

GREGORY VILLAGE

CAN BE COMBINED
TO 2,172 SF

735 SF
AVAILABLE

1,437 SF
AVAILABLE

1,575 SF
AVAILABLE

1,460 SF
IN LEASE
NEGOTIATIONS

CAN BE COMBINED
TO 1,375 SF

625 SF
AVAILABLE

750 SF
AVAILABLE

1601-1699 CONTRA COSTA BLVD, PLEASANT HILL, CA 94523

ANCHORED BY

**GROCERY
OUTLET**
bargain market

HIGHLIGHTS

-  Grocery anchored center on high traffic arterial
-  Dense residential and daytime population
-  Affluent demographics
-  High identity end cap available
-  Monument signage available

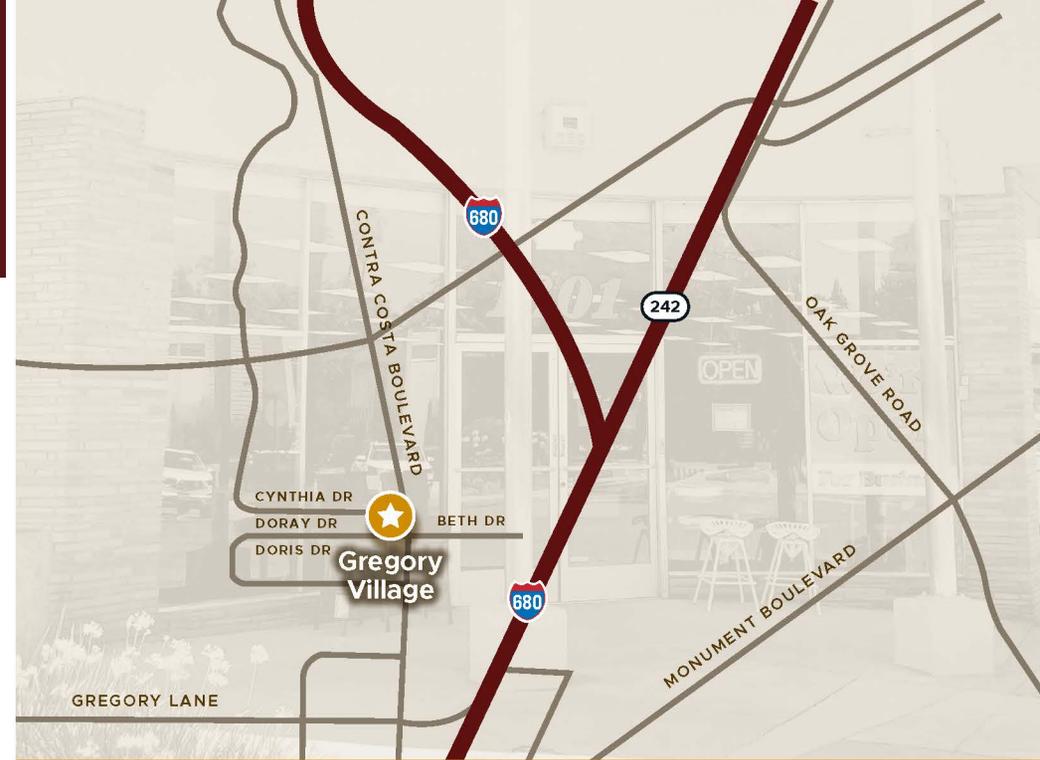
DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|-----------|
| POPULATION | 21,216 | 146,354 | 269,320 |
| AVG. HH INCOME | \$144,484 | \$162,043 | \$175,885 |
| DAYTIME POPULATION | 21,481 | 158,866 | 305,894 |

