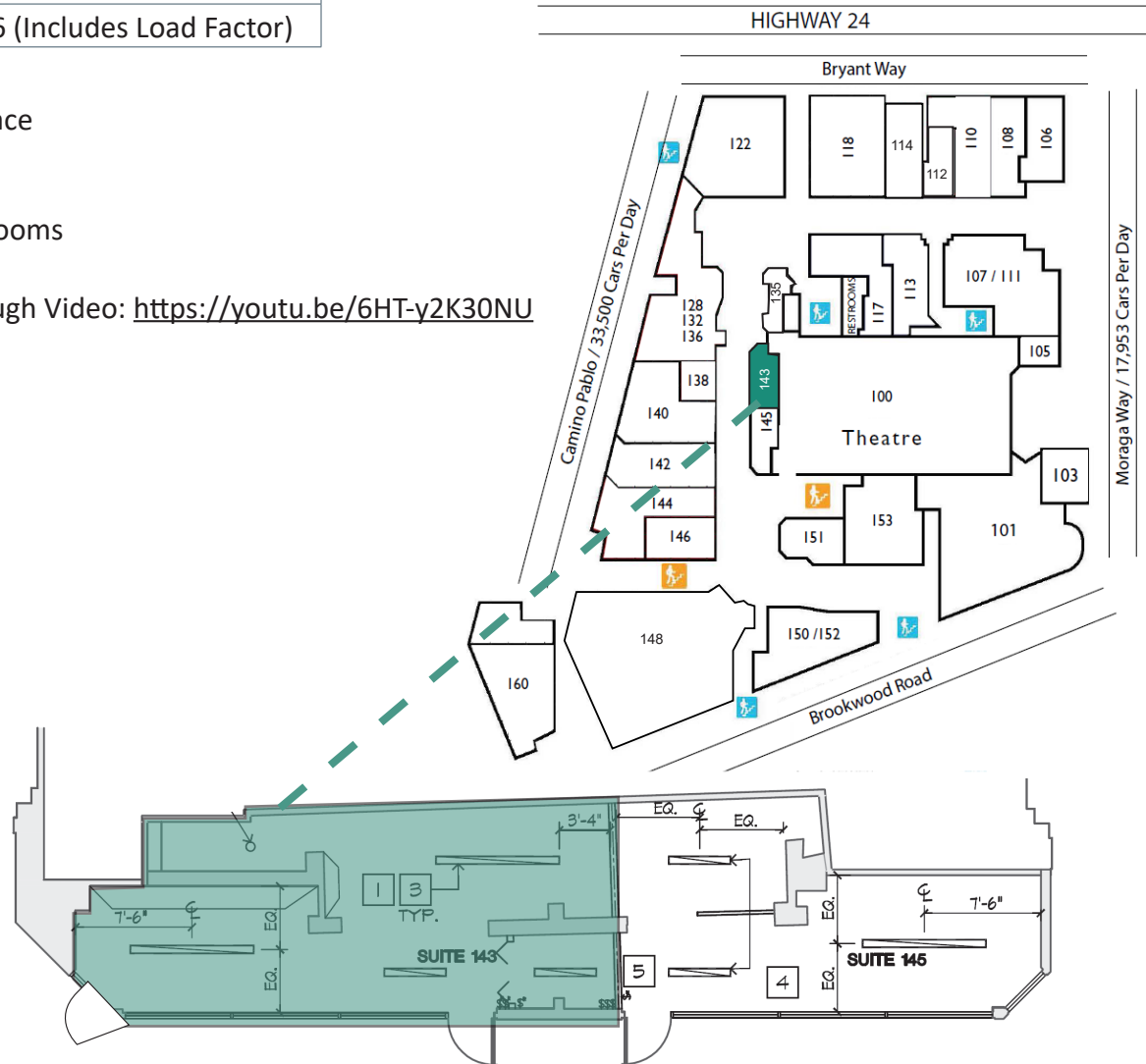


Retail/Office

SUITE	USF	RSF
143	± 371	± 436 (Includes Load Factor)

