



NOW LEASING

420-440 Railroad Ave | Pittsburg, CA

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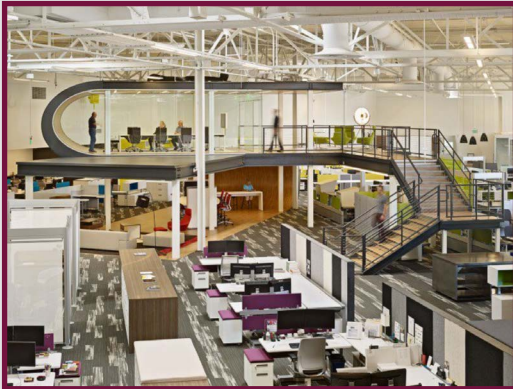
INTERO

Commercial



THE HAGAR GROUP

easy commute | ample parking
fully-renovated office spaces
old town pittsburg



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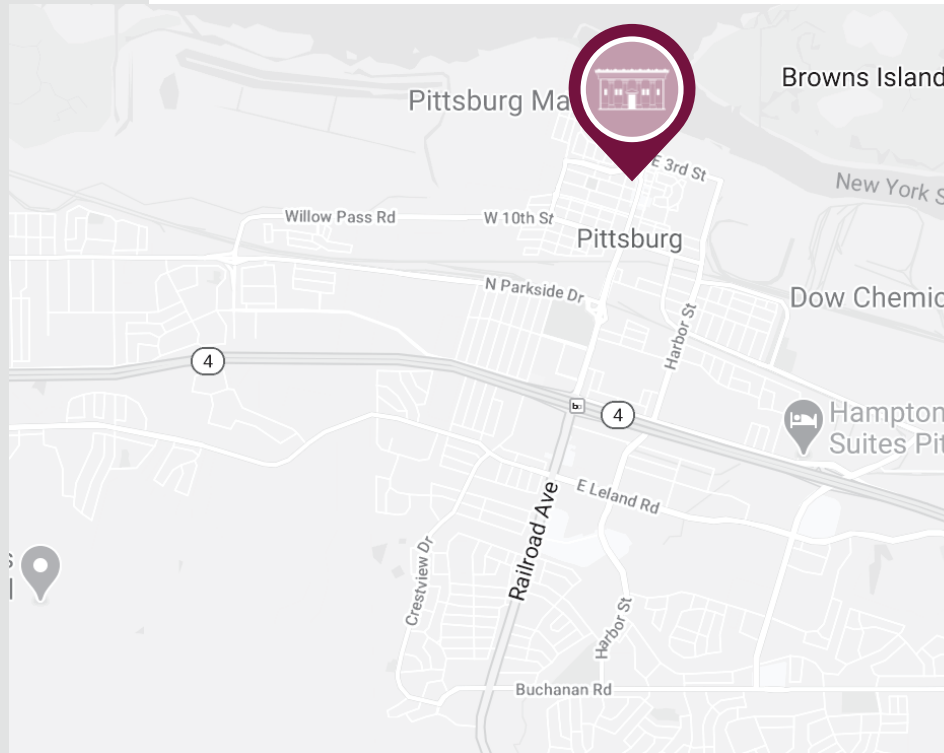
Executive Summary

