

2nd and Main Fact Sheet

- 2nd & Main is an upgrade and redevelopment project proposed along the commercial corridor along N. Main Street in North Walnut Creek.
- The site consists of three parcels totaling 2.42 acres of land at the northwest corner of N. Main Street and 2nd Avenue, which are zoned for service commercial use.
- There are currently four buildings at the site:
 - An 18,260 sf mixed-use building with a 10,000+ sf bar and pool hall on the ground floor and office tenants on the 2nd floor;
 - a 9,512 sf metal building,
 - a 7,413 sf former construction supply building
 - a 2,340 sf retail building.
- The site is zoned for Service Commercial use (S-C), which allows the construction and operation of restaurants, auto dealerships and servicing, animal hospitals, animal retail sales and grooming, light manufacturing, health clubs, lumber and materials sales, and pawn shops, among other uses.
- Fast food restaurants and coffee shops are allowed under S-C zoning, but a Conditional Use Permit is required for drive throughs.
- The proposed project would entail the renovation of the existing mixed use building, demolition of all the remaining buildings on the site and the addition of an In-N-Out Burger and drive-thru Starbucks.
 - The existing mixed-use building would remain and undergo interior and exterior renovations.

- The current bar tenant would either vacate or downsize, providing room for a restaurant and a retail space on the ground floor.
 - Office spaces upstairs would be renovated.
 - An elevator would be added.
 - The new Starbucks would occupy just 880 sf on 18,948 sf of land, and would offer drive-thru and walkup service only. There would be no interior seating.
 - The In-N-Out would occupy just 3,543 sf on 46,881 sf of land.
- Currently there are 9,753 square feet on the Starbucks and the IN-N-Out parcels. The existing zoning on the IN-N-Out and Starbucks land parcels allows up to 19,748 sf of building area. We are proposing just 4,423 square feet!
- Parking –
 - The City of Walnut Creek requires 1 parking space per 50 square feet of Gross Leasable Area, which equals 70 stalls for the proposed project at 2nd & Main.
 - Walnut Creek’s parking requirement is twice as high as the neighboring cities of Concord, Danville, and Pleasant Hill which require just 1 space per 100 sf of Gross Leasable Area, while Walnut Creek requires 2. San Ramon is the only other city in the East Bay with a similar parking requirement to Walnut Creek.
- Traffic –
 - We are awaiting completion of the traffic study which should be done by the end of April. The traffic impact of this project is important and Hall Equities Group will abide by mitigations established by the City of Walnut Creek necessary to address traffic impacts, if any.

- Fast food restaurants and drive through coffee establishments are considered by traffic engineers to have a large portion of their customer base already on the road for another reason, and passing by the site and are therefore considered “pass-by” uses.
 - Most of the other uses in this zoning are “destination” uses which means that you make a trip to visit that business, specifically for example, to get your car fixed, or to buy lumber.
 - Therefore, we are building 15,325 square feet less than what is allowed by zoning, and
 - We are leasing to uses where a good portion of their customers are already on N. Main Street going to work, to get their car fixed, etc.
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- Hall Equities Group. Mark Hall is the owner and was raised in Central Contra Costa County. He is deeply committed to the local community and the long-term success of the region and the environment. Hall Equities has substantial local experience in bringing quality redevelopment projects that transform functionally obsolete properties into productive assets that contribute to the long-term vitality of the community while reducing impacts and eliminating blight.