

±2,500 SF | Owner/User Retail Space

1942 LINDA DRIVE | PLEASANT HILL, CA



FOR SALE OR LEASE



Contact Brokers

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Colliers

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Retail Space Available

1942 LINDA DRIVE | PLEASANT HILL, CA

FOR SALE

\$1,200,000

FOR LEASE

\$2.75 PSF (\$0.75 NNN)



Property Highlights

Colliers is proud to present the sale or lease of a $\pm 2,500$ SF free standing commercial building zoned retail and operating under an active CUP allowing child care for up to 30 students. The property is positioned directly behind Casper's off of Contra Costa Blvd. in the heart of Pleasant Hill.



Owner-User or Investment



Building Size: $\pm 2,500$



Parcel Size: ± 0.17 Acres



[Pleasant Hill Permitted Uses](#)



Equipped with wired Bay Alarm System with strobe lights, sirens and box



Rebuilt in 2005

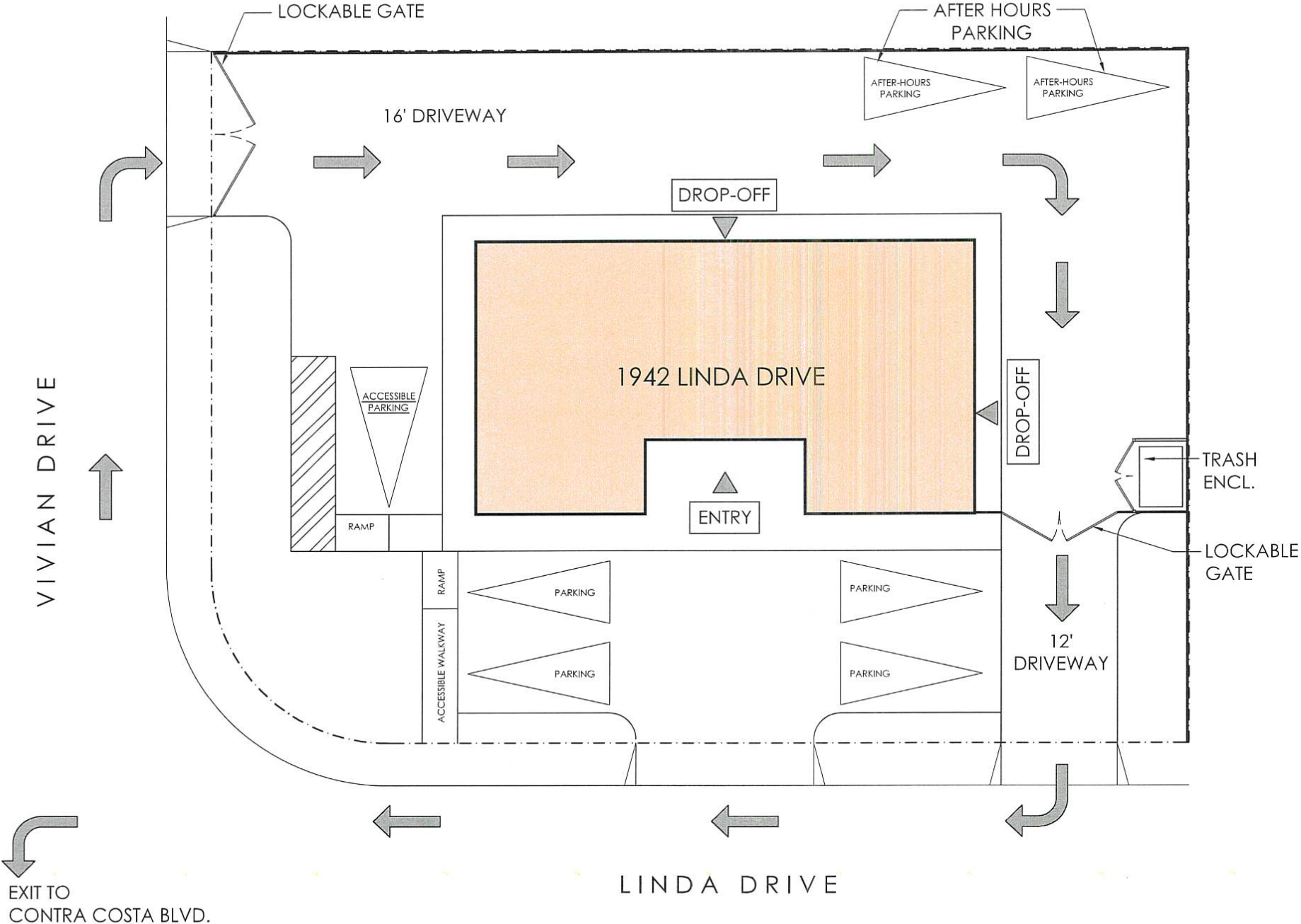


Building is centered on the lot, accommodating drive around parking



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

Site Plan

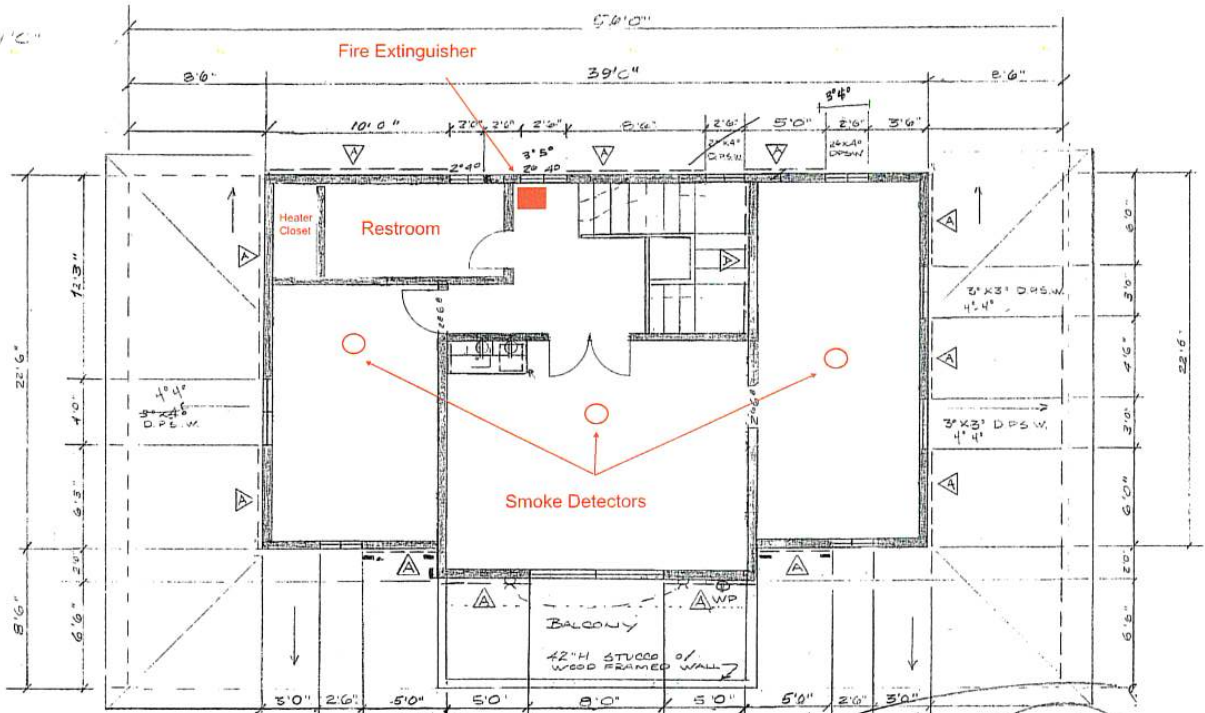


Floor Plan

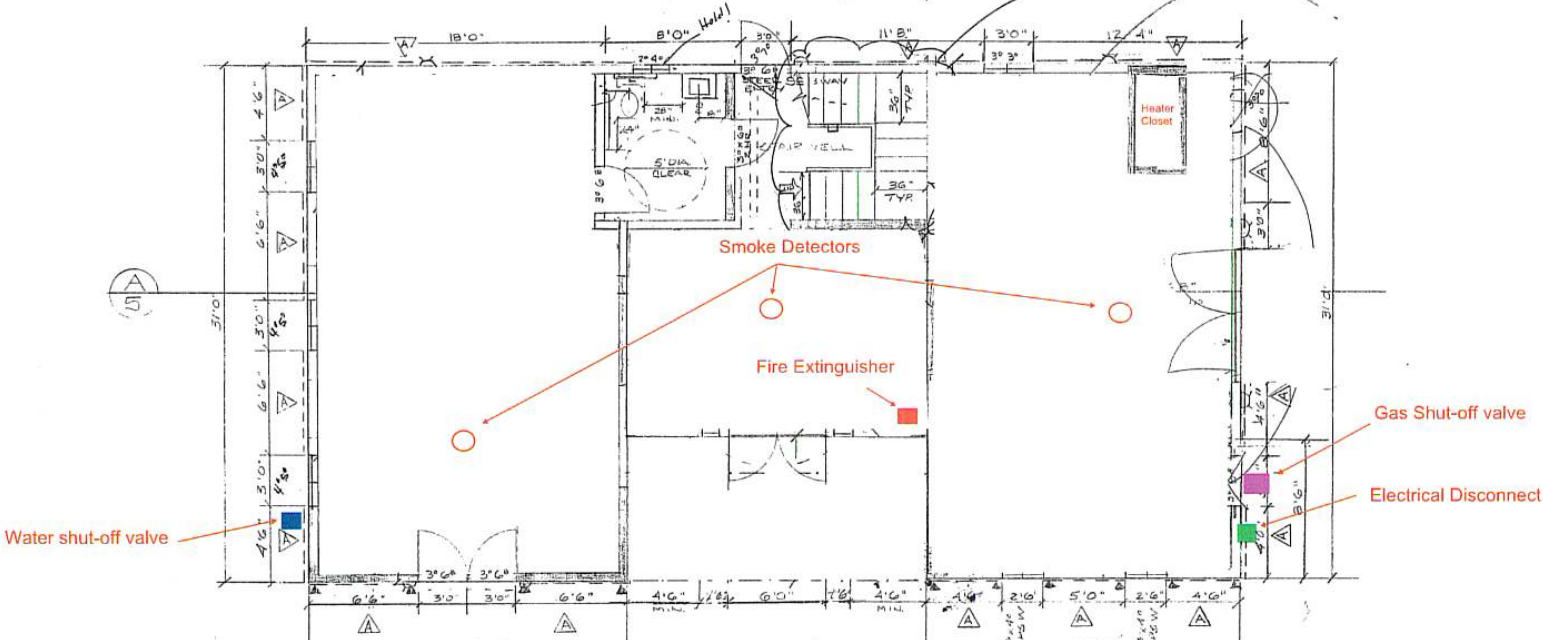
FLOOR PLANS

SCALE 1/4" = 1'-0"

Second Floor Plan



First Floor Plan



Permitted Use



Uses	Permitted Uses	Conditionally Permitted
<i>Day care/child care</i>		X (CUP Expires April 1, 2026)
<i>Community Center</i>	X	
<i>Banking and Savings</i>	X	
<i>Pharmacy</i>	X	
<i>Medical/Dental</i>		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:

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