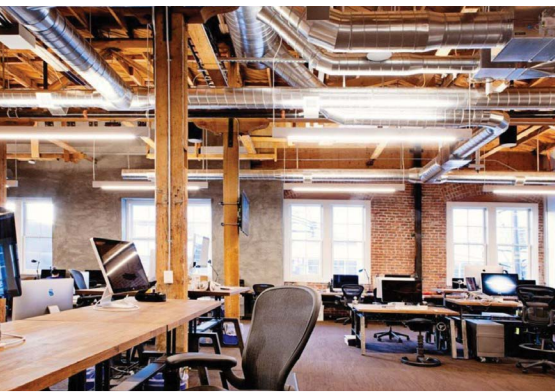
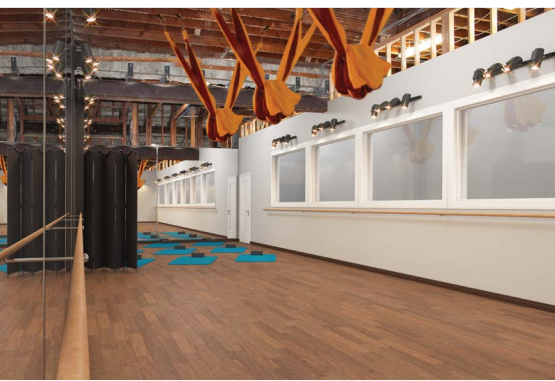
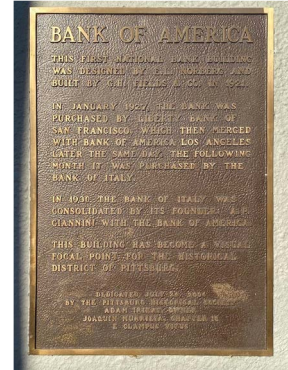
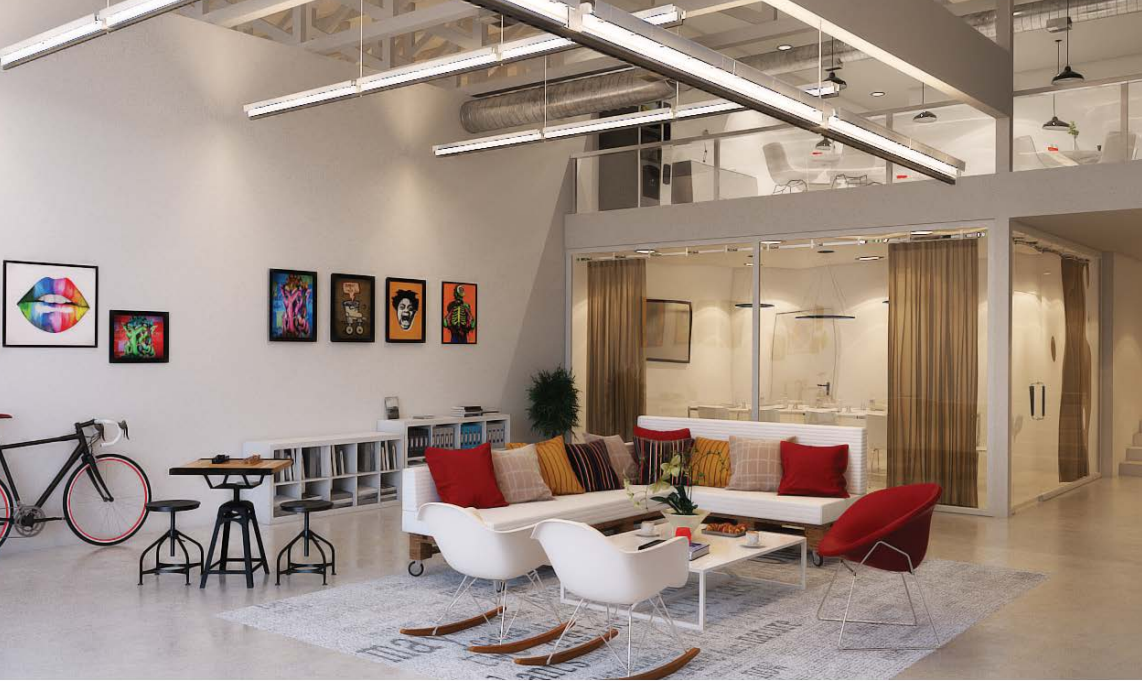
IMAGINE...
a new way
to work.

Executive Office Spaces for lease inside the **newly renovated & completely restored** Historic Bank Building, located at 420-440 Railroad Avenue in Old Town Pittsburg. With space from 150 to 2,236 square feet, we can work with you on the buildout of your new office space, providing you with a real office so you don't have to meet at coffee shops any longer.

Property Highlights

- ✓ Newly Renovated & Completely Restored
- ✓ Originally built in 1921
- ✓ Recognized by Pittsburg Historical Society
- ✓ Inaugurated for a second time with modern design and latest technology
- ✓ Space range from 150 - 2,236 sq ft
- ✓ Fully renovated office spaces
- ✓ Easy commute
- ✓ Ample parking





