

PLEASANT HILL PLAZA

Retail Coming Available | ±1,536 SF - ±1,761 SF

2nd Floor Office | ±1,631 SF



*Photography Source: Sierra Pacific Properties, Inc.



1912-1974 Contra Costa Boulevard, Pleasant Hill, CA 94523



2099 Mt. Diablo Blvd, Suite 206
Walnut Creek, CA 94596
License #01784084

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PLEASANT HILL PLAZA

SUMMARY & HIGHLIGHTS



SUMMARY

ADDRESS 1912-1974 Contra Costa Boulevard, Pleasant Hill, CA 94523

1ST FLOOR RETAIL

BASE RENT \$36.00 PSF Annually

AVAILABLE SUITES
Suite 1942 - ±1,761 SF
Suite 1954B - ±1,536 SF

2ND FLOOR OFFICE

BASE RENT \$21.00 PSF Annually

AVAILABLE SUITES:
Suite 1928 - ±1,631 SF

NNN \$7.44 PSF Annually (2024 Estimate)

BUILT 1978

TRAFFIC COUNTS

Contra Costa Boulevard	13,269 ADT
Gregory Lane	15,296 ADT
Monument Boulevard	34,136 ADT
Interstate 680	243,602 ADT

Pleasant Hill Plaza is a ±108,234 SF Neighborhood Center anchored by Safeway ideally located on Contra Costa Boulevard immediately off the I-680. Pleasant Hill Plaza is a proven and active center with a complementary tenant mix servicing the daily needs of the thriving community.



HIGHLIGHTS

- ±108,234 SF Proven Grocery-Anchored Neighborhood Center
- Great Visibility and Exposure Along Contra Costa Boulevard
- Complementary Tenant Mix of Daily Needs and Services
- Located at Four-Way Signalized Intersection
- Strong Daytime Population of 131,630 Within 3-mile Radius
- 28,565 ADT at Intersection to Pleasant Hill Plaza Shopping Center

*Traffic count: REGIS USA Online: 06/13/24

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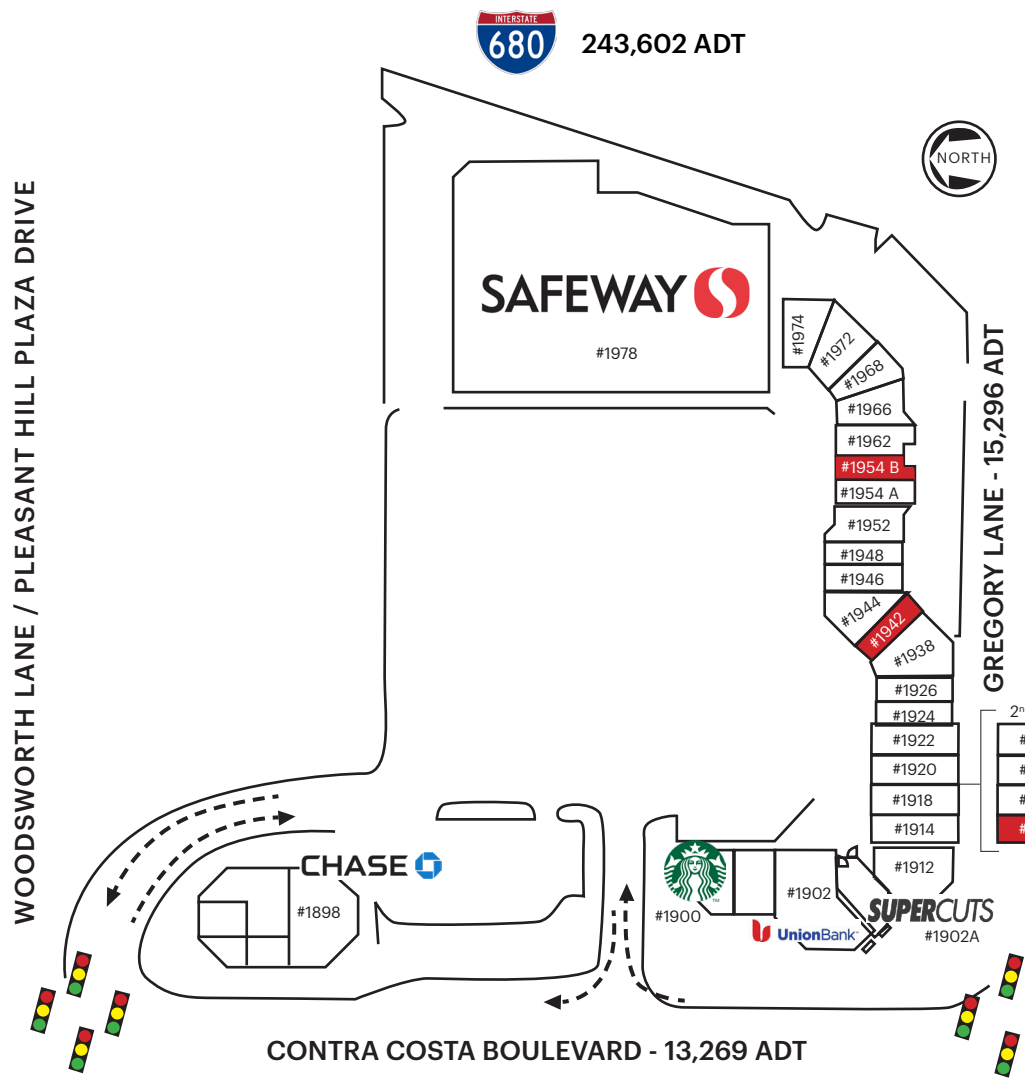


