

For Sale or Lease

Owner/User Mixed-Use Property

1942 LINDA DRIVE | PLEASANT HILL, CA



±2,500 SF AVAILABLE



Contact Brokers

Lauren Hwang

Associate
CA License No. 02200380
lauren.hwang@colliers.com
+1 925 279 4641

Eric Erickson, SIOR

Executive Vice President
CA License No. 01177336
eric.erickson@colliers.com
+1 925 279 5580

Colliers

1850 Mt. Diablo Boulevard, Suite 200
Walnut Creek, CA 94596
colliers.com

Mixed-Use Property

1942 LINDA DRIVE | PLEASANT HILL, CA

FOR SALE

\$1,200,000

FOR LEASE

\$2.75 PSF (\$0.75 NNN)



Property Highlights

Colliers is pleased to present the opportunity to purchase or lease a $\pm 2,500$ square foot freestanding commercial building in Pleasant Hill, CA. This well located asset is zoned Mixed Use (MX), allowing a broad range of commercial, residential, office, and live work uses, including higher density residential and neighborhood serving retail consistent with the City of Pleasant Hill mixed use framework.

Situated just behind Casper's off Contra Costa Boulevard in the heart of Pleasant Hill, the property currently operates with an active Conditional Use Permit allowing after care services for up to 30 students, providing an established operating use with continued local demand. The central location offers strong accessibility near major retail corridors and neighborhood amenities, making this an attractive opportunity for investors and owner users alike.

Key Highlights



Owner-User or Investment



Building Size: $\pm 2,500$ SF



Parcel Size: ± 0.17 Acres



Zoning: [Pleasant Hill Permitted Uses](#)