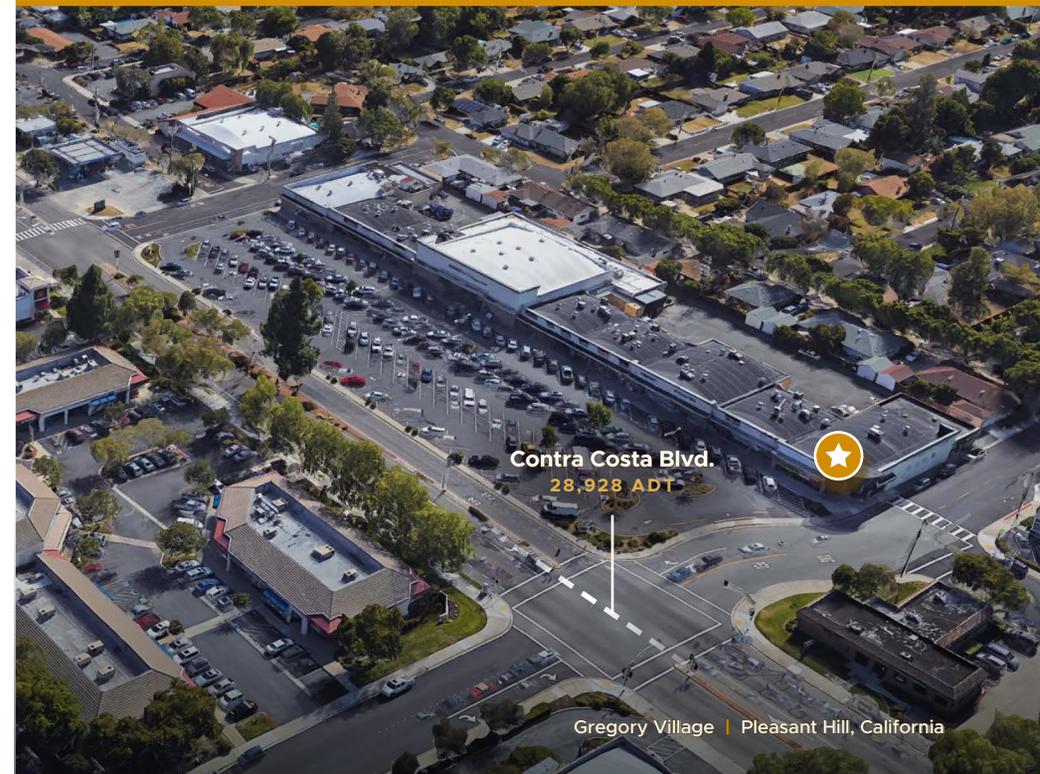
TRAFFIC COUNTS

| | |
|-------------------|-------------|
| CONTRA COSTA BLVD | 28,928 ADT |
| HIGHWAY 680 | 269,900 ADT |

Source: 2025 Esri.



1601-1699 CONTRA COSTA BLVD, PLEASANT HILL, CA 94523



Gregory Village | Pleasant Hill, California



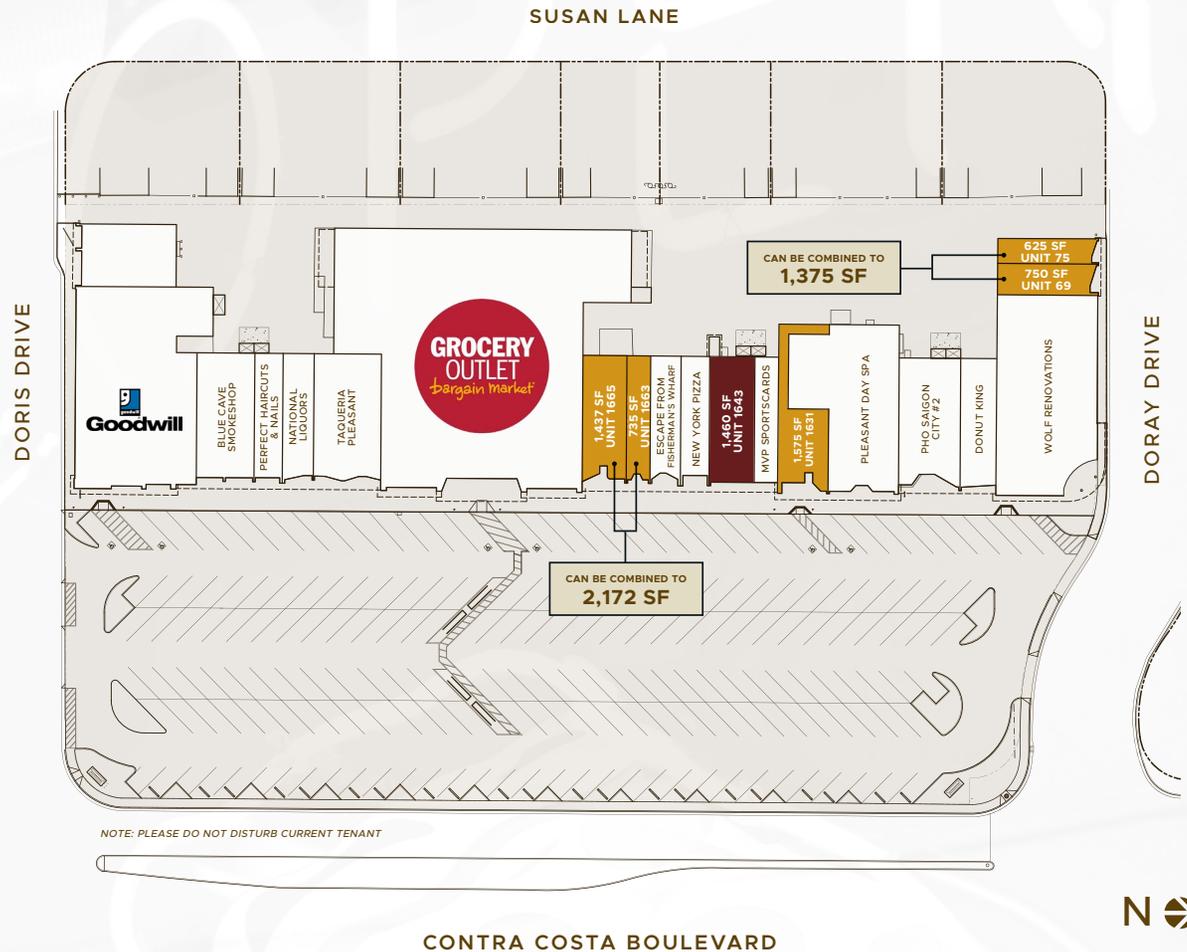
 GROCERY ANCHORED CENTER
ON HIGH TRAFFIC ARTERIAL



