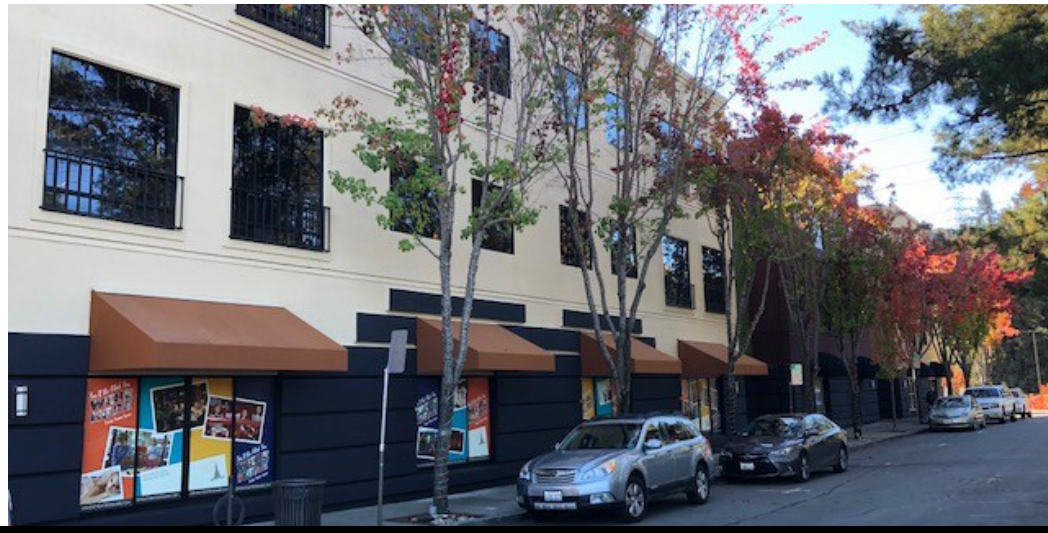
ORINDA THEATRE SQUARE

Iconic Art Deco Landmark

For Lease ±1,503 USF



2 Theatre Square | Orinda, CA 94563

LOCKEHOUSE
2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596
License #01784084

Adria Giacomelli
SENIOR VICE PRESIDENT
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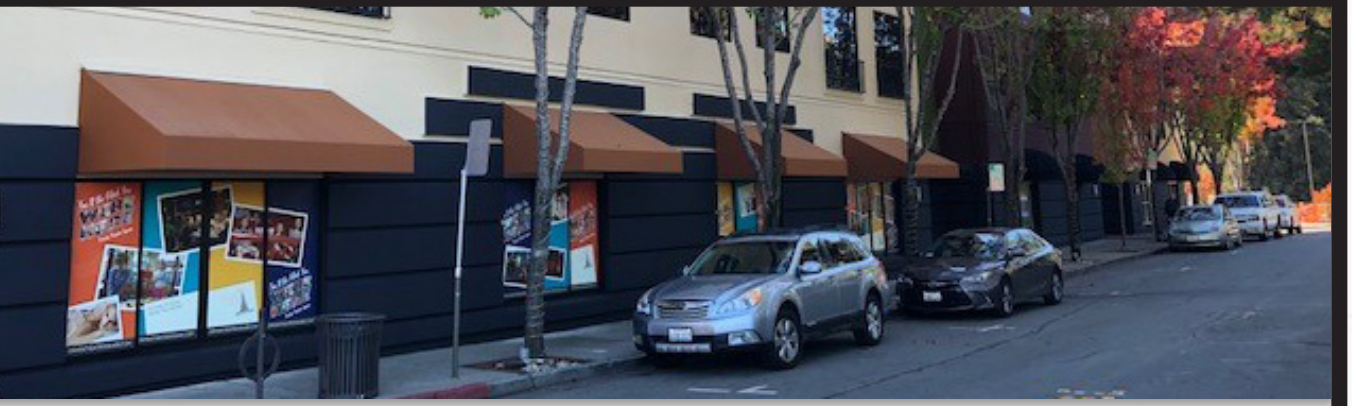
ORINDA THEATRE SQUARE

It's Showtime at Orinda Theatre Square! OTS is an upscale lifestyle center located in the quaint and affluent community of Orinda. Clearly visible from Highway 24 is the Art Deco Movie Theatre landmark at the centerpiece of the 87,000±SF mixed-use development located in the heart of the downtown. The visibility and ease of access to highway 24, immediate and convenient proximity to BART, and the inviting courtyard setting of Orinda Theatre Square benefits the tenants, patrons and residence of Orinda. The strong demographics within a 3 mile radius reveal an average HH income of $210,000, population of 17,600 and 18,000 cars per day along Theatre Way Moraga Way.



