



# Lyrice

WALNUT CREEK

Ground Floor Retail Space | Now Leasing

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# Lyric

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1500 N. CALIFORNIA BLVD  
WALNUT CREEK, CA

## DEFINE WALNUT CREEK

Lyric at 1500 North California is Walnut Creek's first apartment development within the 20-Block Retail Core. With storefronts on 3 sides of the block, shopkeepers and restaurateurs have the rare opportunity to attract patrons off of Walnut Creek's shade-rich sidewalks and define the culture of Contra Costa County's Retail Home.



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21,234  
cars per day

5,868  
sq ft per day

N CALIFORNIA BLVD

Lyric  
WALNUT CREEK

LOCUST ST

BONANZA ST

WELLS FARGO

Midtown Plaza  
Pace Kitchen & Supply

CYPRESS ST

Sauce'd

CYPRESS ST

Swan's

Sunol Ridge Restaurant

Cinco de Mayo

SF Creamery

Lark Creek



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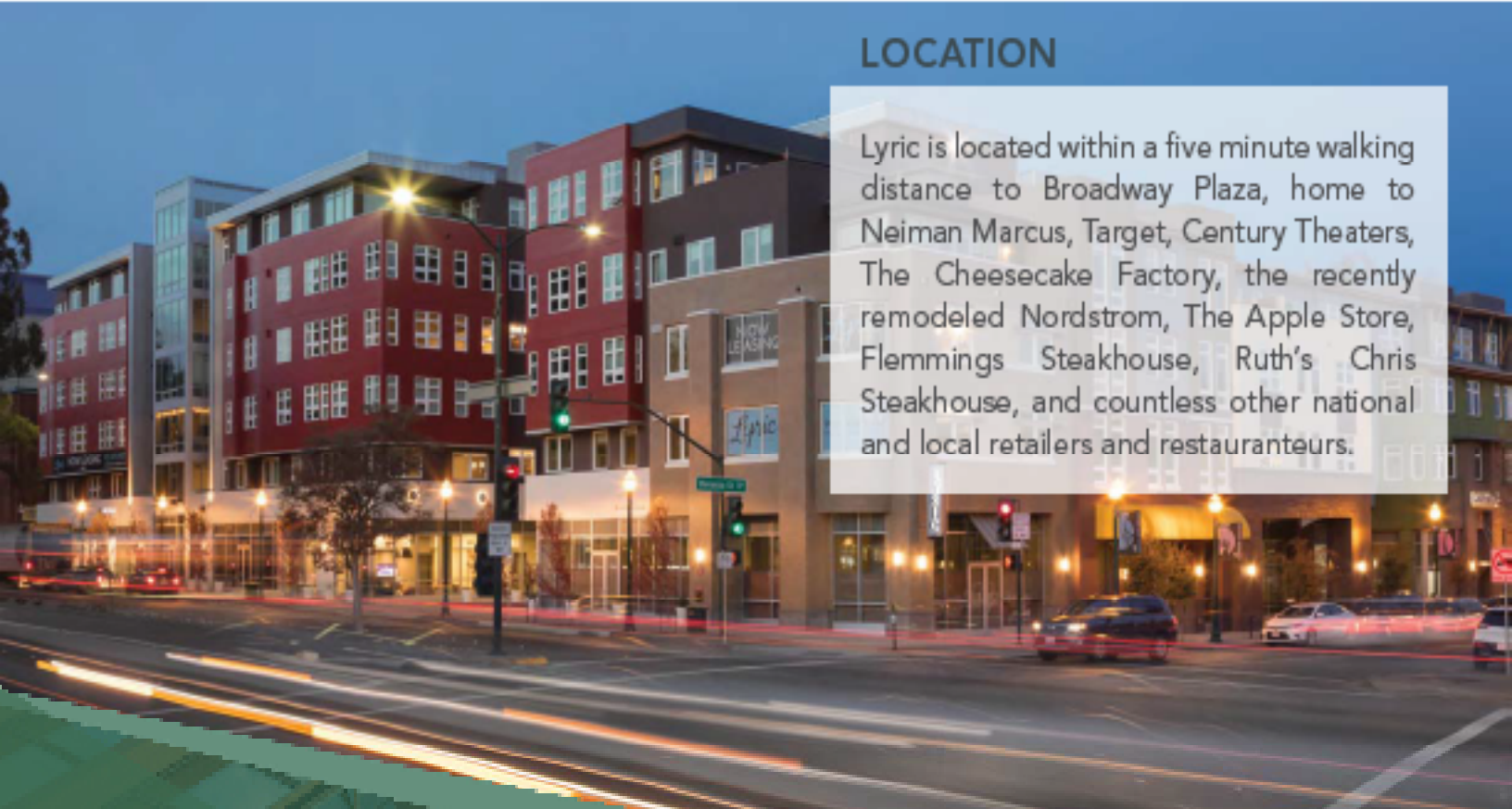
## HIGHLIGHTS

