



FOR LEASE

MULTI-TENANT RETAIL CENTER

3707 Mount Diablo Blvd | Lafayette, CA



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NAINorthgate

LEASING TEAM

PROPERTY OVERVIEW



PROPERTY TYPE:	Multi-Tenant Retail Center
LEASE TERMS:	Negotiable
LEASE TYPE:	NNN
LEASE PRICE:	Contact Broker
ZONING:	Commercial (C-2)

ADDRESS:	3707 Mount Diablo Blvd Lafayette, CA
APN:	116-010-026
LOT SIZE:	± 0.73 Acres
AVAILABLE SPACE:	± 2,600 SQFT
TRAFFIC:	Mt Diablo Blvd: 28K ADT

PROPERTY HIGHLIGHTS



- Property offers exceptional street visibility from Mt Diablo Blvd – the main commercial thoroughfare in the city of Lafayette
- Population exceeds 45,000 people with an average household income of \$200,000 within a 3-mile radius
- Located between 2 freeway on/off ramps
- On-site 27 stall parking lot

DEMOGRAPHICS

Lafayette, California, nestled in the picturesque hills of Contra Costa County, presents an enticing opportunity for retail tenants seeking a prime location in a high-income market. With a population characterized by higher-than-average household incomes, this affluent community demonstrates strong purchasing power and a penchant for premium retail experiences. Despite its desirable demographics, Lafayette maintains a scarcity of retail locations, ensuring reduced competition and heightened visibility for businesses that establish a presence here. Surrounded by natural beauty, bolstered by a vibrant local culture, and conveniently situated near major transportation arteries, Lafayette offers a unique blend of exclusivity and accessibility that promises retail success and longevity.



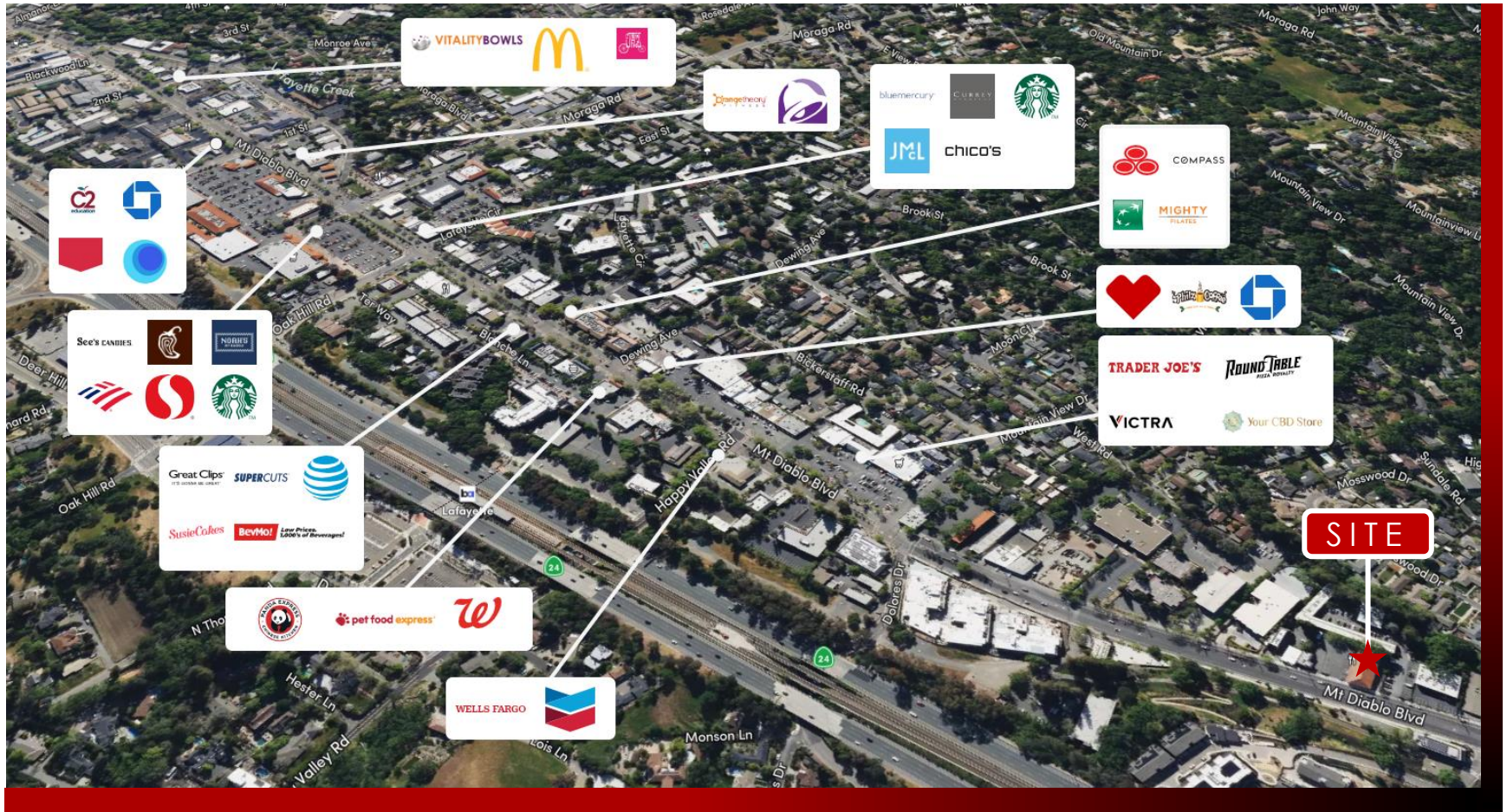
POPULATION	1 MILE	3 MILES	5 MILES
2023 ESTIMATE:	6,902	46,486	134,514
2028 PROJECTION:	6,951	46,569	135,190
PROJECTED GROWTH:	0.1%	0%	0.1%
DAYTIME POPULATION:	6,036	15,639	67,520
MEDIAN AGE:	45	49	48

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE:	78.5%	77.6%	76.6%
BLACK:	1.25%	1.09%	1.85%
ASIAN:	14.4%	15.8%	15.8%
HISPANIC:	8.1%	6.7%	8.9%
NATIVE AMERICAN:	0.41%	0.35%	0.36%
MIXED RACE:	5.23%	4.96%	5.03%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 ESTIMATE:	2,959	18,645	57,261
2028 PROJECTION	2,978	18,662	57,489
PROJECTED GROWTH:	0.1%	0%	0.1%
2023 MEDIAN HOME VALUE:	\$1,121,140	\$1,097,222	\$1,038,707

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 AVERAGE HH INCOME:	\$206,550	\$198,657	\$173,656
2023 MEDIAN HH INCOME:	\$200,405	\$190,487	\$146,833





NAI Northgate

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