SUMMARY

Orinda Theatre Square, Orinda, CA 94563

Address:	2 Theatre Square
Rent:	$2.50-$4.00 psf per month plus NNNs
NNN:	$1.42 psf per month (2018 Estimate)
Available:	Suite 140: ±1,503 USF - Type II
Seeking:	Blow Dry Bar
	Hair Salon
	Child Centric Classes (Music, Karate, Educational)
	Suite 140 Walk-Through Video: https://youtu.be/S340g95xjpQ

HIGHLIGHTS

- Iconic Theatre Square Retail/Office Landmark
- Steps Away from Orinda BART Station
- Highly Visible & Easily Accessible to HWY 24
- Freeway Signage Available
- Beautifully Maintained Courtyard Environment
- Affluent Community of Orinda
- Quality and Proven Restaurants
- Convenient, Validated Underground Parking
- **CLICK HERE FOR ORINDA THEATRE SQUARE WEBSITE** http://orindatheatresquare.com/

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ORINDA THEATRE SQUARE - AVAILABLE SPACE
Suite 140 at ±1,503 USF

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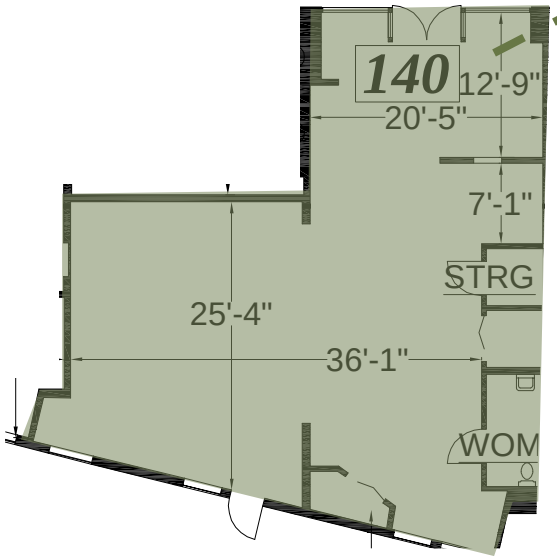
Retail/Office