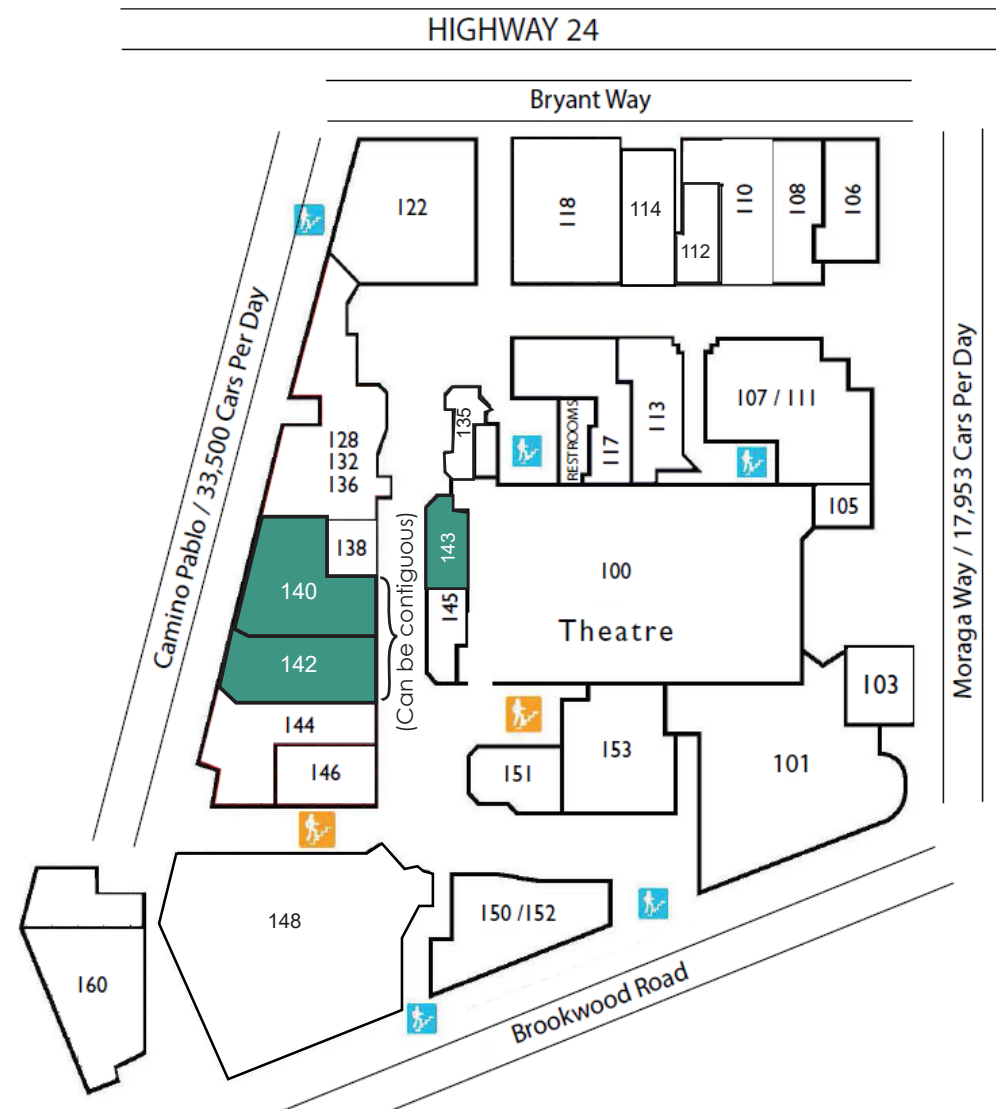
HIGHLIGHTS

- Rare, Small Shop Space
- Type II Zoning
- Former Art Gallery
- Common Area Restrooms
- Two Entry Doors
- **You Tube** Walk-Through Video: <https://youtu.be/6HT-y2K30NU>