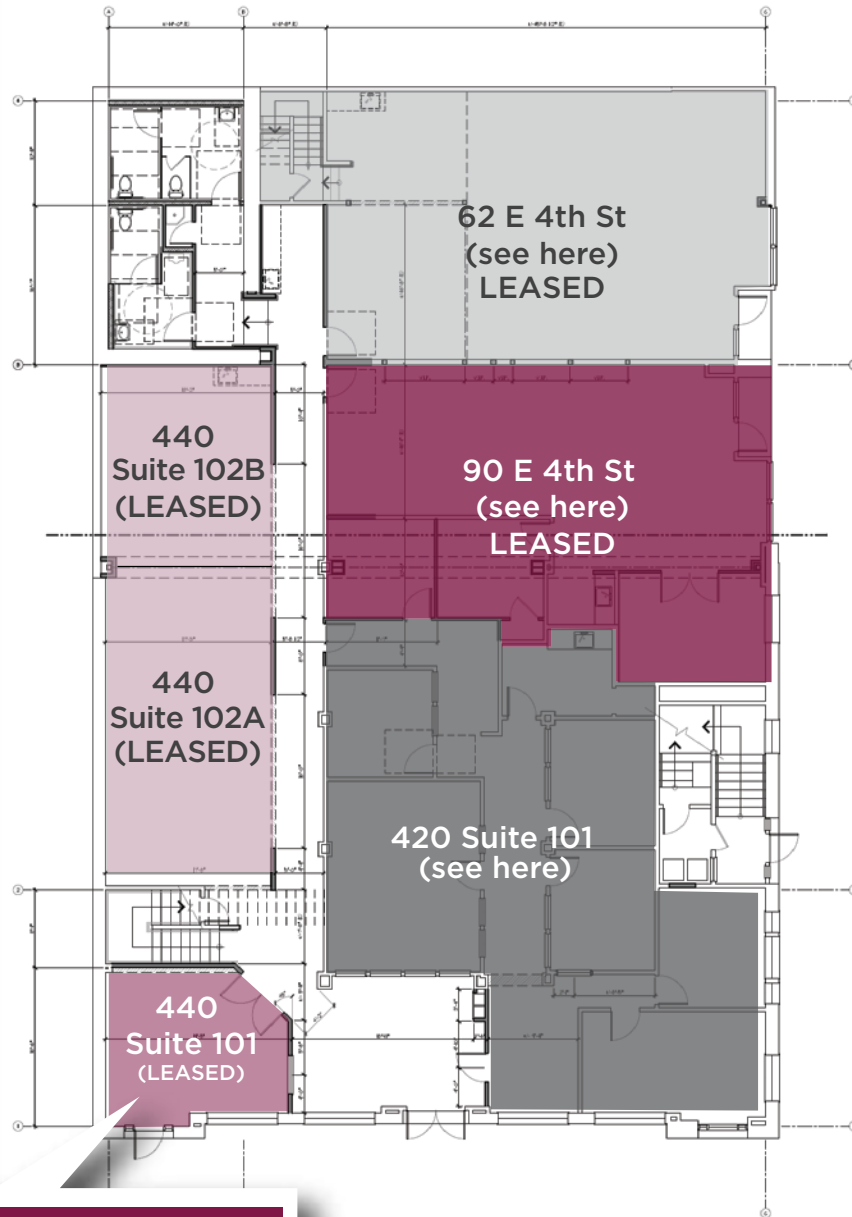
Video Overview



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Floor One



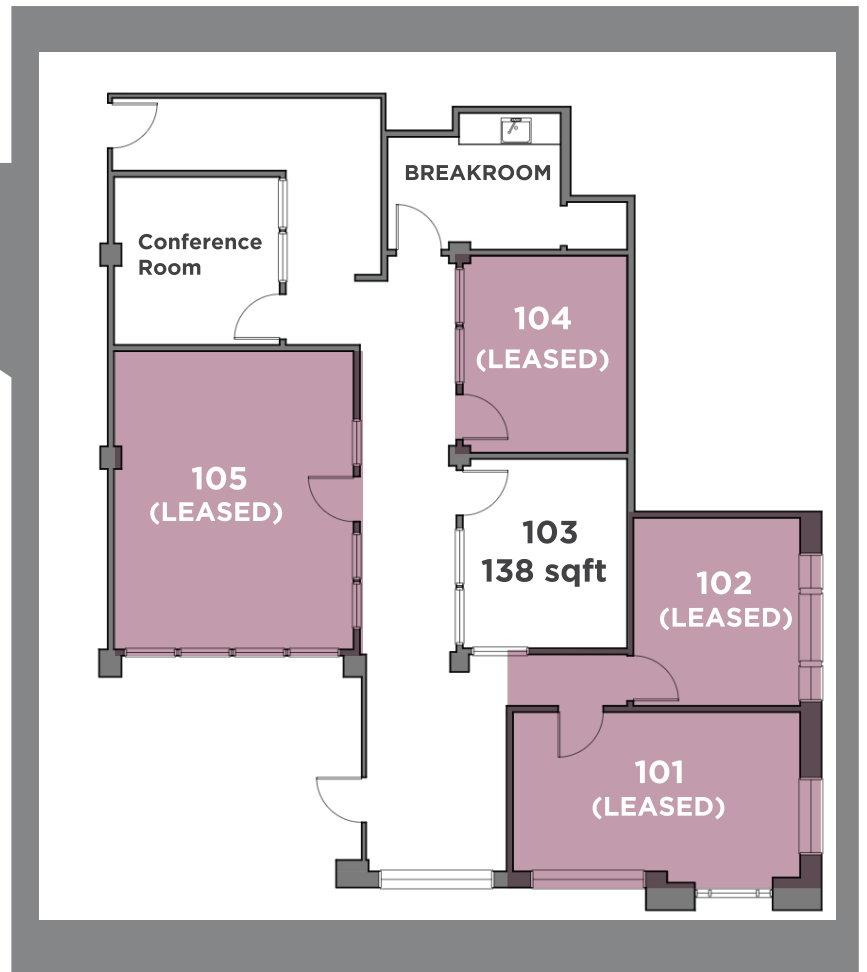
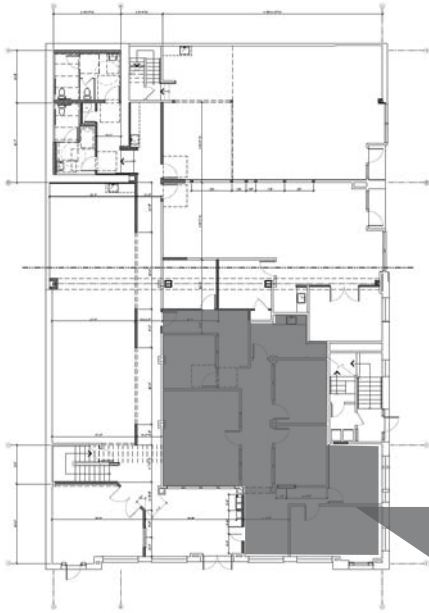
| SUITE | SQ FT | RENT |
|---------------|-------|--------|
| 440 Suite 101 | 284 | LEASED |