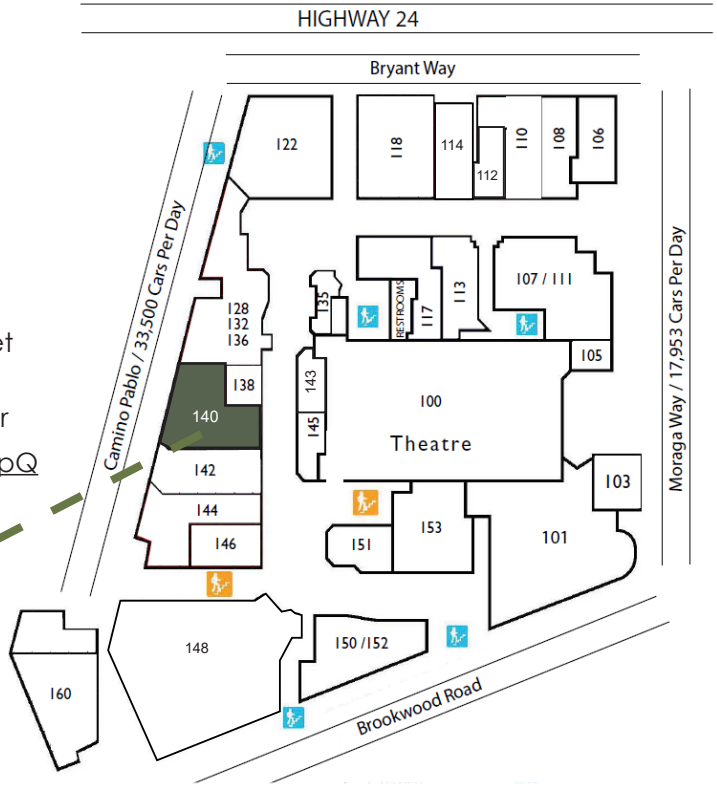
AVAILABLE

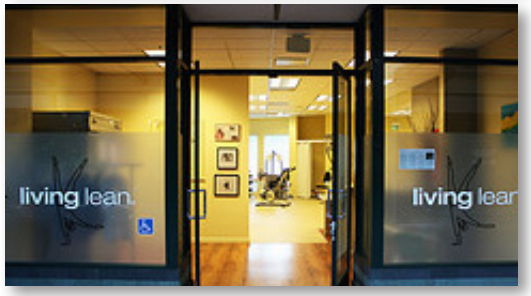
SUITE	USF	RSF
140	±1,503	±1,570 (Includes 5% Load Factor)

HIGHLIGHTS

- Former Living Lean
- Type II Zoning
- $3.00 psf per month plus $1.42 NNNs plus marketing budget
- Space includes 1 Restroom
- Dimensions: 20'5" frontage at entry and 36'1" towards rear
- YouTube Walk-Through Video: https://youtu.be/S340g95xjpQ







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ORINDA THEATRE SQUARE - AVAILABLE SPACE
Suite 143 at ±371 USF

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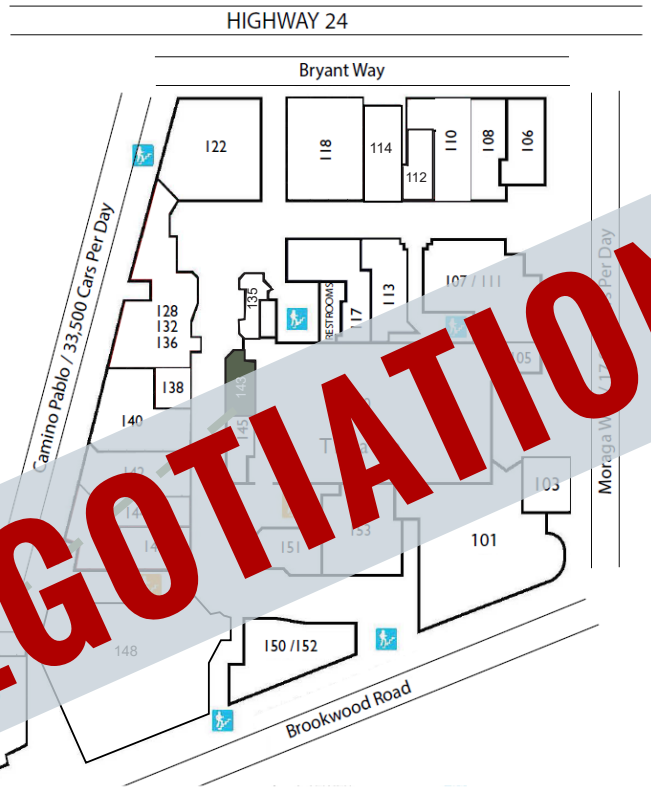
Retail/Office

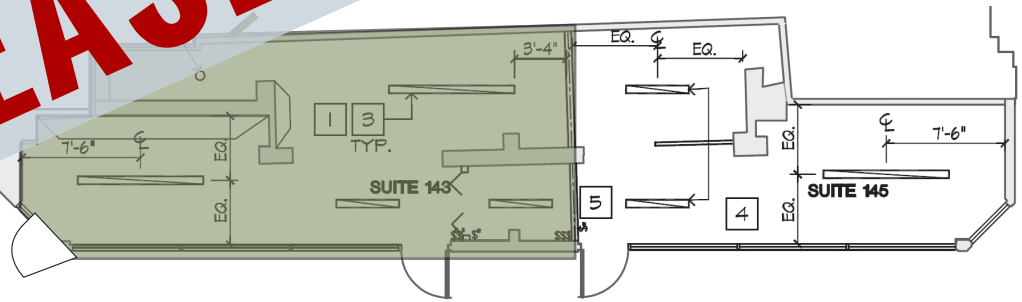
AVAILABLE

SUITE	USF	RSF
143	±371	±436 (Includes Load Factor)