- Architecture accentuating elements of brick, steel, glass, and an outdoor park seating area with water features and bamboo
- Adjacent to 640+ stall parking garage and the renowned Leshner Regional Center for the Arts
- Construction Complete Summer 2017
- High exposure to both vehicle and pedestrian traffic: over 25,000 AADT on California Blvd. while enjoying the benefits of pedestrian traffic on Locust St. and Bonanza St.



## LOCATION

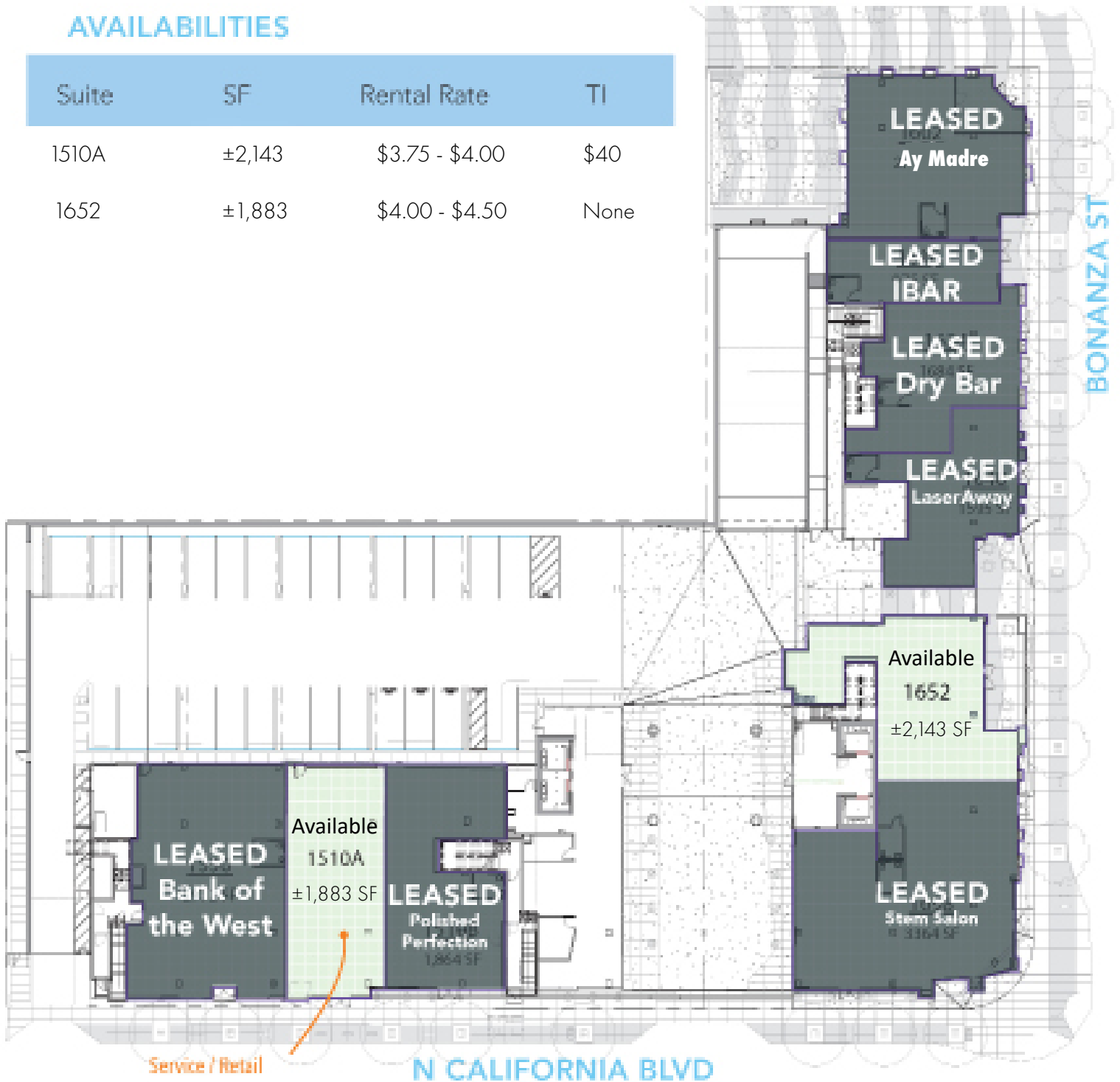
Lyric is located within a five minute walking distance to Broadway Plaza, home to Neiman Marcus, Target, Century Theaters, The Cheesecake Factory, the recently remodeled Nordstrom, The Apple Store, Flemmings Steakhouse, Ruth's Chris Steakhouse, and countless other national and local retailers and restauranters.