Active CUP permitting after care operations for up to 30 students



Rebuilt in 2005



Building is centered on the lot, accommodating drive around parking

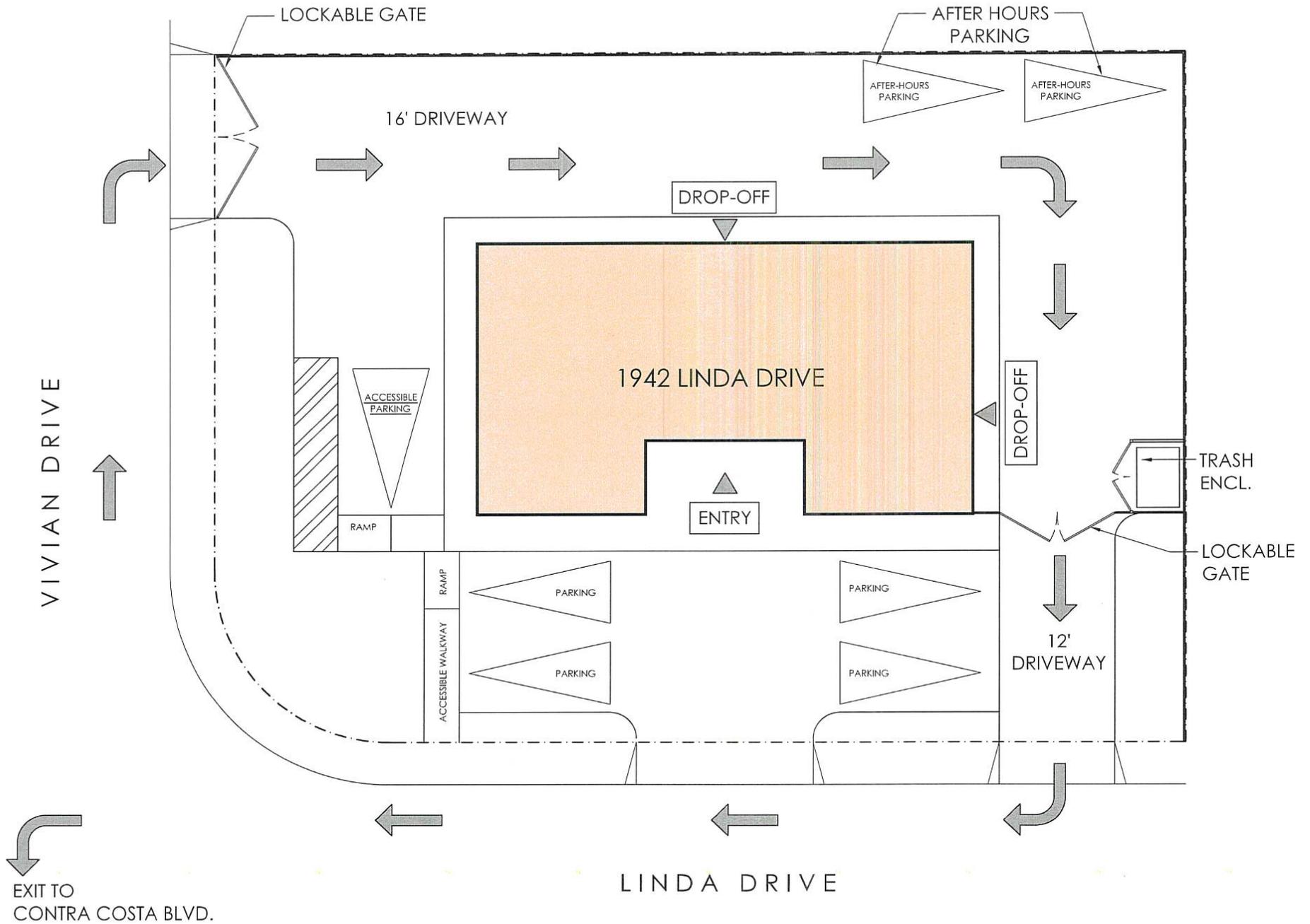


One block from main road, Contra Costa Blvd: $\pm 10,600$ - $\pm 14,300$ cars per day



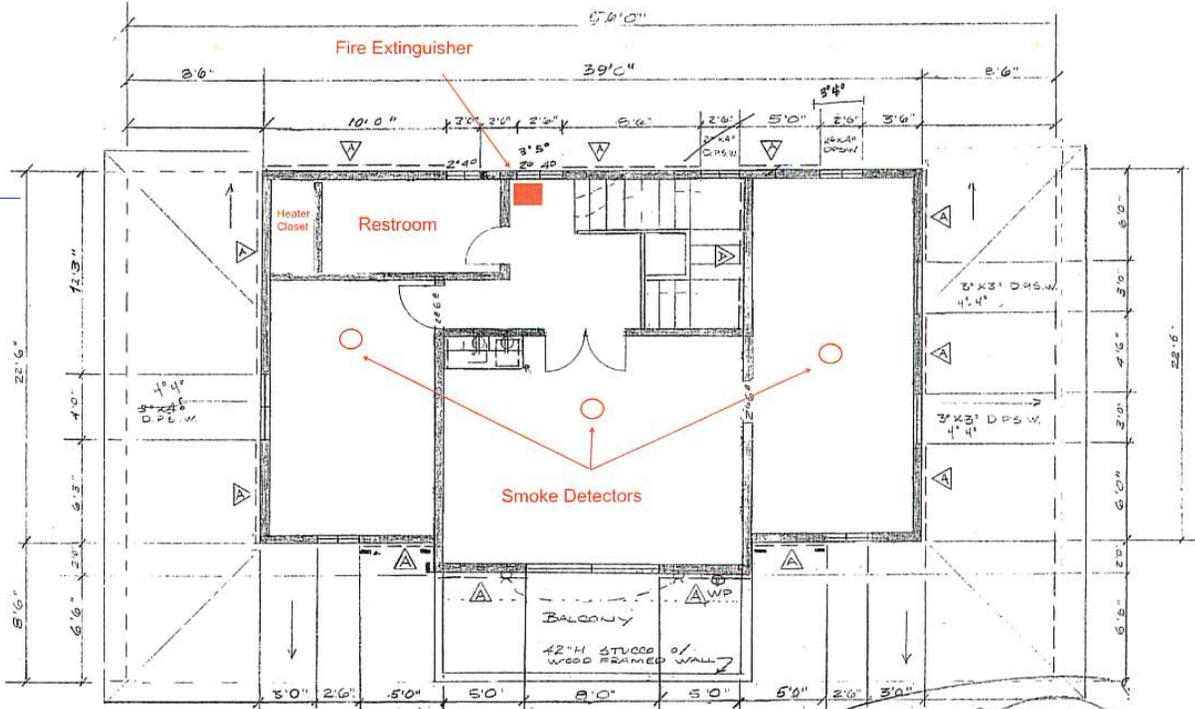
Prime Pleasant Hill location near Contra Costa Boulevard and surrounding retail amenities