HIGHLIGHTS

- Rare, Small Shop Space
- Type II Zoning
- Former Art Gallery
- Common Area Restrooms
- Two Entry Doors
- YouTube Walk-Through Video: https://youtu.be/6HT-y2K30





LEASE NEGOTIATIONS

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ORINDA THEATRE SQUARE - SITE PLAN

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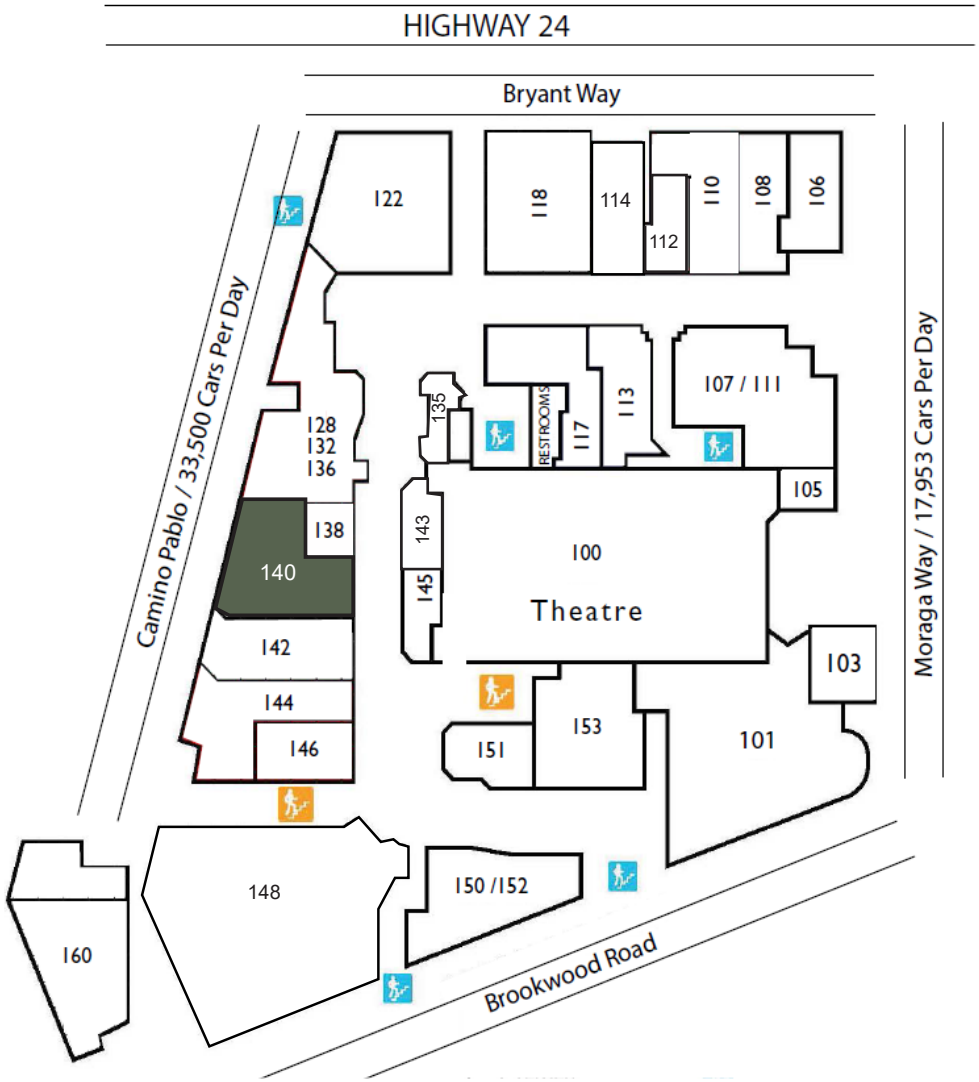
DIRECTORY

