

65,408 SF Available  
**PLEASANT HILL, CA 94523**

# ■ Pleasant Hill

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685 Contra Costa Blvd  
 Pleasant Hill, CA  
 94523



### HIGHLIGHTS

- Highly visible retail space available located along Interstate-680 in the San Francisco Bay Area
- Contra Costa Blvd shopping corridor serves affluent cities of Pleasant Hill, Concord, Walnut Creek & San Ramon
- Adjacent to Sunvalley Shopping Center, the largest regional center in Contra Costa County
- Over 132,000 ADT on I-60 & Over 33,300 ADT on Contra Costa Blvd
- Adjacent to Diablo Valley College, with more than 22,000 year-round students

TRADE AREA	3 MILES	5 MILES	10 MILES
AVG. HH INCOME	<b>\$144,649</b>	<b>\$160,911</b>	<b>\$199,364</b>
POPULATION EST.	<b>134,622</b>	<b>249,440</b>	<b>489,181</b>



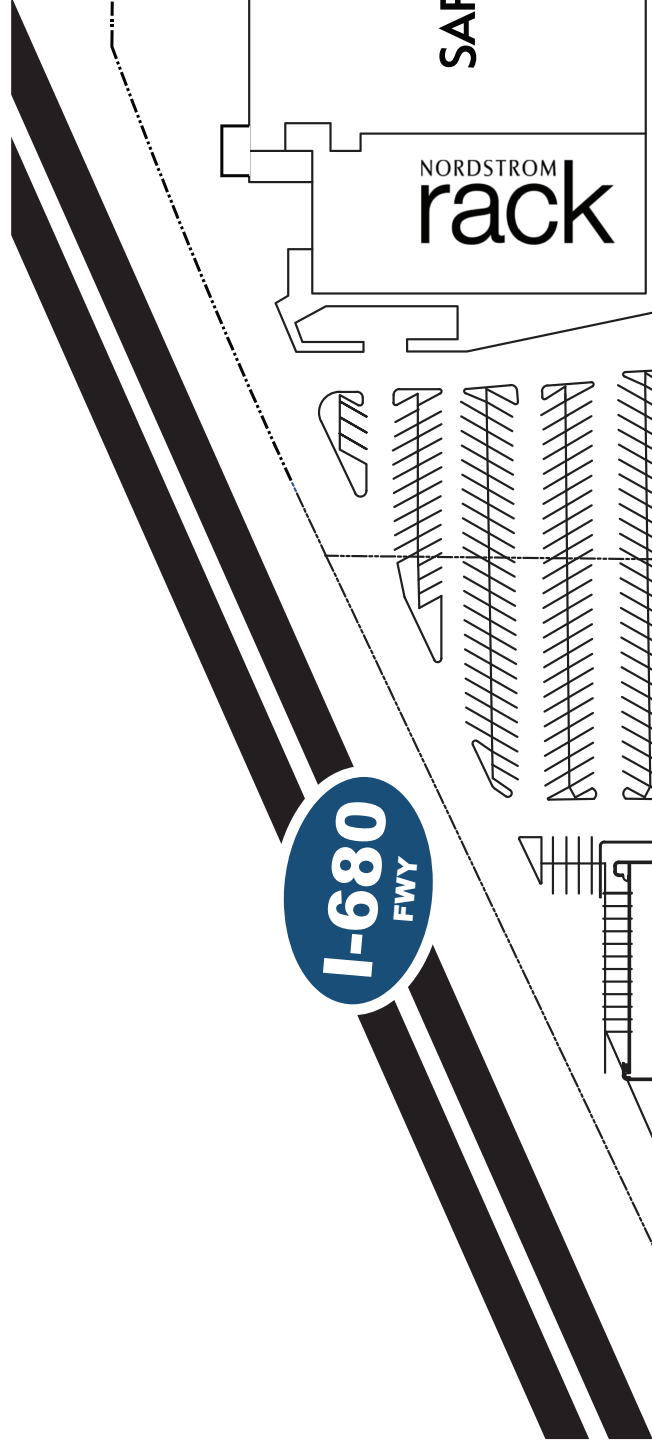
**JOIN A STRONG RETAIL MIX,  
 INCLUDING**



### FOR LEASING INFORMATION, CONTACT

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The **KRAUSZ**  
**COMPANIES** LLC



SUNVALLEY  
SHOPPING CENTER

**CONTRA COSTA BOULEVARD**

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