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RETAIL SITE DIRECTORY



Suite	Tenant	SF
1888B	Goldsmith Jewelry	±496 SF
1892	Trendy Nail And Spa	±1,934 SF
1894-1896	Pleasant Hill Dental	±2,501 SF
1898	JP Morgan Chase Bank	±5,000 SF
1900	Starbucks	±1,740 SF
1900A	Nation's	±1,700 SF
1902	Union Bank	±4,878 SF
1902A	Supercuts	±1,657 SF
1912	Han's Bistro Plaza Cafe	±1,104 SF
1914-1916	Matsu Sushi	±1,960 SF
1918	BodyBar Pilates	±2,340 SF
1920	Spa Blue	±1,092 SF
1922	Diablo Trophy And Bo	±1,766 SF
1924	Sourdough & Co.	±1,770 SF
1926	Yopop Yogurt	±1,157 SF
1928	Available (2 nd Floor)	±1,631 SF
1930	Delphi Reality Group	±770 SF
1932	McNabb Fitness	±562 SF

Suite	Tenant	SF
1934	Textmunication	±1,813 SF
1934A	Uncommon Journeys	±557 SF
1936	MD Cellular Repair	±1,014 SF
1938	Farrington's	±1,873 SF
1942	Available	±1,761 SF
1944	Tj Salon & Spa	±1,985 SF
1946	Gmg Cleaners	±1,720 SF
1948	New Spring Day Spa	±2,491 SF
1952	Nupur Gupta DDS Inc	±1,438 SF
1954A	Berkshire Hathaway	±2,465 SF
1954B	Available	±1,536 SF
1962	Mountain Mike's	±2,550 SF
1966	Havana Kitchen	±928 SF
1968	Thai Osha	±1,350 SF
1972	Milk Tea Lab	±1,850 SF
1974	Taqueria Los Gallos	±1,380 SF
1978	Safeway	±47,488 SF



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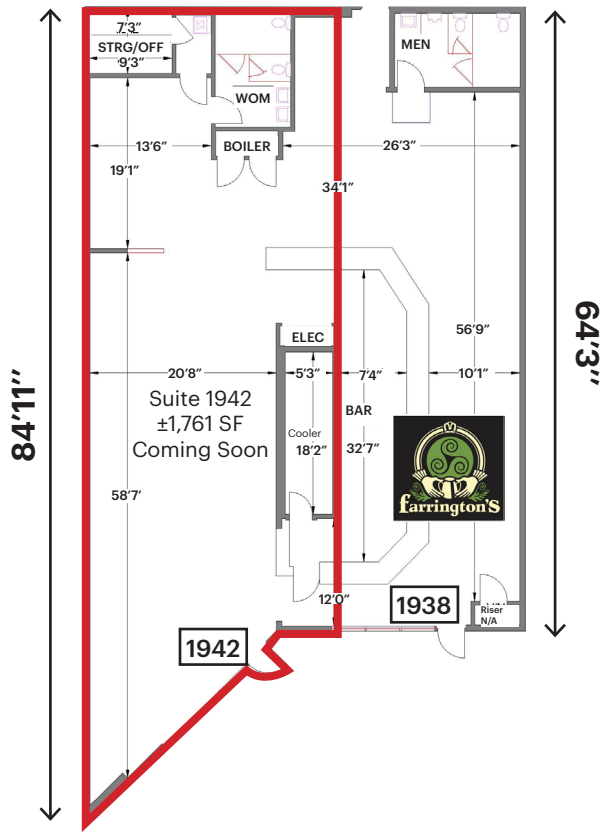