SUITE	TENANTS	USF
100	Orinda Theatre	10,000
103	Cine Cuvee	579
105	Petra Mediterranean	297
106	Starbucks	995
107	Sweet Dreams Toy Store	2,490
108	Subway	865
110	Sanvitalia Home	1,244
112	Baby Square	584
113-117	Pacific Union	2,996
114	Bamboo Nail Salon	871
118	Serika Japanese Restaurant	2,100
122	Old Republic Title Company	2,259
128-136	The Fourth Bore Taproom	2,276
135	Doll Face Permanent Cosmetics	412
138	Tiara Fashion Jewelry	346
140	AVAILABLE	1,503 /1,570
142	Lava Pit	1,157
143	Lease Negotiations	371/436
144	Piccolo Napoli	1,317
145	Barbacoa/T24 Catering	366
146	Landhome Financial	841
148	Anytime Fitness - Coming Soon	5,295
151	Republic of Cake	684
152	Shelby's Restaurant	1,778
153	Magnolia Grill	1,612
160	Orinda Travel	1,276



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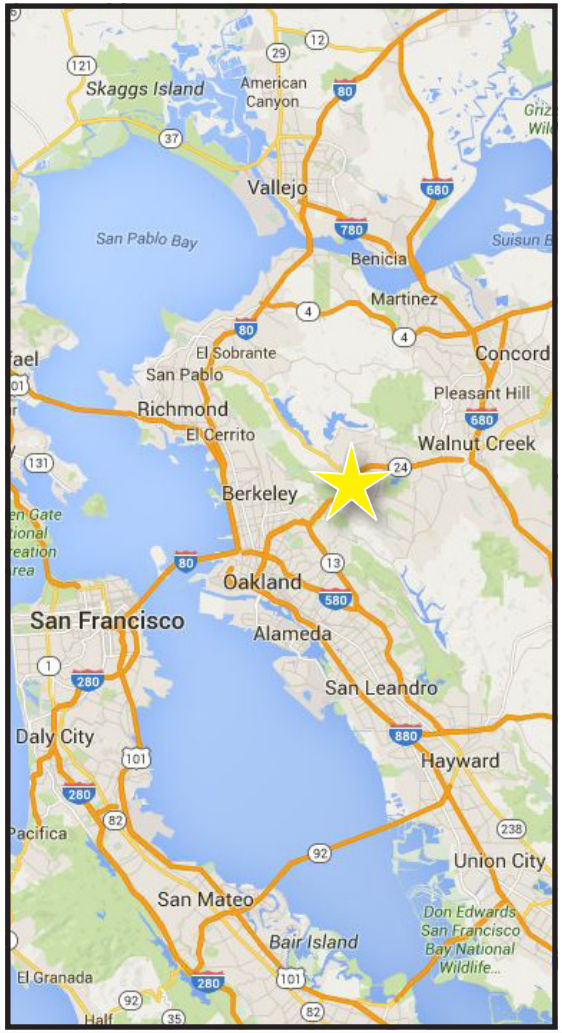
ORINDA THEATRE SQUARE - MARKET AERIAL