## LOCUST ST

### AVAILABILITIES

Suite	SF	Rental Rate	TI
1510A	±2,143	\$3.75 - \$4.00	\$40
1652	±1,883	\$4.00 - \$4.50	None



DEMOGRAPHICS	0-1 MILE		0-3 MILES		0-5 MILES	
POPULATION	#	%	#	%	#	%
2025 Forecast	21,682		117,107		234,553	
2020 Projection	19,953		109,910		221,696	
2015 Estimate	17,977		102,697		209,770	
2010 Census	16,112		96,377		199,539	
Forecast Growth 2020-2025		8.66%		6.55%		5.80%
Projected Growth 2015-2020		10.99%		7.02%		5.69%
Estimated Growth 2010-2015		11.57%		6.56%		5.13%
HOUSEHOLDS	#	%	#	%	#	%
2025 Forecast	10,759		54,275		97,898	
2020 Projection	9,870		50,754		92,203	
2015 Estimate	8,844		47,158		86,787	
2010 Census	7,869		43,951		82,027	
Forecast Growth 2020-2025		9.01%		6.94%		6.18%
Projected Growth 2015-2020		11.60%		7.63%		6.24%
Estimated Growth 2010-2015		12.39%		7.30%		5.80%
EDUCATION	#	%	#	%	#	%
Less than 9th Grade	202	1.53%	1,025	1.34%	4,991	3.34%
Some High School, no Diploma	191	1.44%	1,422	1.86%	4,758	3.19%
High School Graduate (or GED)	1,614	12.20%	8,561	11.22%	19,542	13.09%
Some College, no Degree	2,265	17.12%	13,940	18.27%	27,726	18.58%
Associate Degree	748	5.65%	5,180	6.79%	10,675	7.15%
Bachelor's Degree	5,070	38.31%	27,493	36.04%	48,723	32.65%
Masters Degree	2,176	16.44%	12,102	15.87%	20,971	14.05%
Professional School Degree	556	4.20%	4,188	5.49%	7,728	5.18%
Doctorate Degree	412	3.11%	2,370	3.11%	4,133	2.77%
WORKPLACE/INCOME	#	%	#	%	#	%
Median Household Income	\$82,953		\$87,081		\$86,587	
Average Household Income	\$105,003		\$115,412		\$118,735	
Total Employment	45,793		80,908		131,254	
White Collar	22,130	48.36%	37,426	46.32%	53,799	41.06%
Blue Collar	23,628	51.64%	43,370	53.68%	77,214	58.94%
Median Employee Salary	\$53,427		\$52,590		\$49,950	
Average Employee Salary	\$67,229		\$65,401		\$61,741	
Daytime Population	55,223		135,011		262,935	
Weekly Per Capita Spending	\$382.52		\$387.66		\$385.18	

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