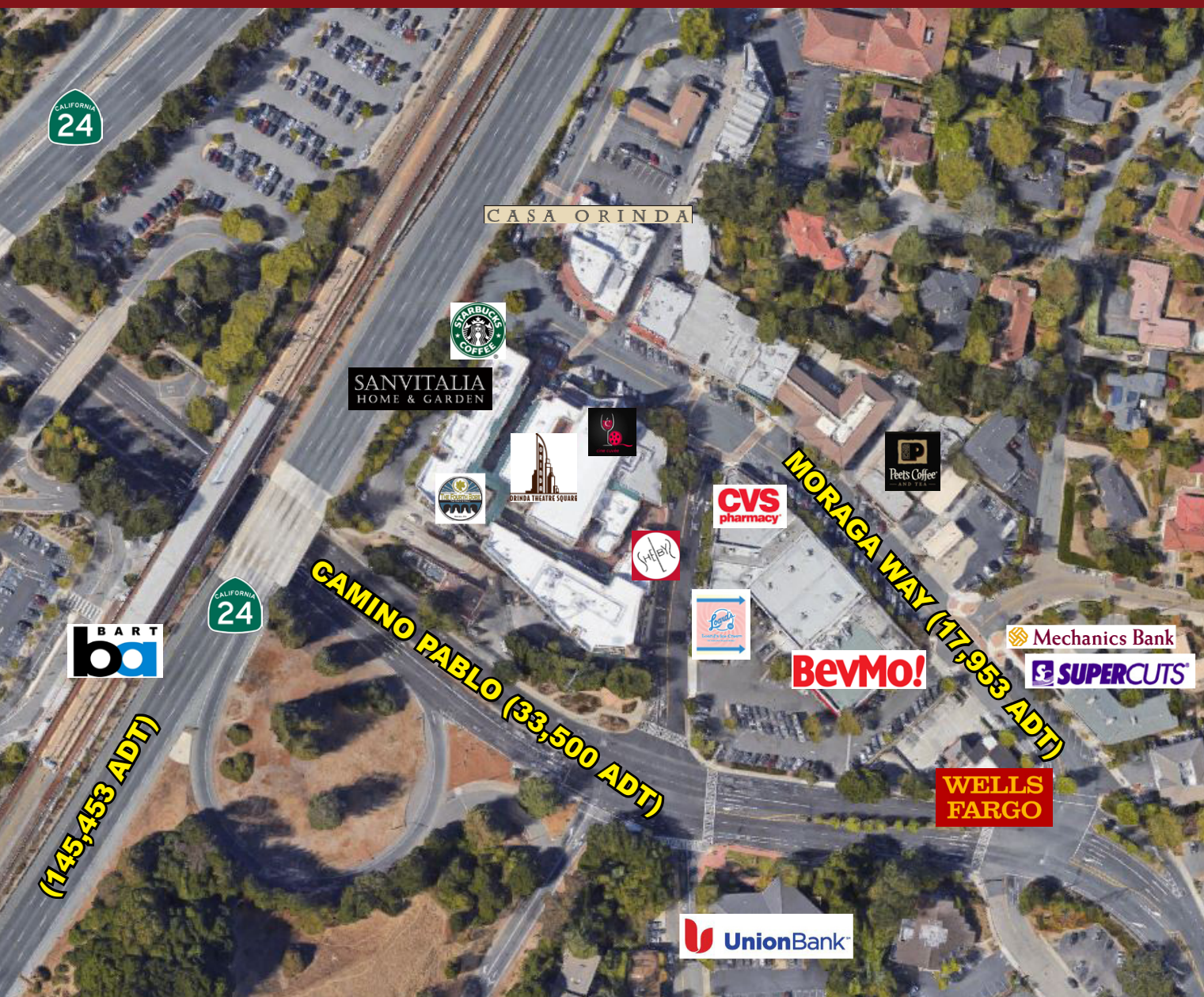


SUITE	TENANTS	USF
100	Orinda Theatre	10,000
103	Cine Cuvee	579
105	Petra Mediterranean	297
106	Starbucks	995
107	Sweet Dreams Toy Store	2,490
108	Subway	865
110	Sanvitalia Home	1,244
112	Baby Square	584
113-117	Pacific Union	2,996
114	Bamboo Nail Salon	871
118	Serika Japanese Restaurant	2,100
122	Old Republic Title Company	2,259
128-136	The Fourth Bore Taproom	2,276
135	Doll Face Permanent Cosmetics	412
138	Tiara Fashion Jewelry	346
140	AVAILABLE	1,503 /1,570
142	AVAILABLE (Month to Month)	1,214/1,274
143	AVAILABLE	371/436
144	Piccolo Napoli	1,317
145	The Fourth Boar Catering	366
146	Landhome Financial	841
148	Anytime Fitness - Coming Soon	5,295
151	Republic of Cake	684
152	Shelby's Restaurant	1,778
153	Saffron Indian Restaurant & Bar	1,612
160	Orinda Travel	1,276

