

2520 - 2540 CAMINO DIABLO

WALNUT CREEK, CA

7,528 SF

Available for Lease



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Prime Walnut Creek Office Space

2520-2540 CAMINO DIABLO, WALNUT CREEK, CA

Located along the highly visible Camino Diablo corridor, 2520–2540 Camino Diablo in Walnut Creek offers a prime opportunity for businesses seeking convenience, accessibility, and a professional setting. This well-positioned property benefits from strong daily traffic, easy access to I-680, and close proximity to downtown Walnut Creek's retail, dining, and services.

- + Distinctive vaulted ceilings and unique architectural elements create an open, inviting atmosphere that sets the space apart, enhancing both functionality and aesthetic appeal.
- + With flexible space options and ample parking, it's an ideal choice for companies looking to establish or expand their presence in one of the East Bay's most desirable commercial markets.



PROPERTY FEATURES

- + Convenient access near the Highway 24 / I-680 interchange
- + Exterior building signage opportunity
- + Shared on-site parking lot
- + Short drive to Broadway Plaza, the East Bay's premier retail destination
- + Views of Walnut Creek and Lafayette



LOCATION RECREATION

Minutes from the property, Lafayette Reservoir offers scenic trails for walking, jogging, and cycling, providing a peaceful natural escape and recreational amenity for employees.



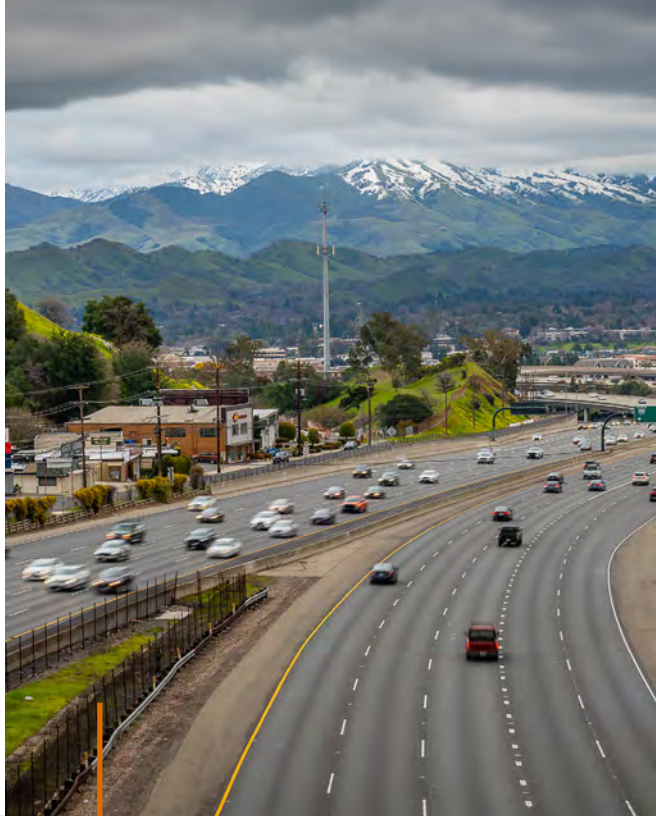
BART STATIONS

Multiple nearby BART stations—including Walnut Creek, Pleasant Hill/Contra Costa Centre, and Lafayette—provide convenient regional transit access throughout the Bay Area.



LOCATION

Close to Highway 24 and easy access to I-680, the site offers excellent regional connectivity to Oakland, San Francisco, and the greater East Bay.



DINING NEARBY

A wide selection of restaurants, cafés, and casual dining options are located throughout Walnut Creek, offering convenient lunch and after-work dining nearby.



WALNUT CREEK BUSINESS DISTRICT

Located near Walnut Creek's established business district, with close proximity to professional services, corporate offices, and modern workplace amenities.

