

GREGORY VILLAGE

6,500 SF
AVAILABLE

CAN BE COMBINED
TO 2,172 SF

735 SF
AVAILABLE

1,437 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

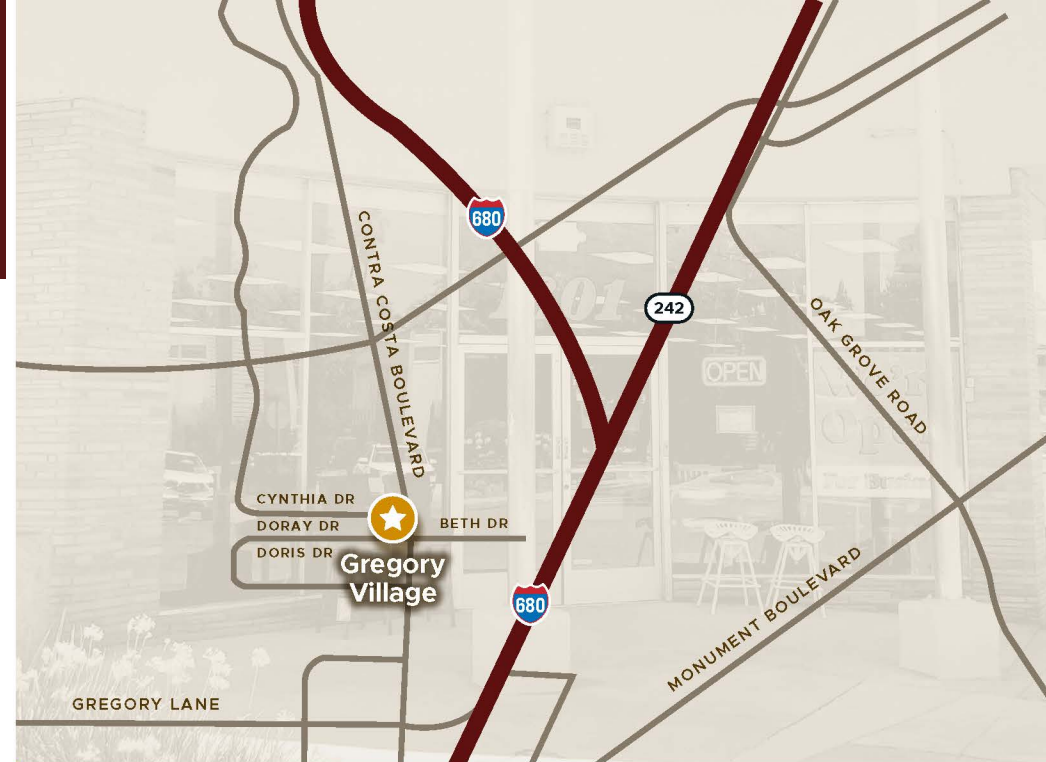
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	22,547	140,148	257,230
AVG. HH INCOME	\$125,907	\$135,803	\$148,756
DAYTIME POPULATION	11,560	78,684	147,505

TRAFFIC COUNTS

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

Source: 2022 Esri.