Site Plan

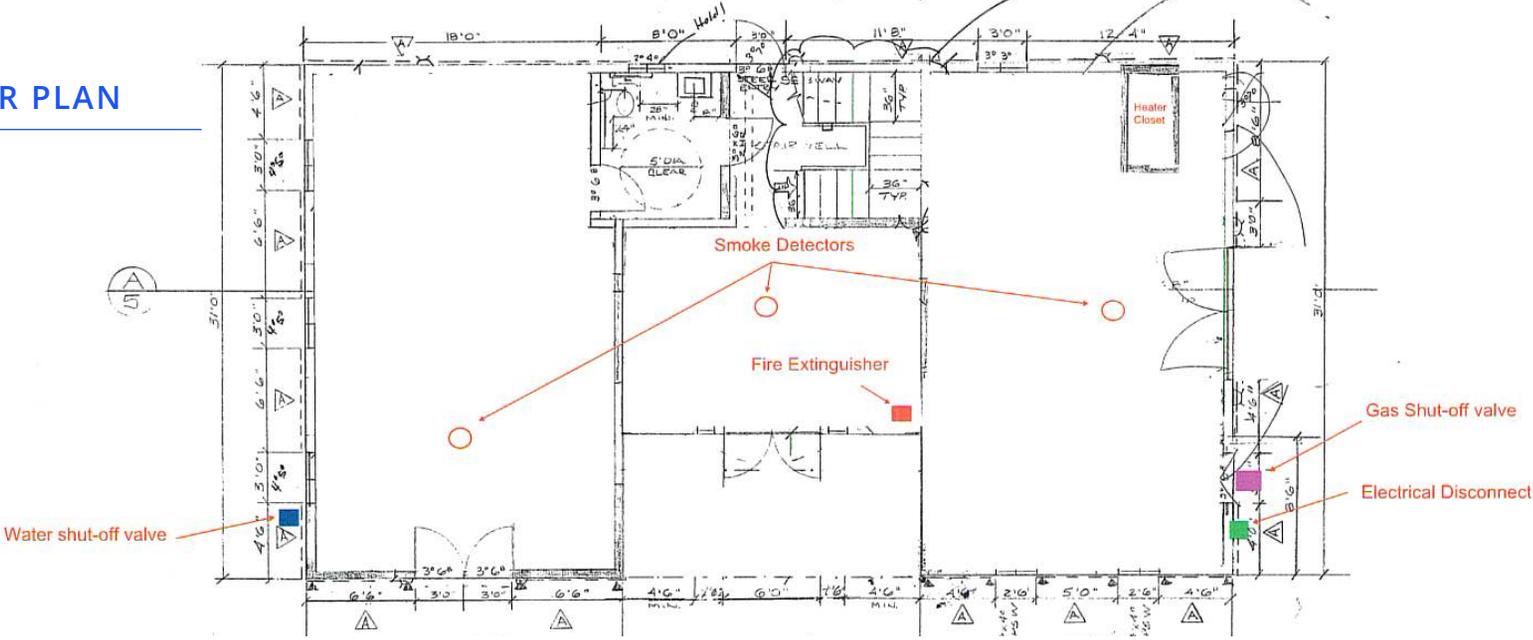


Floor Plan

SECOND FLOOR PLAN



FIRST FLOOR PLAN



Permitted Use

[Pleasant Hill Zoning Map >>](#)



Uses	Permitted Uses	Conditionally Permitted
<i>Day care/after care</i>		X (CUP Expires April 1, 2026)
<i>Retail Sales</i>	X	
<i>Personal Services</i>	X	
<u><i>Pharmacy</i></u>	X	
<u><i>Multifamily Residence</i></u>	X	
<u><i>Animal Grooming</i></u>	X	
<u><i>Fitness Studio less than 5000 SF</i></u>	X	

SBA Loan

PROPOSED SBA 504 LOAN STRUCTURE

1942 Linda Drive, Pleasant Hill, CA 94523



BUILDING ACQUISITION	\$1,200,000
SBA/CDC FEES	\$18,000
TOTAL PROJECT COST	\$1,218,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$600,000	6.25%	Years 25 Yr. Amort.	1st Deed	\$3,958	\$47,496
SBA 504 LOAN	40%	\$498,000	5.92%	25 Years Full Amort.	2nd Deed	\$3,184	\$38,212
BORROWER	10%	\$120,000					
TOTAL	100%	\$1,218,000				\$7,142	\$85,708

RATES: Bank: Rate is estimated - will vary depending on lender.
 SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
 SBA/CDC: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
 MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

