

FOR SALE OR LEASE



Exceptional Location in the Heart of Pleasant Hill

1025-1035 Contra Costa Blvd | Pleasant Hill, CA

NANorthgate

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360°
VIRTUAL TOUR

HIGHLIGHTS

- Hard corner prior Rasputin & Blimpies Pizza. Grease trap located on the street end cap with ability to add outdoor patio on both ends of the building. City landscaping recently completed at the property. Located on Contra Costa & Sunvalley, signalized intersection across from the Sunvalley Mall.
- Walk Score of 83 ("Very Walkable") with nearby public transit options.
- End-cap unit includes a grease trap and potential for patios on both sides of the building.
- Minutes from The Veranda, Sunvalley Mall, and Diablo Valley Plaza—anchored by top-tier national retailers, restaurants, and services.
- Immediate access to I-680 and Hwy 242 for seamless travel throughout the East Bay.
- Over 157,000 residents within a 10-minute drive; median household income exceeds \$114,000.
- City-completed landscaping enhances curb appeal and site readiness.
- Sale of property includes See's Candies.

PROPERTY OVERVIEW

LEASE PRICE	Contact Chris Santana	
SALE PRICE	Contact Xavier Santana	
ZONING	Commercial Retail	
NOI	Contact Broker (See's Candies)	
YEAR BUILT	1966	
PARCEL SIZE	1.25 acres	
SPACE AVAILABLE	Suite 1	± 5,600 sq ft
	Suite 2	± 4,000 sq ft
	Suite 3	± 2,400 sq ft
	GLA	± 12,000 sq ft
*Option to combine 2 or more spaces.		
APN	153-134-025-3, 153-134-026-1	
TRAFFIC	Contra Costa Blvd	± 15,513 ADT
	Taylor Blvd	± 11,938 ADT

AERIAL VIEW

Suite 1

±5,600 sq ft

Suite 2

±4,000 sq ft

Suite 3

±2,400 sq ft

MARKET OVERVIEW

CASA DEL SOL SHOPPING CENTER

Urs Threading Pleasant Hill - Beauty Salon
Friends of the Pleasant Hill Library
Hospice Thrift Shoppes



STARBUCKS



Tahoe Joe's
Famous Steakhouse

**See's
CANDIES**

SITE

Contra Costa Blvd ± 15,513 ADT

Taylor Blvd ± 11,983 ADT

SUNVALLEY SHOPPING CENTER



OLD NAVY



TJ-maxx



WORLD MARKET
Unique, authentic and always affordable.



Diablo Valley College
College Park High School
Valhalla Elementary School
Contra Costa Country Club

Mancini's Sleep World
Szechuan Garden - Chinese Restaurant
Rotten Robbie - Gas Station
Pot of Gold Collectibles and More - Toy Store
Play It Again Sports - Sporting Goods
Magoo's Grill and Bar
El Aguila Mexican Cuisine



Strategic Location & Accessibility

Pleasant Hill, California, is a thriving city in the heart of Contra Costa County, offering an ideal blend of suburban charm and commercial opportunity. Positioned along Interstate 680, Pleasant Hill provides seamless connectivity to major Bay Area markets, including San Francisco, Oakland, and Silicon Valley. The city is also served by the Pleasant Hill/Contra Costa Centre BART station, offering convenient public transit access.

Strong Economic Base & Business Climate

Pleasant Hill boasts a dynamic local economy supported by a mix of corporate offices, retail centers, and service industries. The city's pro-business environment, skilled workforce, and proximity to educational institutions like Diablo Valley College make it an attractive location for investors and businesses alike.

