COMING FALL 2015

The Orchards at Walnut Creek

Ygnacio Valley Rd and Oak Grove Rd

Visit Us at:

A Safeway Anchored Shopping Center

The Orchards at Walnut Creek is a planned Safeway-anchored retail center located in Walnut Creek's densely populated Woodlands district.

Situated on the northwest corner of Ygnacio Valley Road and Oak Grove Road, with a combined average traffic of 110,000 vehicles per day, The Orchards will serve as Walnut Creek's premier neighborhood/lifestyle center and gateway from the east to the 680 corridor.

www.SafewayAtOrchards.com

John Cumbelich & Associates

PARTNER X TEAM INTERNATIONAL

The Orchards at Walnut Creek, A Safeway Anchored Shopping Center

The Big Picture

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The Location

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The Vision

As its name indicates, The Orchards at Walnut Creek will preserve the historic oaks and other trees that characterize the Woodlands neighborhood and Northgate districts. With Safeway as the project's anchor, plans support a 40,000+ square foot fitness use, 30,000+ square feet of junior anchor space, and 70,000+ square feet of additional retail and restaurant space combining to over 200,000 square feet of new retail in the east bay's most desirable market.

Safeway Gate

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The Vision

In addition to its high visibility and location, The Orchards benefits from close proximity to diverse and favorable surroundings: a densely populated trade area, stellar household incomes, The Shadelands Business Park, Walnut Creek's number one employer (John Muir Medical Center), and the East Bay area's premier retail destination – Downtown Walnut Creek.

YVR Pedestrian

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The Vision

In addition to the retail components, The Orchards will also feature a 3.8 acre senior housing development, a dog-friendly park, an outdoor theater to support local concert series' and other community events, The center also features just over a mile of walking, jogging and biking paths to take full advantage of the natural scenery and wonderful weather Walnut Creek has to offer.

Interior Intesection

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The Junior Anchor Space – 30,000+ SF

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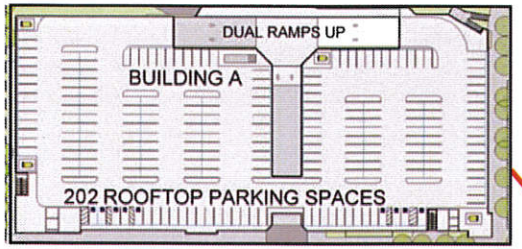
The Site Plan

SECOND LEVEL ROOF DECK PARKING



PROJECT INFORMATION

GROSS RETAIL AREAS

RETAIL SHOPS	49,400 SF
RETAIL JUNIOR ANCHOR	31,000 SF
FOOD ESTABLISHMENTS	22,400 SF
GROCERY ANCHOR (SAFEWAY)	55,000 SF
FITNESS CLUB	44,600 SF
TOTAL	**202,400 SF**
MEZZANINES & CIRCULATION	17,550 SF
SENIOR HOUSING	3.8 acres

OPEN SPACE

SETBACK OPEN SPACE	2.86 acres
INTERIOR OPEN SPACE	4.81 acres
TOTAL	**7.67 acres**
WALKING PATH LENGTH	1 mile

PARKING RATIO: 4.04 STALLS PER 1,000SF

GROUND LEVEL PARKING	571
GROUND LEVEL PARKING - ADA	25
ROOF LEVEL PARKING	202
ROOF LEVEL PARKING - ADA	9
TOTAL	807

LEGEND

PROPERTY LINE
SETBACK LINE
WALKING PATH
LANDSCAPING
WALKWAY / PAVED PEDESTRIAN AREAS
ASPHALT PAVING
SPECIAL PAVING
EXISTING TREE
NEW TREE

SCALE: 1" = 120'