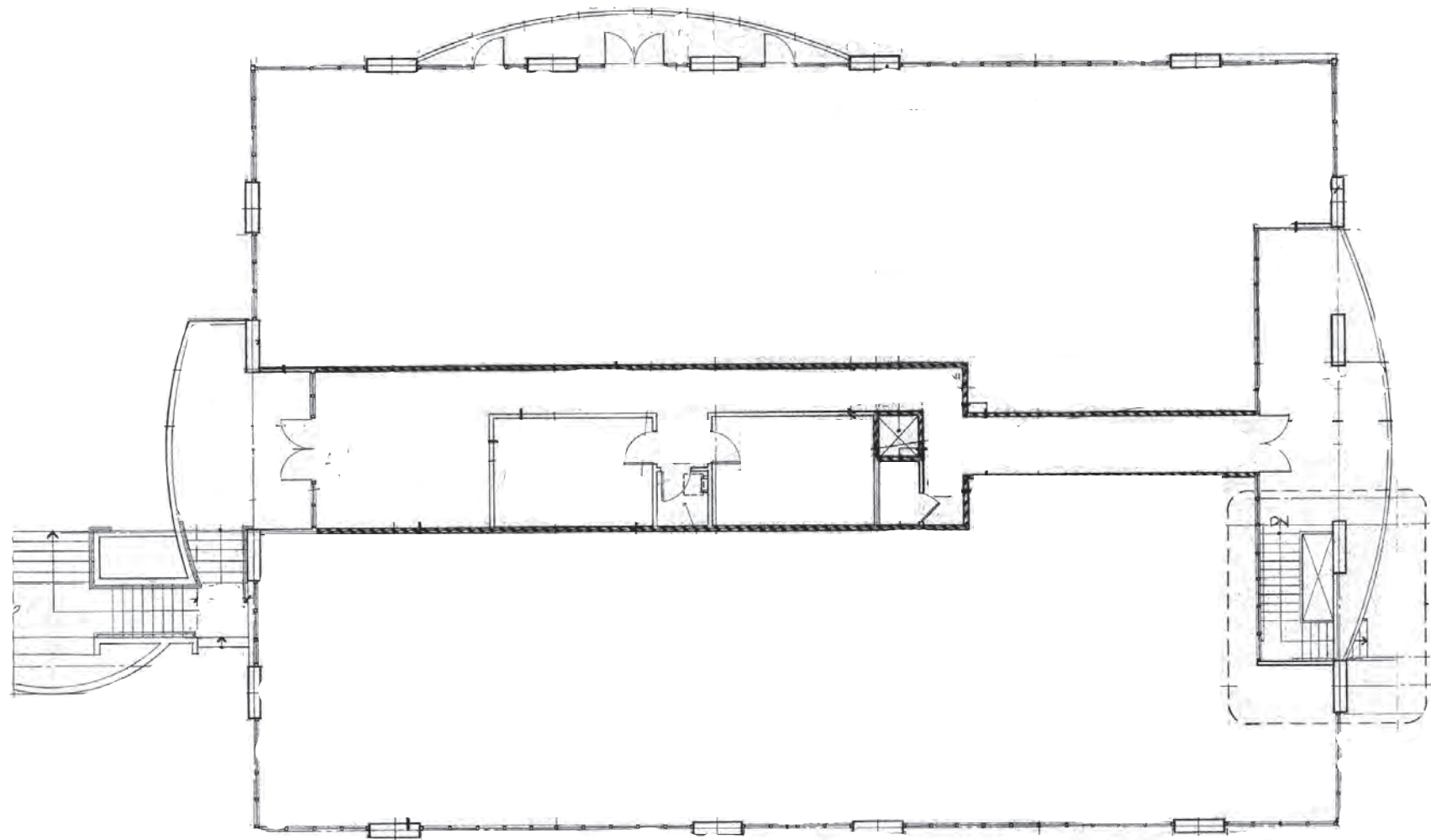


SHOPPING AND BROADWAY PLAZA

Premier retail, dining, and entertainment are just minutes away at Broadway Plaza, Walnut Creek's signature open-air shopping destination.

Floorplan

SECOND FLOOR | 7,528 SF | AVAILABLE NOW





Conveniently Connected

SURROUNDED BY DINING, RETAIL, BUSINESS, AND OUTDOOR AMENITIES

A Partial List of Downtown Walnut Creek Retail Shops & Restaurants

★ macy's

POTTERY BARN

Crate&Barrel

Apple

NORDSTROM

WILLIAMS SONOMA CALIFORNIA

TESLA

H&M

BANANA REPUBLIC

Tommy Bahama
Life is One Long Weekend

VICTORIA'S SECRET

TARGET

Sasa

SLICE HOUSE
BY TONY GIMIGNANI

NORTH ITALIA

BRODERICK

Fleming's
PRIME STEAKHOUSE & WINE BAR

LIMÓN

The Cheesecake Factory

Elia

Va de Vi
BISTRO • WINE BAR

Chipotle MEXICAN BURRITOS

lita

MASSIMO BISTROT

BOURBON Highway

ROOFTOP
RESTAURANT & BAR
RAIN OR SHINE

1.2 miles
to Walnut Creek BART

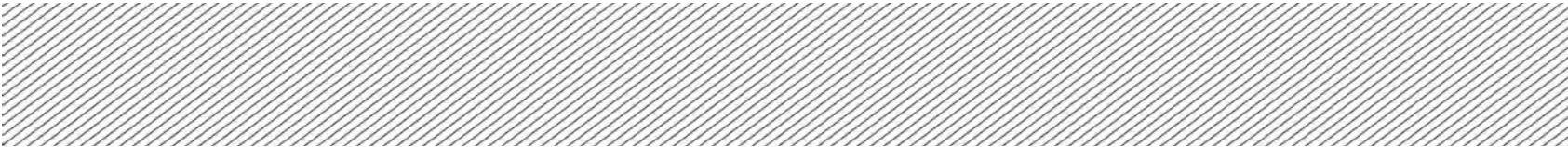
24 miles
to Oakland San Francisco Bay Airport

100+
Restaurants
in a 1 mile radius

Demographics

1, 2, 3 MILE RADIUS

	1 Mile	2 Miles	3 Miles
Median household income	\$143,217	\$138,938	\$145,406
Median home value	\$1,492,578	\$1,264,838	\$1,299,056
Current total population	13,491	52,314	102,338
Current total households	5,986	24,221	45,912
Total businesses	2,243	4,232	6,277
Total employees	21,604	38,963	59,475



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