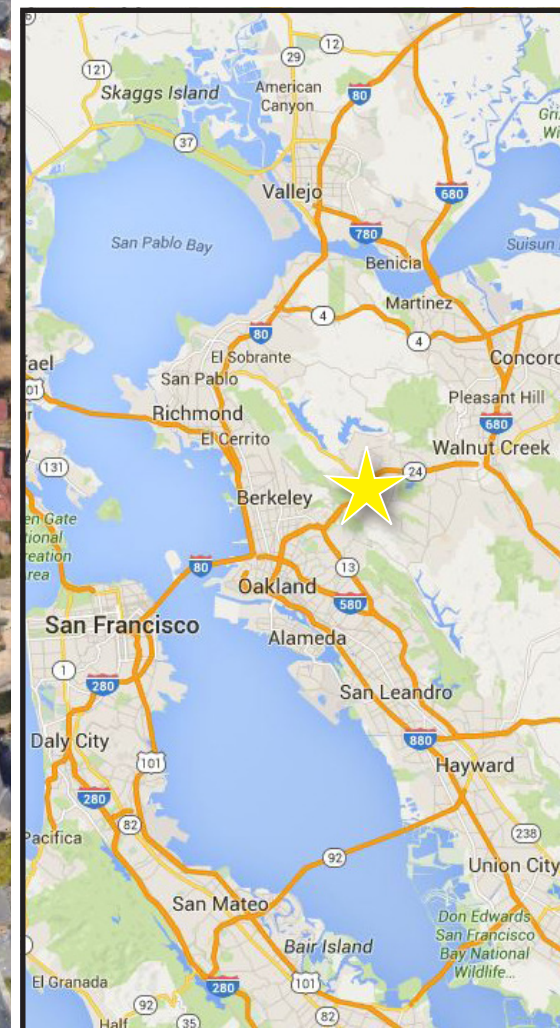




ORINDA THEATRE SQUARE | Market Aerial



BAY AREA AERIAL

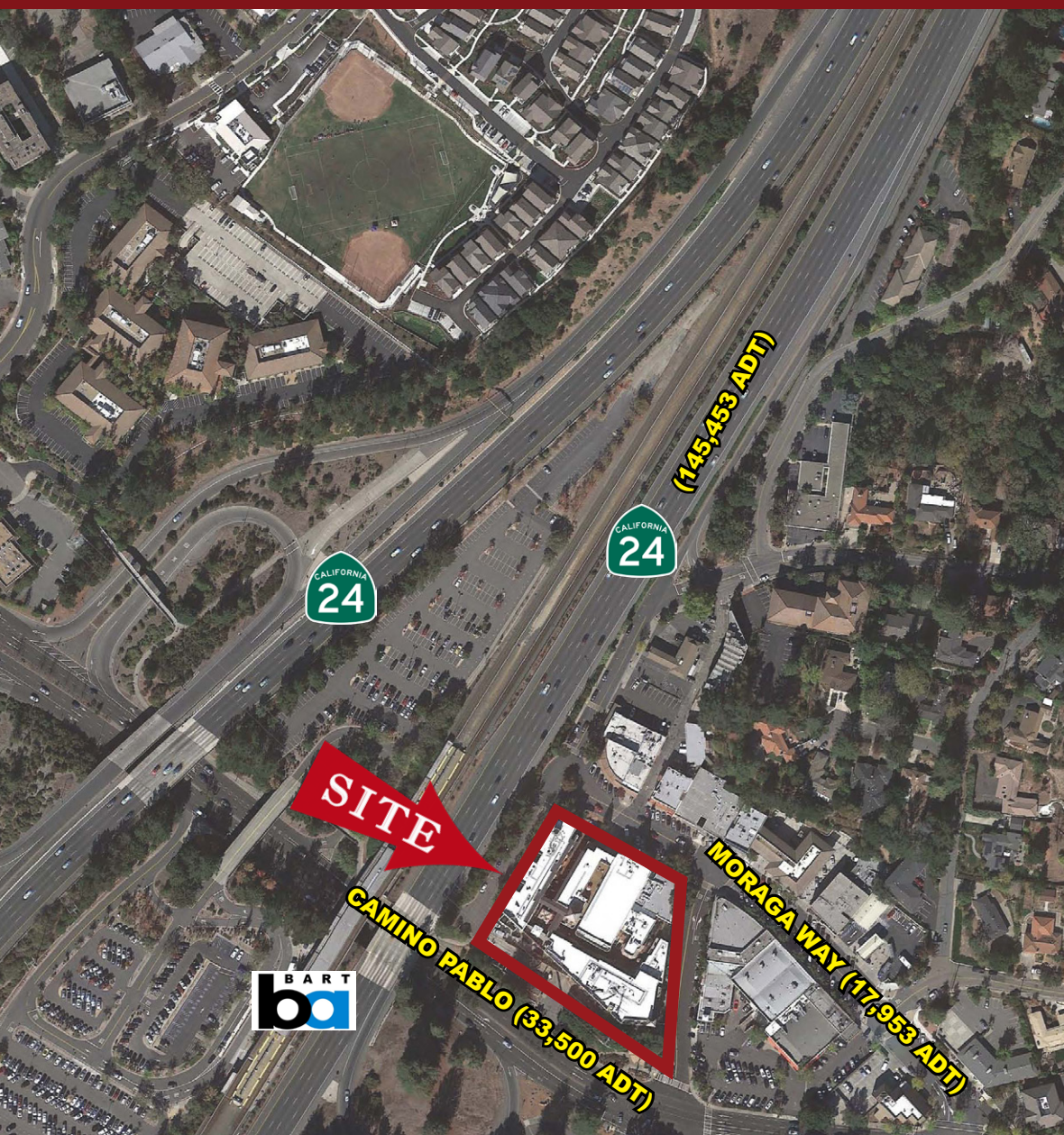


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ORINDA *California*

The City of Orinda is located in Southwest Contra Costa County, within 20 minutes of downtown San Francisco. Orinda incorporated as a City in 1985, after more than 100 years of gradual development, and the City has a reputation as a well managed and stable municipal government and is a relatively new city, with a population of 17,600 and an annual operating budget of \$10.5 million.

Orinda is a family-oriented community with a semi-rural setting. In contrast to the more urban existence of the surrounding area, the tree-studded hillsides of the 12.8 square-mile City contribute to Orinda's aesthetic beauty. Natural beauty, excellent schools, safety, history, culture and close proximity to major San Francisco Bay locations and activities make Orinda a delightful place in which to work, live, visit and play!

DEMOGRAPHICS	3 Miles
Est. Population	32,007
Est. Average HH Income	\$289,662
Est. Average HH Net Worth	\$3.12 M
Average Age	48
Bachelors Degree or Higher	79%
Monthly HH Expenditures	\$13,831
Retail Expenditures	\$6,400
Food and Beverages Expenditures	\$1,940

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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