



*Everyday Destinations. Extraordinary Locations.*

The Orchards is a newly constructed, dominant community retail center located in Walnut Creek, California, a premier retail market in the San Francisco East Bay area. This prime commercial property features inspiring architectural and landscape design and inviting outdoor spaces. Strategically positioned on a main commute corridor at a major retail intersection, this necessity-based retail center offers great visibility and a place for Walnut Creek residents to gather, shop and dine amongst heritage oak trees and spectacular views of Mount Diablo.



# THE ORCHARDS AT WALNUT CREEK

WALNUT CREEK, CALIFORNIA | TOTAL SQUARE FEET: 179,721



# THE ORCHARDS AT WALNUT CREEK

2317 Oak Grove Road, Walnut Creek, CA

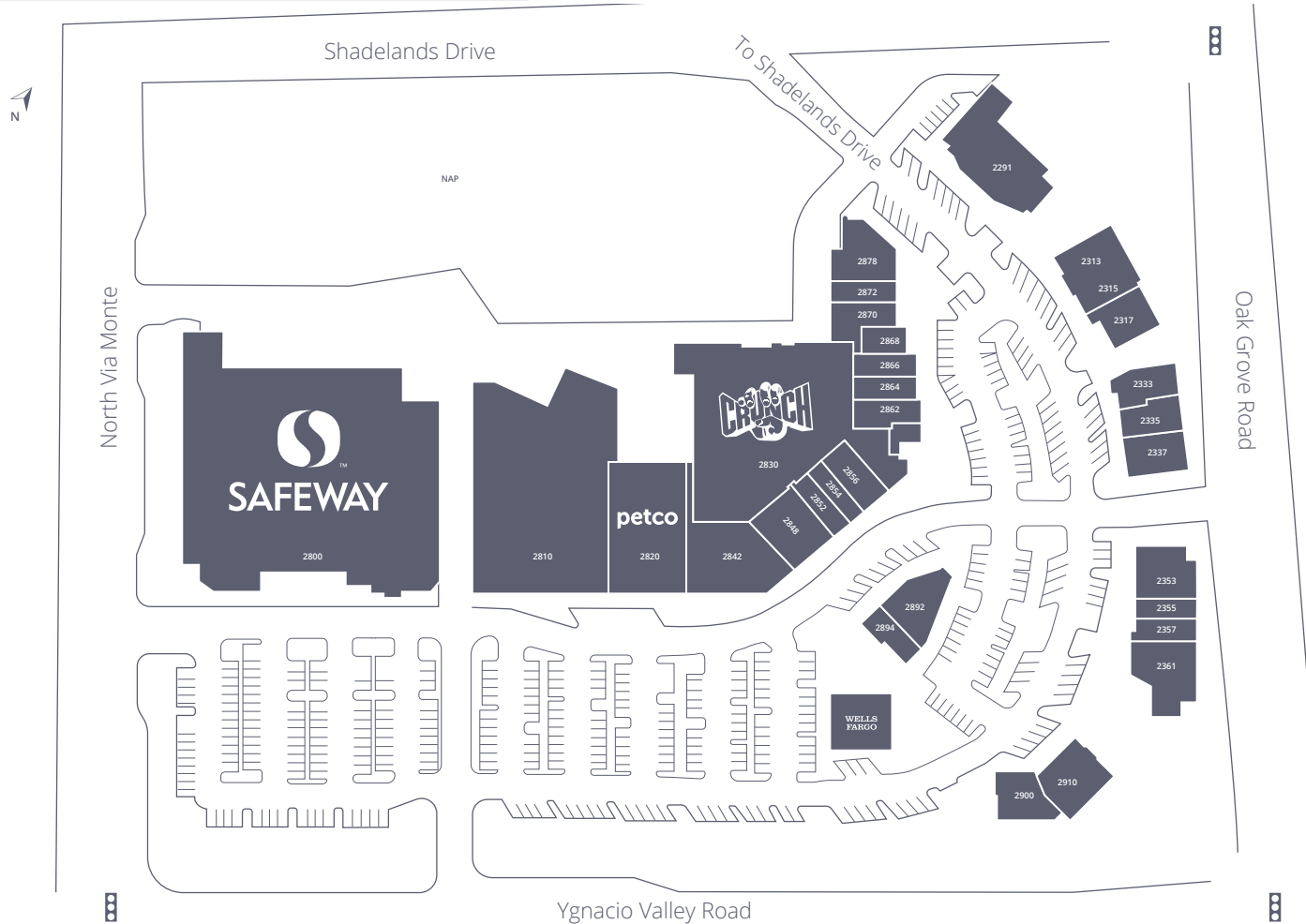


**AVERAGE DAILY TRAFFIC**

**110,000** ADT

Ygnacio Valley Road & Oak Grove Road

**TOTAL SQUARE FEET: 179,721**



## LEASING MANAGER

Mike Shekoyan

P 949-662-2077

C 310-909-9589

mshekoyan@trcretail.com

License #02023585

## PROPERTY MANAGER

Jackie Teixeira

P 925-230-2386

C 925-595-1611

jteixeira@trcretail.com

## DEMOGRAPHICS

|                      | 1 MILE    | 3 MILE    | 5 MILE    |
|----------------------|-----------|-----------|-----------|
| Population           | 9,684     | 113,306   | 255,809   |
| Average HH Income    | \$161,864 | \$103,758 | \$105,376 |
| Workplace Population | 9,722     | 67,407    | 130,090   |

DISCLAIMER: The contents and information contained in this brochure are intended for general marketing purposes only and should not be relied upon by any person as being complete or accurate. No TRC employee or agent of TRC is representing that the information contained in this brochure is complete or accurate. Any information of special interest should be obtained through independent verification.