

# 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, Unit 104, Pittsburg, CA 94565



## Bay East Brokers, Inc.

Harmit S. Toor  
Broker

(925) 202-7027

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DRE Lic. # 01462579



## PROPERTY FACTS

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- 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
- Unit 103: 900 SF
- Unit 104: 1400 SF ( Available Space)

## CONTACT

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## Available Space

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- Suite 104 - ±1,400 SF
- Lease Type: NNN
- Rental Rate: \$24.00/SF/YR
- Availability: Immediate
- Condition: Partially built-out, ready for tenant improvements
- Features: End-cap space, private restroom, carpeted, central A/C

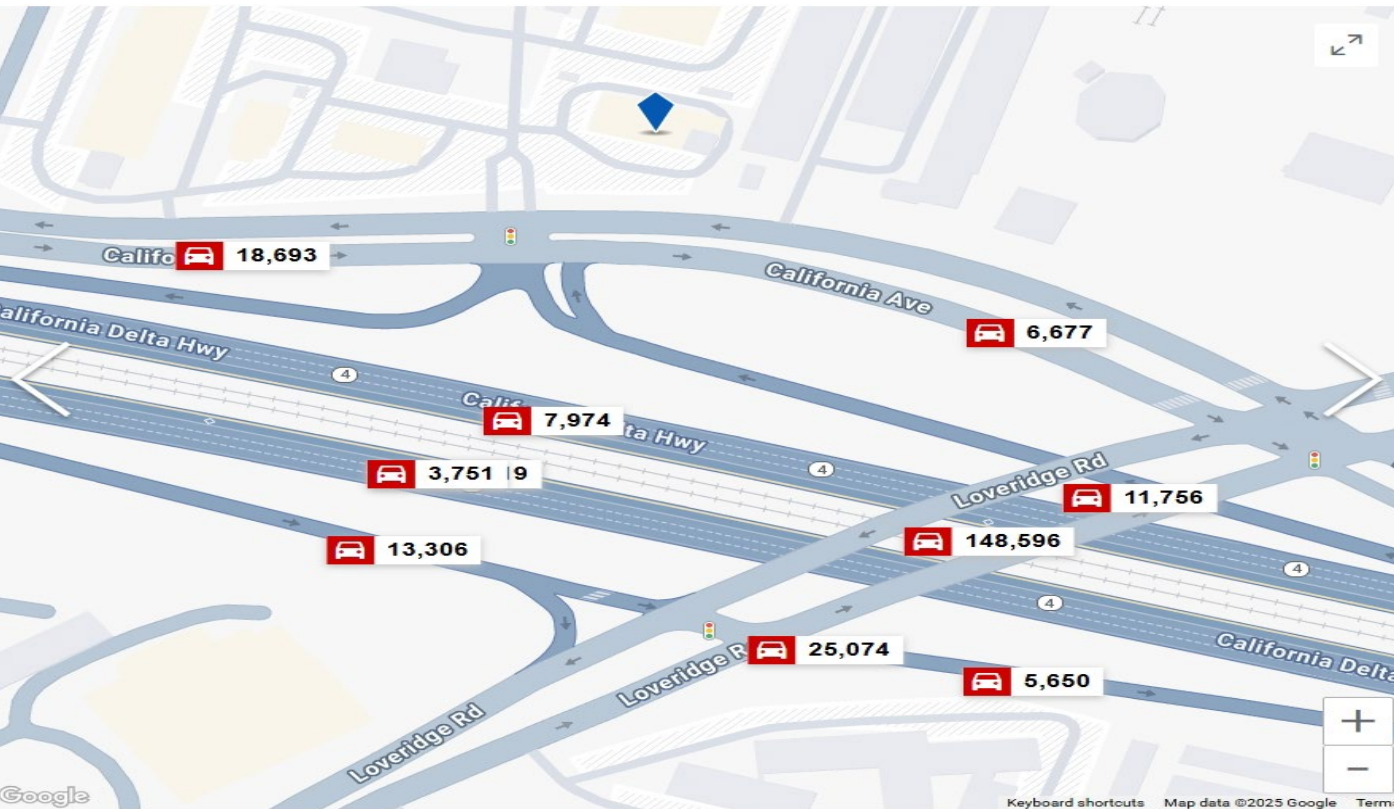
## Interior Picture



**Harmit S Toor**

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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 24
- 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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