12.20.2012

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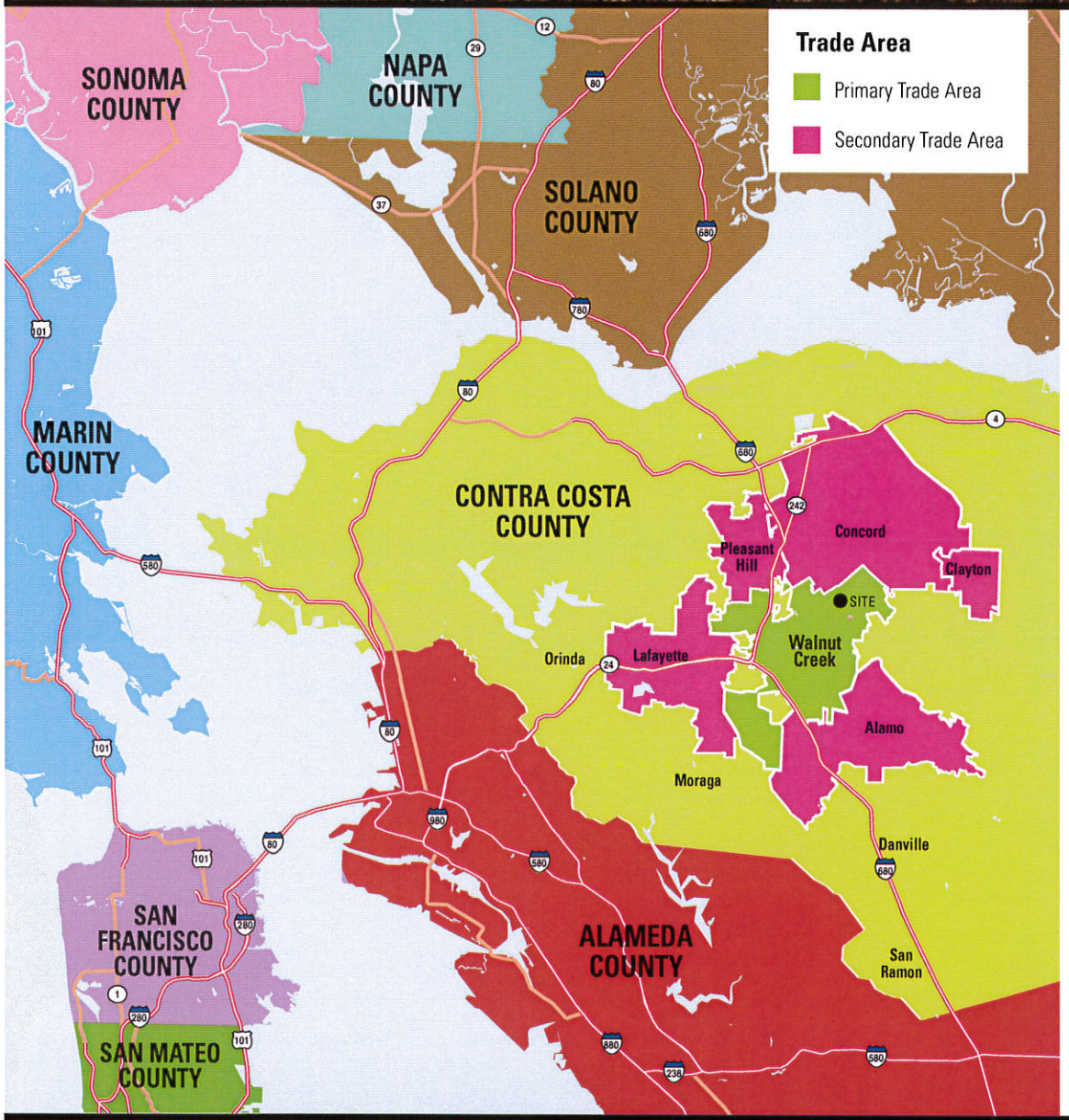
The Trade Area



Walnut Creek, CA– the East Bay's premier retail destination

The City of Walnut Creek is the premier lifestyle market in the East Bay. Situated at the base of Mount Diablo, and just 20 miles from San Francisco, Walnut Creek is the convenient and logical epicenter for retail activity along the 680 corridor. Its appeal is multi-faceted; from beautiful scenery and weather, to the high income levels, excellent schools, proximity to everywhere, and the finest open-air retail experience the San Francisco Bay Area has to offer. Premier retailers across all categories have made Walnut Creek their home.

Premier Retailers

Neiman Marcus	Pottery Barn	The Container Store
Macys	Williams Sonoma	Century 16 Theater
Nordstrom	Restoration Hardware	Forever 21
Apple	H&M	Urban Outfitters
Tiffany & Co.	The Gap	Anthropologie

Historical vacancy rates in Walnut Creek remained low throughout the recession. The core downtown retail market remains sub 3% vacant. Further, the vacancy rate in Walnut Creek's major neighborhood centers is even lower at a healthy sub 2.0% rate, creating what is currently a site-constrained retail environment poised for new development The Orchards at Walnut Creek creates the opportunity for expanding retailers to penetrate this highly desirable trade area in a new and large format retail center catering to the region's sophisticated clientele and residents.

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The Trade Area – Demographic Snapshot

Demographic Snapshot

	3-mile	5-mile	10-mile
Total Population	111,982	252,244	501,357
Daytime Population	51,624	137,150	224,549
Median HH Income	$73,869	$73,917	$77,306
No. of Households	44,674	100,499	190,358
College Educated	56%	54%	53%

Location Highlights

- Brand new, Safeway-anchored nieghborhood/lifestyle center
- Excellent visibility
- Ample parking
- Over 110,000 vehicles per day
- Affluent surrounding neighborhood
- Convenient central Contra Costa County location along the 680 corridor
- Walnut Creek boasts historically low vacancy rates
- Walnut Creek is home to premier retailers across all categories

Demographic Source: Claritas 2013

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