

FREESTANDING RETAIL STOREFRONT FOR SALE

5807 PACHECO BLVD, PACHECO, CA 94553

LOCATED IN PACHECO, CA WITH PROXIMITY TO HWY 4, I-680, AND BUCHANAN FIELD AIRPORT



Matt Hatfield

Senior Director

925.296.3310

matt.hatfield@tricommercial.com

LIC: #01937755

John Sechser

Managing Director

East Bay Retail Services

925.296.3368

john.sechser@tricommercial.com

LIC: #00829597

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FOR SALE
FREESTANDING RETAIL STOREFRONT

The Offering

- Freestanding retail storefront space of ±3,221 SF with (4) exclusive parking stalls, on approximately 6,600 sf of land along with immediate street parking for several cars
- Available Now!
- \$1,650,000.00 (\$512/SF)
- Single Story
- 4 Reserved Parking Stalls on site
- Built 1947
- Great exposure and Identity to Pacheco Blvd.
- Adjacent to Anchor Shack Scuba Dive Shop and Pacheco Auto Care
- Close proximity to California Grand Casino and 3 minutes from the Target Center, IN & Out and I-680 freeway on and off ramps
- Being completely renovated: roof, HVAC, bathroom, and asphalt



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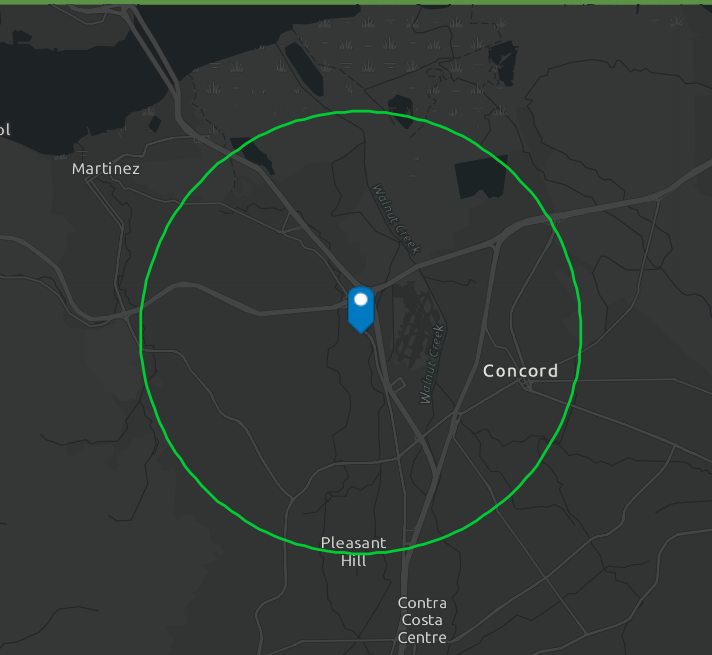
www.tricommercial.com

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FREESTANDING RETAIL STOREFRONT

DEMOGRAPHIC PROFILE

Ring of 3 miles



Source: This infographic contains data provided by Esri (2025, 2030).

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EDUCATION



No High School Diploma



18.9%
High School Graduate



27.4%
Some College/
Associate's Degree



43.4%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

63.4%



Blue Collar

15.7%



Services

20.9%



Unemployment Rate

KEY FACTS

109,933

Population

40.1

Median Age

41,335

Households

\$96,597

Median Disposable Income

INCOME



\$117,387

Median Household Income



\$54,947

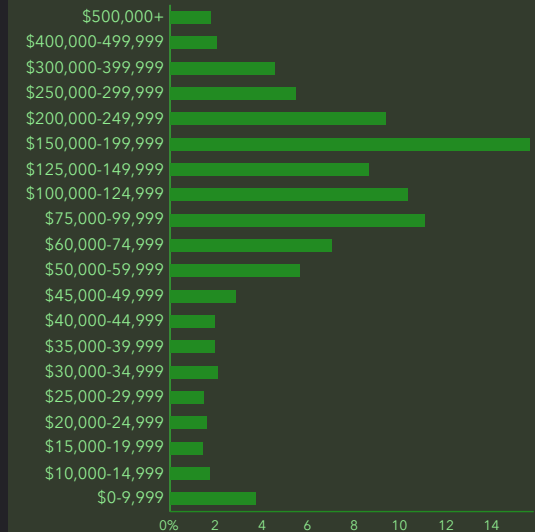
Per Capita Income



\$341,663

Median Net Worth

HOUSEHOLD INCOME



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