1,437 SF & 735 SF FOR LEASE | CAN BE COMBINED TO 2,172 SF

SITE PLAN

| UNIT | TENANT | SF |
|------|-------------------------|----------|
| 69 | AVAILABLE | 750 SF |
| 75 | AVAILABLE | 625 SF |
| 1601 | WOLF RENOVATIONS | |
| 1607 | DONUT KING | |
| 1617 | PHO SAIGON CITY 2 | |
| 1625 | PLEASANT DAY FAMILY SPA | |
| 1631 | AVAILABLE | 1,575 SF |
| 1637 | MPV SPORTS CARDS | |
| 1643 | IN LEASE NEGOTIATIONS | 1,460 SF |
| 1649 | NEW YORK PIZZA | |
| 1661 | ESCAPE FROM FISHERMAN'S | |
| 1663 | AVAILABLE | 735 SF |
| 1665 | AVAILABLE | 1,437 SF |
| 1671 | GROCEY OUTLET CENTER | |
| 1675 | TAQUERIA PLEASANT HILL | |
| 1683 | NATIONAL LIQUORS | |
| 1687 | PERFECT HAIRCUT & NAILS | |
| 1691 | BLUE CAVE SMOKESHOP | |
| 1699 | GOODWILL | |



SUNVALLEY SHOPPING CENTER

sears ★macy's JCPenney

242

WILLOWS SHOPPING CENTER

five BELOW KREI ULTA BEAUTY
Panera BREAD OLD NAVY DAISO JAPAN BENIHANA

GREGORY VILLAGE

GROCERY OUTLET *Bargain Market* NEW YORK FRESH MARKET TAQUERIA *RESTAURANT & BISTRO*



Contra Costa Blvd.
28,928 ADT

Highway 680
269,000 ADT

food maxx RITE AID

PLEASANT HILL PLAZA

SAFeway NATURAL GIANT SUPERCUTS

COSTCO WHOLESALE BIG LOTS! DOLLAR TREE

DOWNTOWN PLEASANT HILL

ROSS DRESS FOR LESS BED BATH & BEYOND CENTURY THEATRES
COLD STONE CREAMERY GOLF GALAXY ULTA BEAUTY TOGO'S FIVE GUYS Jamba

COURTYARD SHOPPING CENTER

STAPLES BOSTON MARKET LENS CRAFTERS
RITE AID Smart & Final. the Vitamin Shoppe

CROSSROADS SHOPPING CENTER

KOHL'S Marshalls GameStop
DOLLAR TREE SUBWAY DICK'S SPORTING GOODS



GREGORY VILLAGE

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