1st FLOOR: ±1,761 SF

Suite 1942: ±1,761 SF

RENT - \$36.00 PSF Annually Plus \$7.44 NNN (2024 Estimate)

Currently occupied by Farrington's Bar. Tenant will be downsizing and shall remain in the adjacent suite only, making suite 1942 available.



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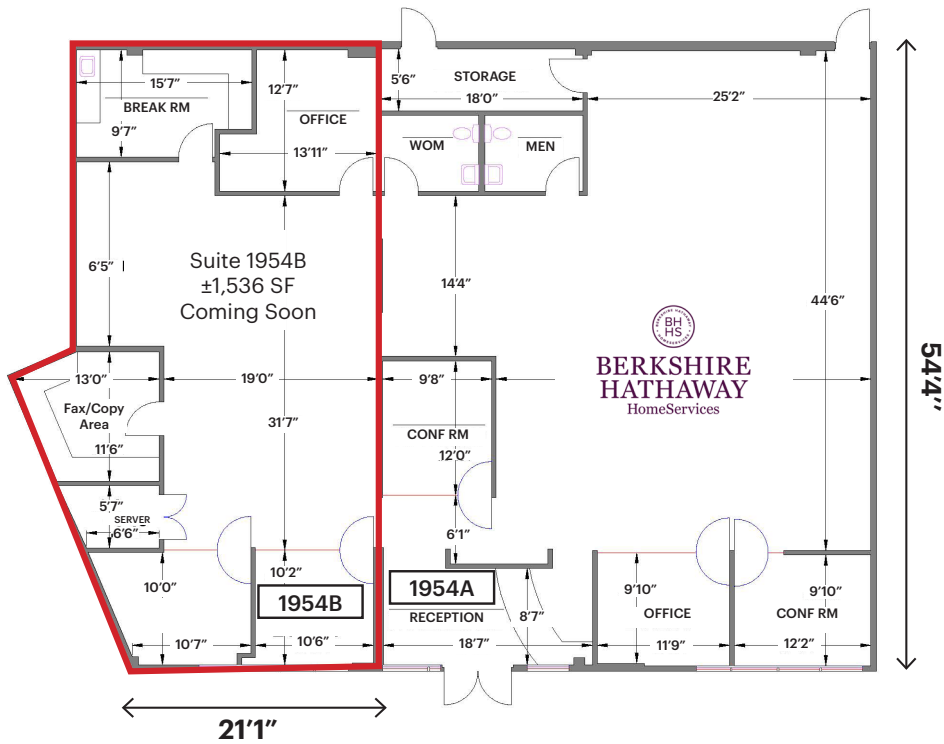
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1st FLOOR: ±1,536 SF

Suite 1954B: ±1,536 SF

RENT - \$36.00 PSF Annually Plus \$7.44 NNN (2024 Estimate)

Currently occupied by Berkshire Hathaway. Tenant will be downsizing and shall remain in the adjacent suite only, making suite 1954B available.



