

# NEW LEASE WITH FF&E PURCHASE AVAILABLE

1652 Bonanza Street, Walnut Creek, CA 94596



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## EXECUTIVE SUMMARY

1652 Bonanza Street



### OFFERING SUMMARY

Available SF: 1,883 SF

Lease Rate: \$5.50 - 5.75 SF/  
month (NNN)

Building Size: 90,000 SF

### LOCATION OVERVIEW

Downtown location near the Theater within the advertised Arts District. Property is walking distance from BART train to San Francisco and surrounding areas including the airports. Several new multi-story apartment and condominium projects are being built within walking distance, and it is also surrounded by many multi-floor office buildings and other downtown businesses.

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	7,576	24,405	47,093
Total Population	15,734	52,253	101,211
Average HH Income	\$92,214	\$104,868	\$106,731



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## COMPLETE HIGHLIGHTS

1652 Bonanza Street



### PROPERTY HIGHLIGHTS

- Over \$500K spent on tenant improvements
- Located within a multi-floor apartment building with main elevators behind the premises
- Brand new multi-floor building. Retail stores at ground level, with 141 fully leased residences above.
- 1,883 Square Feet of fully improved brand-new space per "Sweetwater" standards
- Approximately 300 Square Feet of covered patio
- Plenty of storage area for inventory and equipment
- Built-in office with desk and plenty of shelves
- 2 fully ADA compliant restrooms
- Janitor closet with floor sink and Ecolab dispensers
- Parking directly behind premises and plenty of paid street parking (app-based) around the store, garage paid parking within a very short distance
- Epoxy base floor for ease of cleaning
- All permits in place and fully compliant



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### FF&E AVAILABLE FOR SALE (AS-NEW CONDITION)

- 1 very large community table with several electrical and USB outlets
- 1 large triple sink; 1 blender station sink; 1 janitor floor sink
- Long serving counter with underside storage shelves
- 1 long retail shelf with underside inventory cupboard



# FOR LEASE RETAIL PROPERTY

RETAILER MAP  
1652 Bonanza Street





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