Retail & Dining Destinations

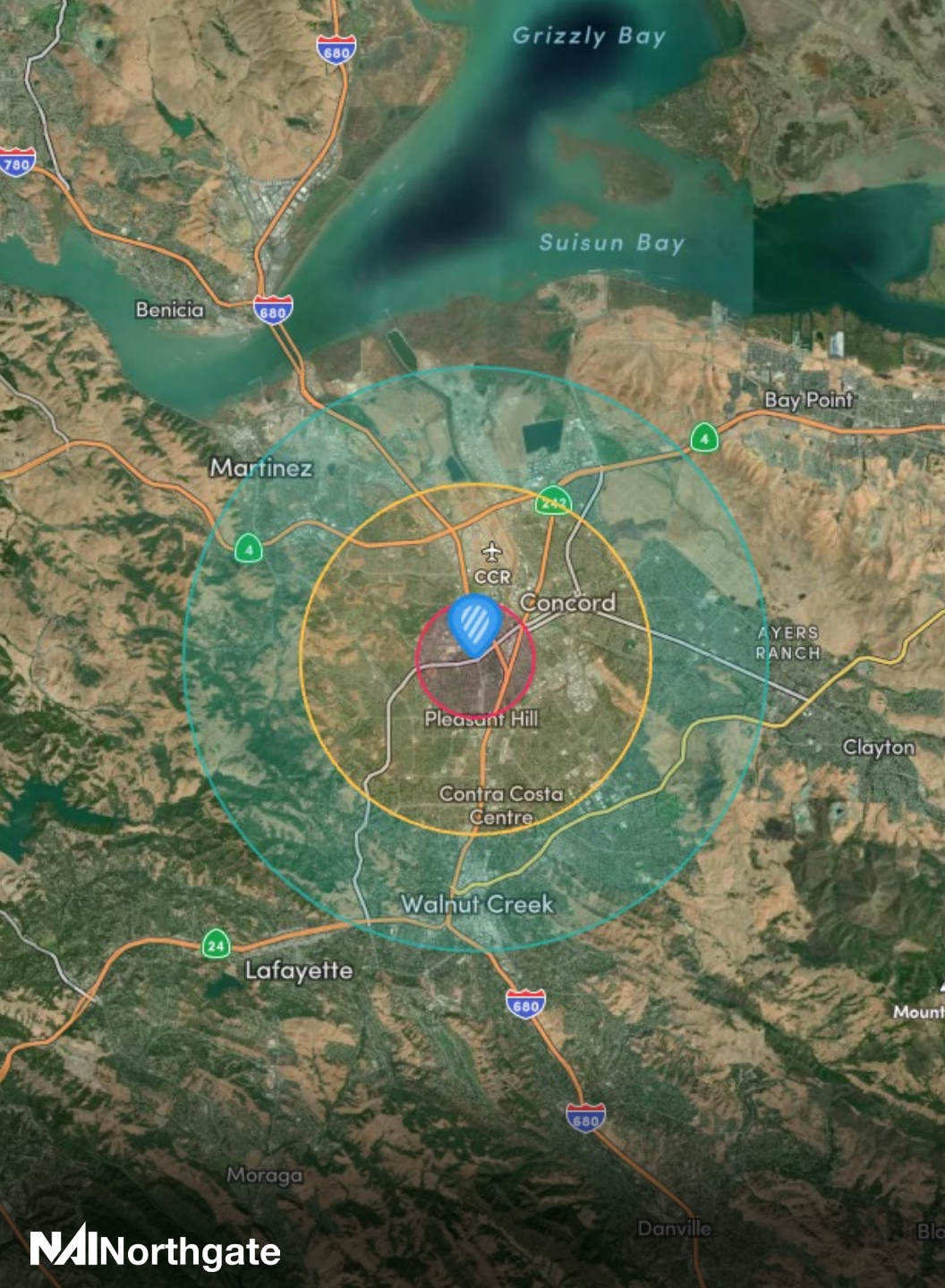
The city is home to Pleasant Hill Downtown, a bustling mixed-use district featuring national retailers, local boutiques, diverse dining options, and entertainment venues. Other key commercial centers include Crossroads Shopping Center and Crescent Plaza, making Pleasant Hill a prime destination for retail and service businesses.

Demographics & Market Demand

Pleasant Hill has a high-income, well-educated population, with a median household income significantly above the national average. Its desirable residential communities attract professionals and families, fueling strong consumer spending and demand for retail, office, and service-based businesses.

Quality of Life & Community Appeal

With excellent schools, beautiful parks, and a high quality of life, Pleasant Hill continues to attract residents and businesses looking for a balanced suburban environment with easy access to major employment centers. The city's commitment to development and infrastructure investment further enhances its appeal for commercial real estate.



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	14,174	71,585	139,297
Projected Growth	14,141	71,574	139,795
Median Age	40	40	42
Households	5,339	27,069	53,807
White Population	6,379	28,941	62,496
Black Population	521	2,775	5,360
Am Indian Population	168	930	1,500
Asian Population	2,704	12,834	25,765
Other Population	4,368	26,096	44,674
Hispanic Population	28.75%	35.43%	29.81%
Average HH Income	\$166.2k	\$138.4k	\$155.3k
Median HH Income	\$122k	\$107.3k	\$120.9k
High School Graduates	9,137	44,724	91,913
College Graduates	5,691	25,843	54,844
Total Employees	7,610	37,692	74,036

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



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