

For Lease

Loveridge Center - Space For Lease

Highly visible retail space located in the Starbucks-anchored Loveridge Center, just off Highway 4 at the Loveridge Road interchange. Prime East Bay location with excellent traffic exposure and strong surrounding retail.

Loveridge Center

1269 California Ave, Pittsburg, CA 94565



Bay East Brokers, Inc.

Harmit S. Toor
Broker

(925) 202-7027

E-mail: hdtoor@gmail.com

DRE Lic. # 01462579

PROPERTY FACTS

- Center Type: Strip Center
- Total Building Size: 6009 SF
- Land Area: 0.83 Acres
- Year Built: 2003
- Total Stores: 5
- Unit 100: 1500 SF
- Unit 101: 1200 SF
- Unit 102: 1000 SF (Available Space)
- Unit 103: 900 SF
- Unit 104: 1400 SF (Available Space)

CONTACT

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Available Space

- Suite 102: $\pm 1,000$ SF
- Lease Type: NNN
- Base Rent:
\$24.00/SF/YR
- NNN (Approx.):
\$20.64/SF/YR
- Availability: Immediate
- Condition: Partially
built-out, ready for tenant
improvements

Interior Picture Suite 102



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Available Space

- Suite 104: ±1,400 SF
- Lease Type: NNN
- Base Rent:
\$24.00/SF/YR
- NNN (Approx.):
\$20.64/SF/YR
- Availability: Immediate
- Condition: Partially
built-out, ready for tenant
improvements

Interior Picture Suite 104



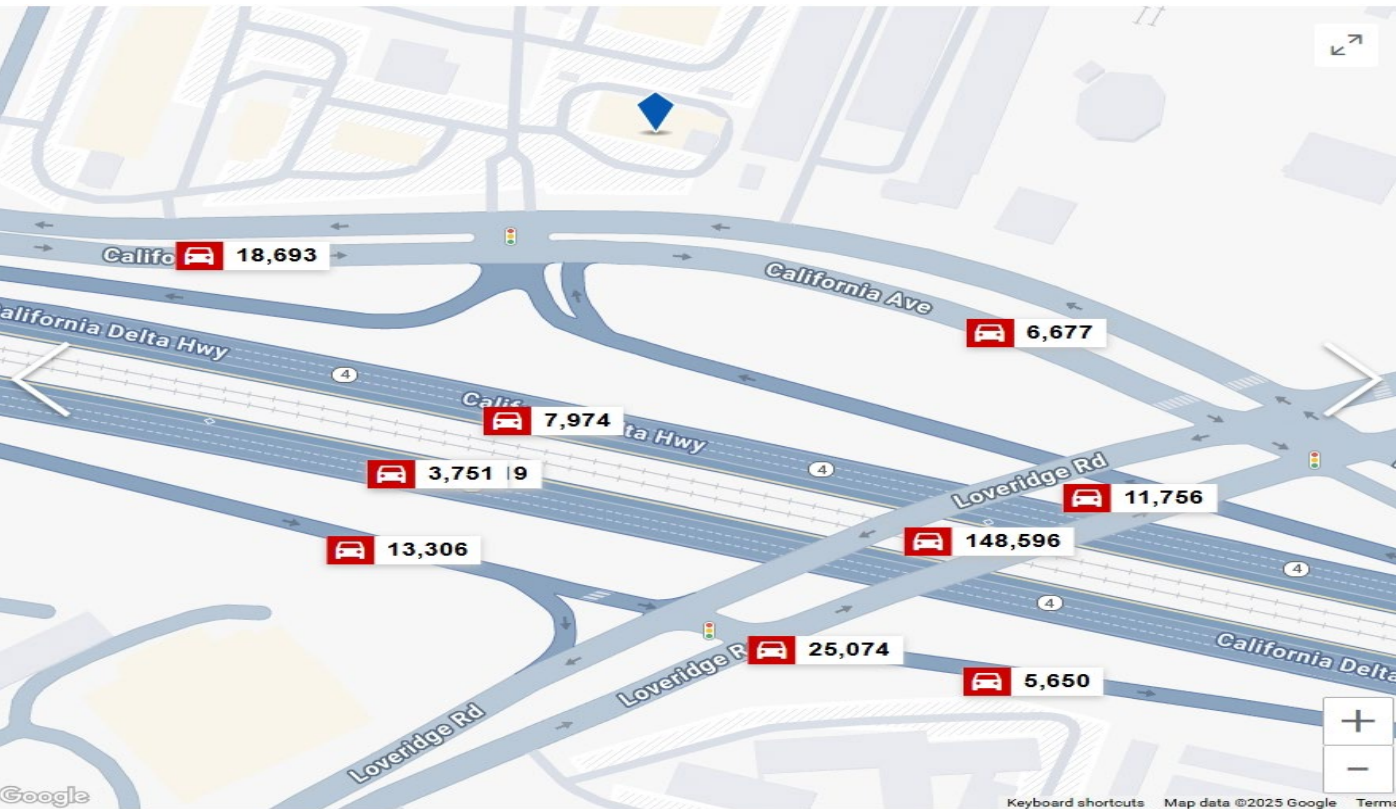
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City of Pittsburg

The City of **Pittsburg**, located in **Contra Costa County**, is a growing East Bay community strategically positioned along the **State Route 4 corridor**, providing convenient access to **Walnut Creek, Concord, Antioch, and the greater Bay Area**. Pittsburg offers a strong blend of residential neighborhoods, established retail corridors, and expanding commercial development. With a population of approximately **75,000+ residents**, Pittsburg continues to benefit from steady population growth, infrastructure investment, and redevelopment initiatives aimed at strengthening local business and economic activity.

Demographic Highlights (Approximate)

Population (5-mile radius): 180,000+
Median Household Income: \$85,000 - \$95,000

Consumer Profile: Family-oriented, value-driven, consistent demand for neighborhood retail

LOCATION ADVANTAGES

- Immediate Highway 4 access
- High daily traffic counts
- Strong surrounding retail and services
- Ideal for retail, restaurant, service, or professional use

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SURROUNDING RETAILERS

- Chevron
- Jack in the Box
- Public Storage
- Hampton Inn

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PROPERTY HIGHLIGHTS

- Starbucks-anchored strip center
- Excellent visibility from Highway 4
- Strong co-tenancy, including:
 - Starbucks
 - Todo Loco Antojitos Mexican
 - Above All Barbershop
 - Lisa Nails Services
- Ample shared parking (28 spaces)
- Fire sprinkler system and glass storefront

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