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



Gregory Village | Pleasant Hill, California



 HIGH IDENTITY END CAP AVAILABLE



 GROCERY ANCHORED CENTER ON HIGH TRAFFIC ARTERIAL

1,437 SF
UNIT 1665

735 SF
UNIT 1663

CAN BE COMBINED TO 2,172 SF

1,437 SF
UNIT 1665

1,437 SF AVAILABLE

1,460 SF
UNIT 1460
IN LEASE
NEGOTIATIONS

1,460 SF IN LEASE NEGOTIATIONS

6,500 SF
UNIT 1699

NOTE: PLEASE DO NOT DISTURB CURRENT TENANT

6,500 SF AVAILABLE

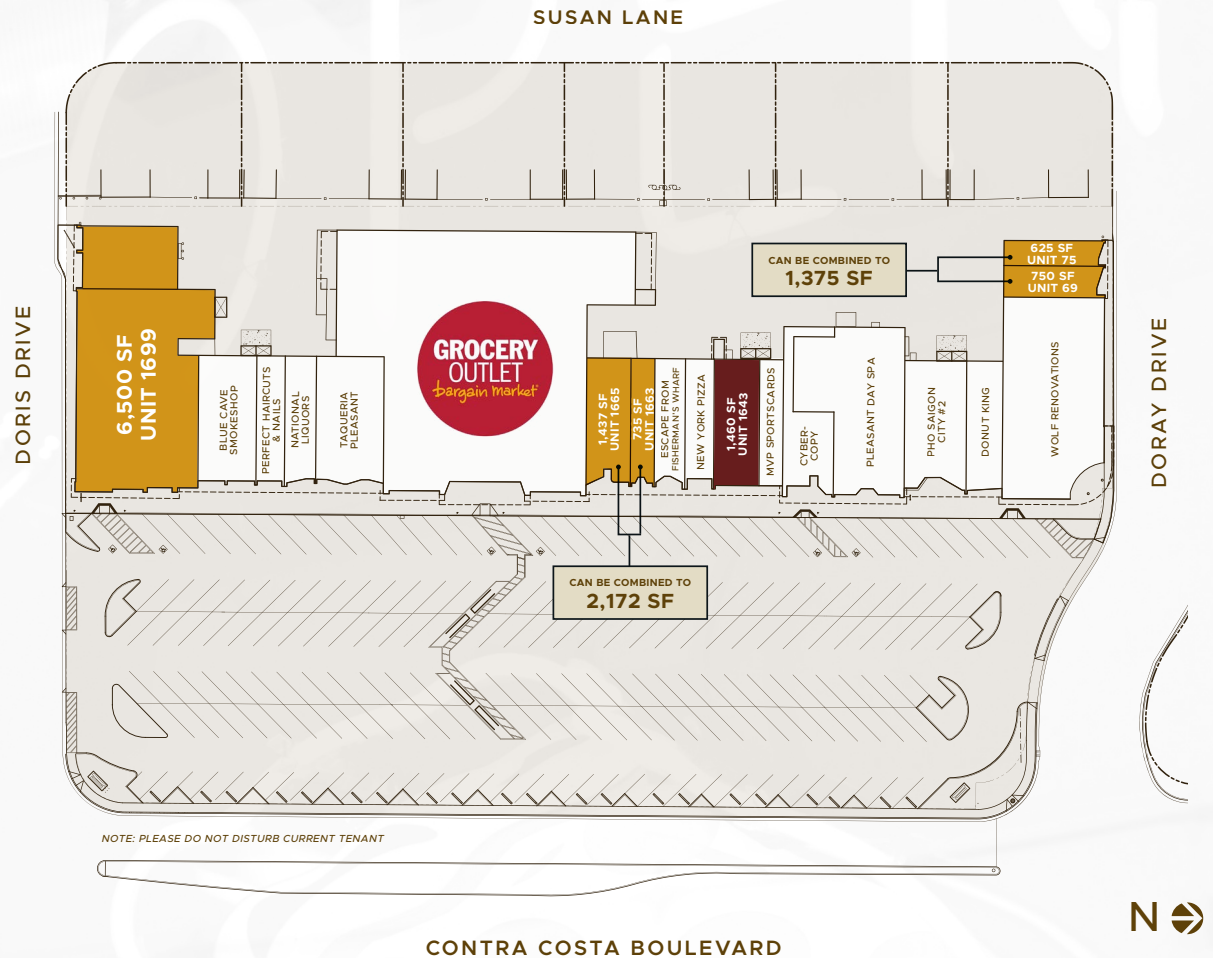
750 SF
UNIT 69

635 SF
UNIT 75

635 - 1,375 SF AVAILABLE | DIVISIBLE SPACE

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	CYBERCOPY	
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	AVAILABLE	6,500 SF



SUNVALLEY SHOPPING CENTER

sears ★macy's JCPenney

242



WILLOWS SHOPPING CENTER



GREGORY VILLAGE

GROCERYOUTLET
Savory Market



TAQUERIA
Pleasant Hill

Contra Costa Blvd.
28,928 ADT

Highway 680
269,000 ADT



PLEASANT HILL PLAZA



DOWNTOWN PLEASANT HILL



COURTYARD SHOPPING CENTER



CROSSROADS SHOPPING CENTER





GREGORY VILLAGE

JAMES CHUNG | jchung@theeconiccompany.com | (408) 400-7017 | LIC. 01408190

NICOLE LYON | nlyon@theeconiccompany.com | (408) 400-7008 | LIC. 01975898

SHELBY SWANSON | sswanson@theeconiccompany.com | (408) 400-3879 | LIC. 02075363