BAY AREA AERIAL



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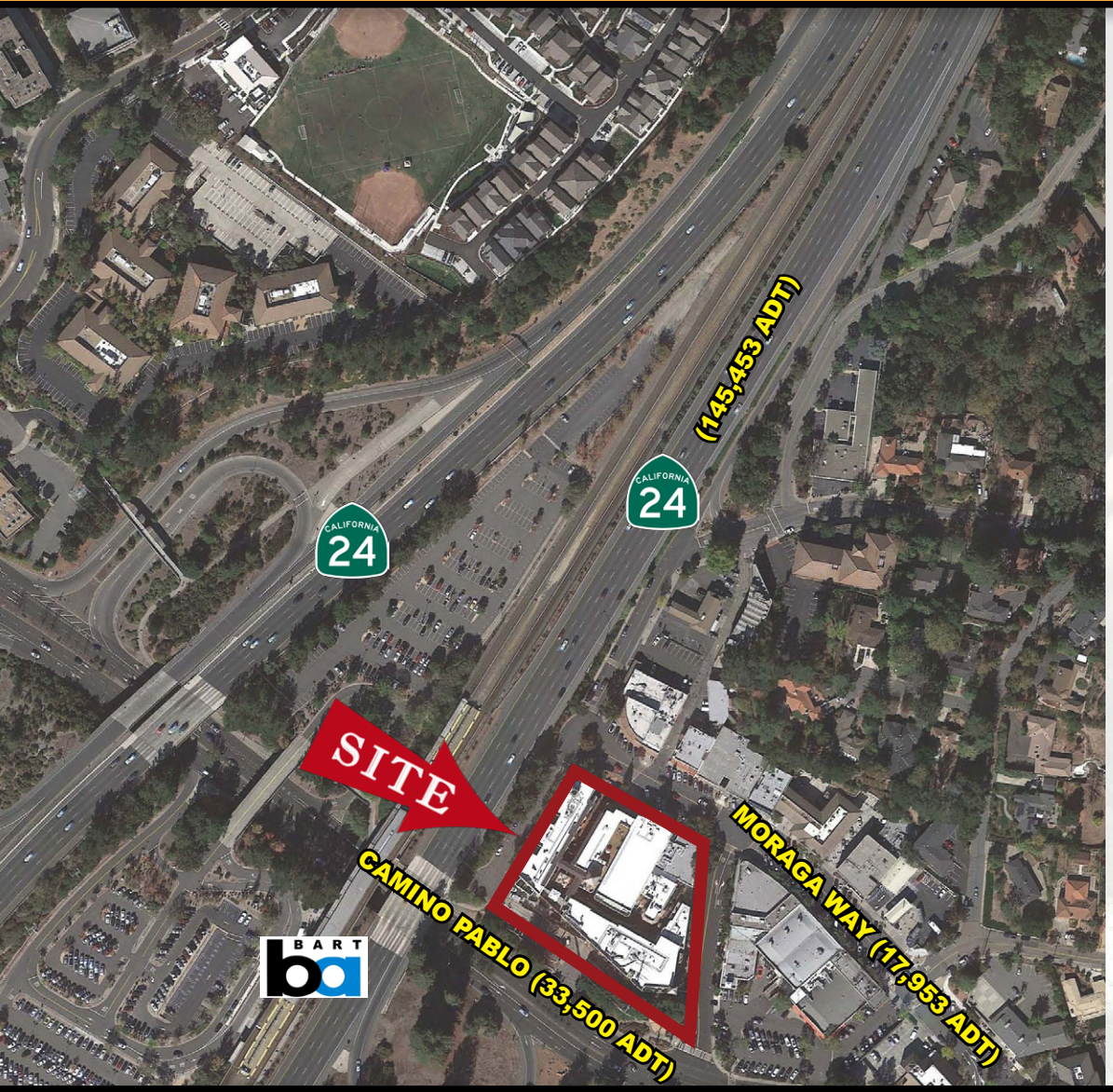
ORINDA THEATRE SQUARE - DEMOGRAPHICS



ORINDA California

The City of Orinda is located in Southwest Contra Costa County, within 20 minutes of downtown San Francisco. Orinda incorporated as a City in 1985, after more than 100 years of gradual development, and the City has a reputation as a well managed and stable municipal government and is a relatively new city, with a population of 17,600 and an annual operating budget of $10.5 million.

Orinda is a family-oriented community with a semi-rural setting. In contrast to the more urban existence of the surrounding area, the tree-studded hillsides of the 12.8 square-mile City contribute to Orinda's aesthetic beauty. Natural beauty, excellent schools, safety, history, culture and close proximity to major San Francisco Bay locations and activities make Orinda a delightful place in which to work, live, visit and play!

DEMOGRAPHICS 2017	3 Miles
Est. Population	31,509
Est. Average HH Income	237,219
Est. Average HH Net Worth	$2,613,704
Average Age	47.7
Bachelors Degree or Higher	79%
Monthly HH Expenditures	$11,544
Non Retail Expenditures	$6,379
Retail Expenditures	$5,165

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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