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Suite 101

958 sq ft



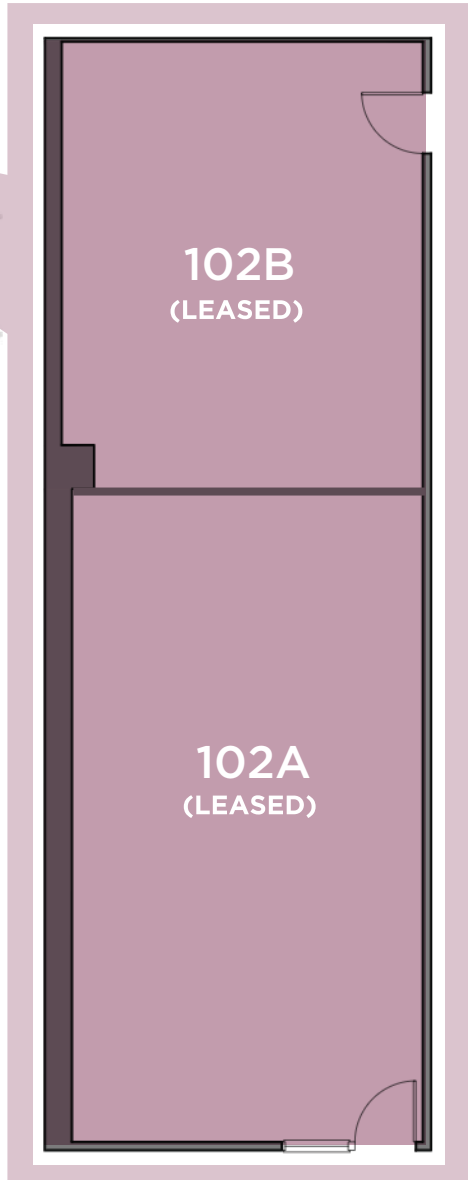
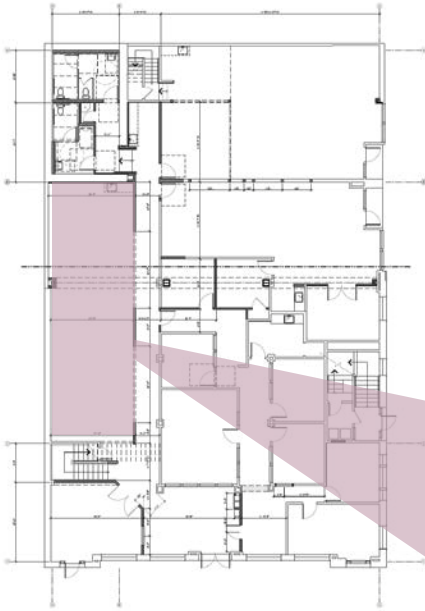
| SUITE | SQ FT | AVAILABILITY |
|-------|-------|--------------|
| 101 | 210 | LEASED |
| 102 | 151 | LEASED |
| 103 | 138 | AVAILABLE |
| 104 | 143 | LEASED |
| 105 | 316 | LEASED |