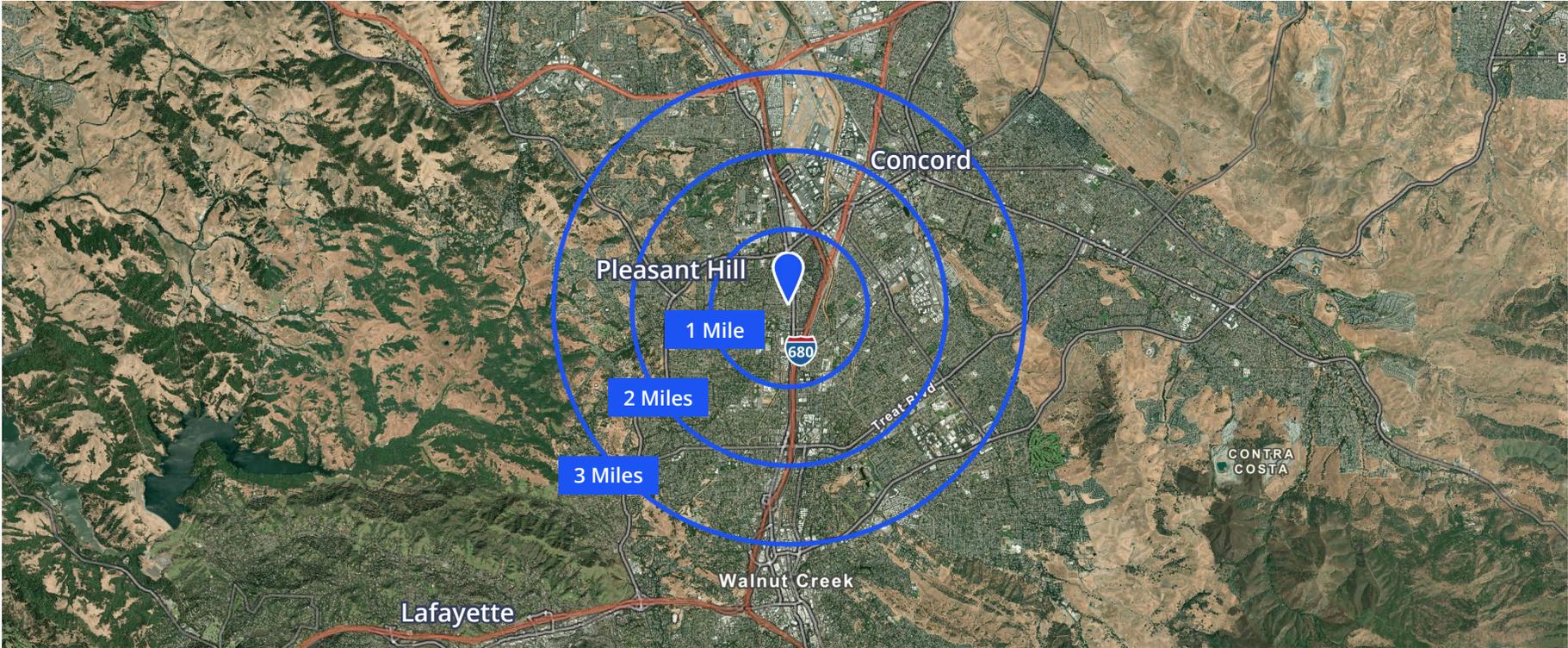
BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Joe Lampe
 707-477-4907 / joe@bfcfunding.com

Michael Lampe
 925-765-1757 / mlampe@bfcfunding.com

Demographics



1, 2, & 3 Mile Radius

Median household income

1 Mile: \$112,362
 2 Miles: \$117,119
 3 Miles: \$127,602

Current total population

1 Mile: 21,715
 2 Miles: 81,439
 3 Miles: 146,081

Current total households

1 Mile: 8,339
 2 Miles: 31,875
 3 Miles: 58,035

Avg household size

1 Mile: 2.6
 2 Miles: 2.5
 3 Miles: 2.5

2025 Families

1 Mile: 5,146
 2 Miles: 19,550
 3 Miles: 35,890

Median age

1 Mile: 39.2
 2 Miles: 38.8
 3 Miles: 40.8

Total businesses

1 Mile: 1,118
 2 Miles: 4,500
 3 Miles: 7,847

Total employees

1 Mile: 9,022
 2 Miles: 43,902
 3 Miles: 84,296

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