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CLOSE-UP MARKET AERIAL



INTERSTATE 680 243,602 ADT

I-680 OFF-RAMP

CONTRA COSTA BLVD.: 13,269 ADT

Sun Valley Inn

Pleasant Hill Plaza

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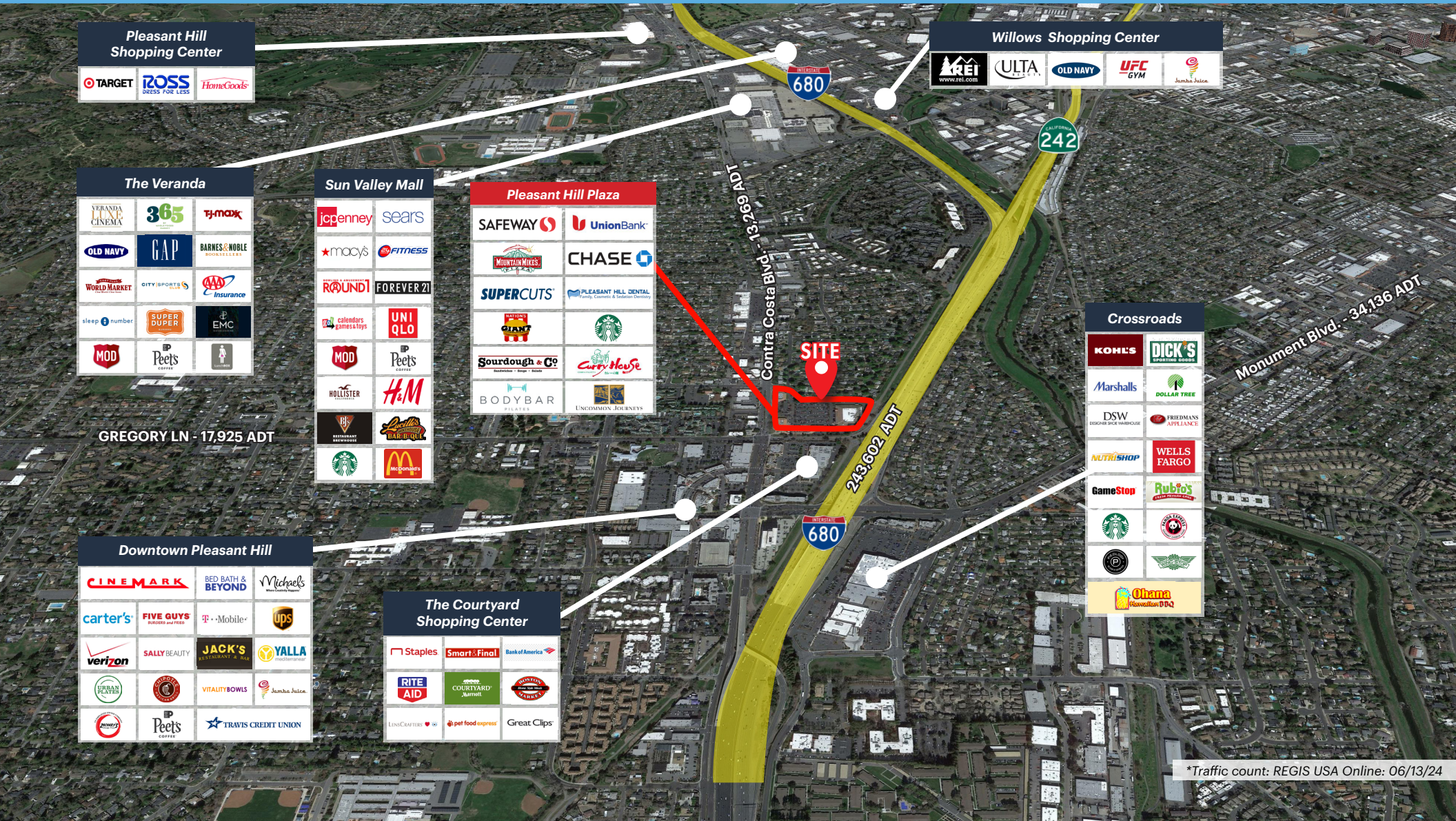
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DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
24,552	147,600	275,211



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
9,492	59,584	109,565



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$156,058	\$173,455	\$186,572



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.57 M	\$1.83 M	\$1.93 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
45.4%	52.3%	52.6%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$435.28 M	\$2.95 B	\$5.75 B

Pleasant Hill is home to over 24,552 residents within a 1-mile radius and an average income of \$156,058. The city is centrally located in Contra Costa County along I-680. Pleasant Hill has a small town charm, and yet has a vibrant downtown that attracts thousands of visitors on a regular basis.



*Demographics: REGIS USA Online: 06/13/24