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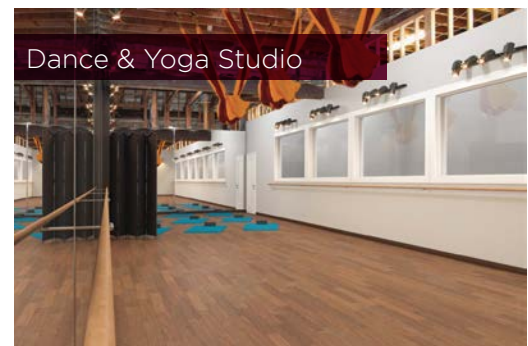
Suite 102

940 sq ft



| SUITE | SQ FT | RENT |
|-------|-------|--------|
| 102A | 540 | LEASED |
| 102B | 400 | LEASED |

THE POSSIBILITIES...



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90 E 4th St

1,156 sq ft

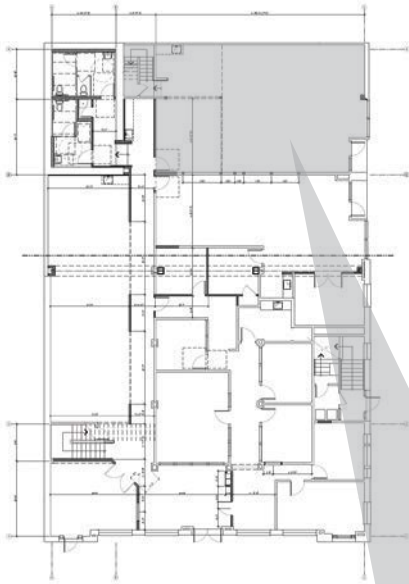


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62 E 4th St

2,236 sq ft

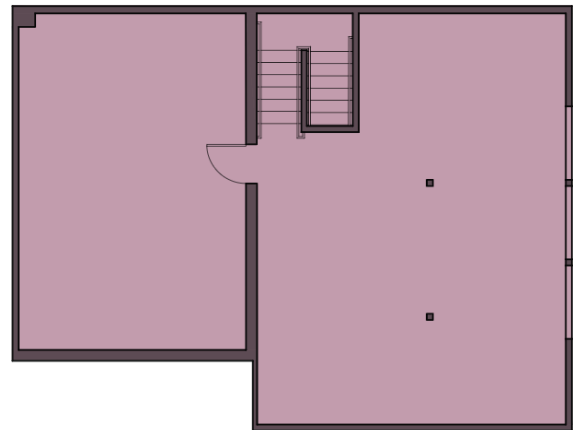


THE POSSIBILITIES...



1st floor

2nd floor



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Floor Two

| SUITE | SQ FT | AVAILABILITY |
|-------|-------|--------------|
| 203 | 146 | AVAILABLE |
| 211 | 133 | AVAILABLE |



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Aerial Maps

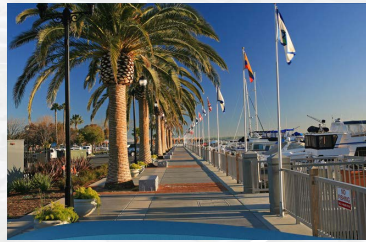


Aerial Maps

Abundant amenities within minutes, including restaurants, shops, Buckley Square, and the marina.



PITTSBURG MARINA



JOHN BUCKLEY SQUARE



Marina Blvd



3rd St

5th St



Railroad Ave



6th St



7th St



Cumberland St

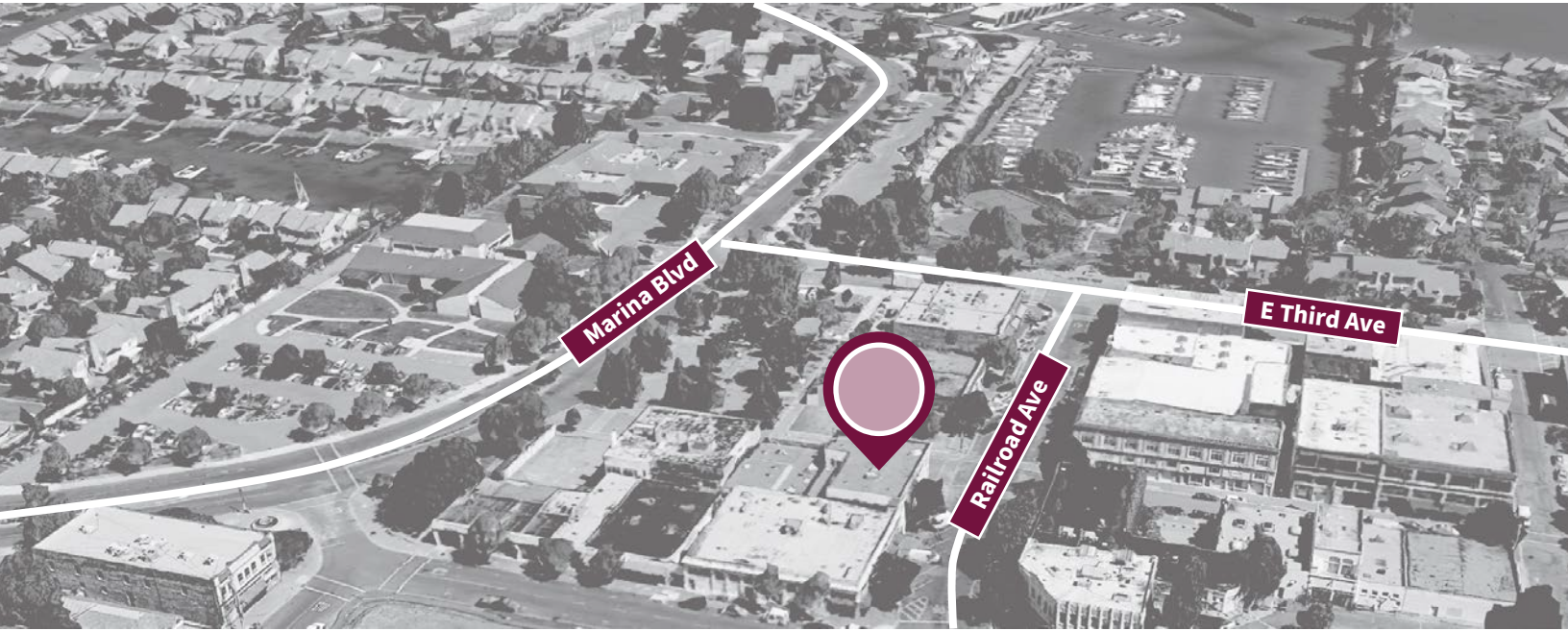


8th St

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Aerial Maps



Location Overview



Pittsburg is a city in Contra Costa County, California, United States. It is an industrial suburb located on the southern shore of the Suisun Bay in the East Bay region of the San Francisco Bay Area, and is part of the Sacramento-San Joaquin River Delta area. The city has an extensive history of coal mining and industrial development since the late 1800s, with USS-POSCO Industries (a joint venture between US Steel and POSCO of South Korea) and Dow Chemical Company maintaining substantial plants in Pittsburg.

Pittsburg has grown into a pleasant community of landscaped parks, recreational facilities, shopping centers, affordable housing and planned business and commercial development.

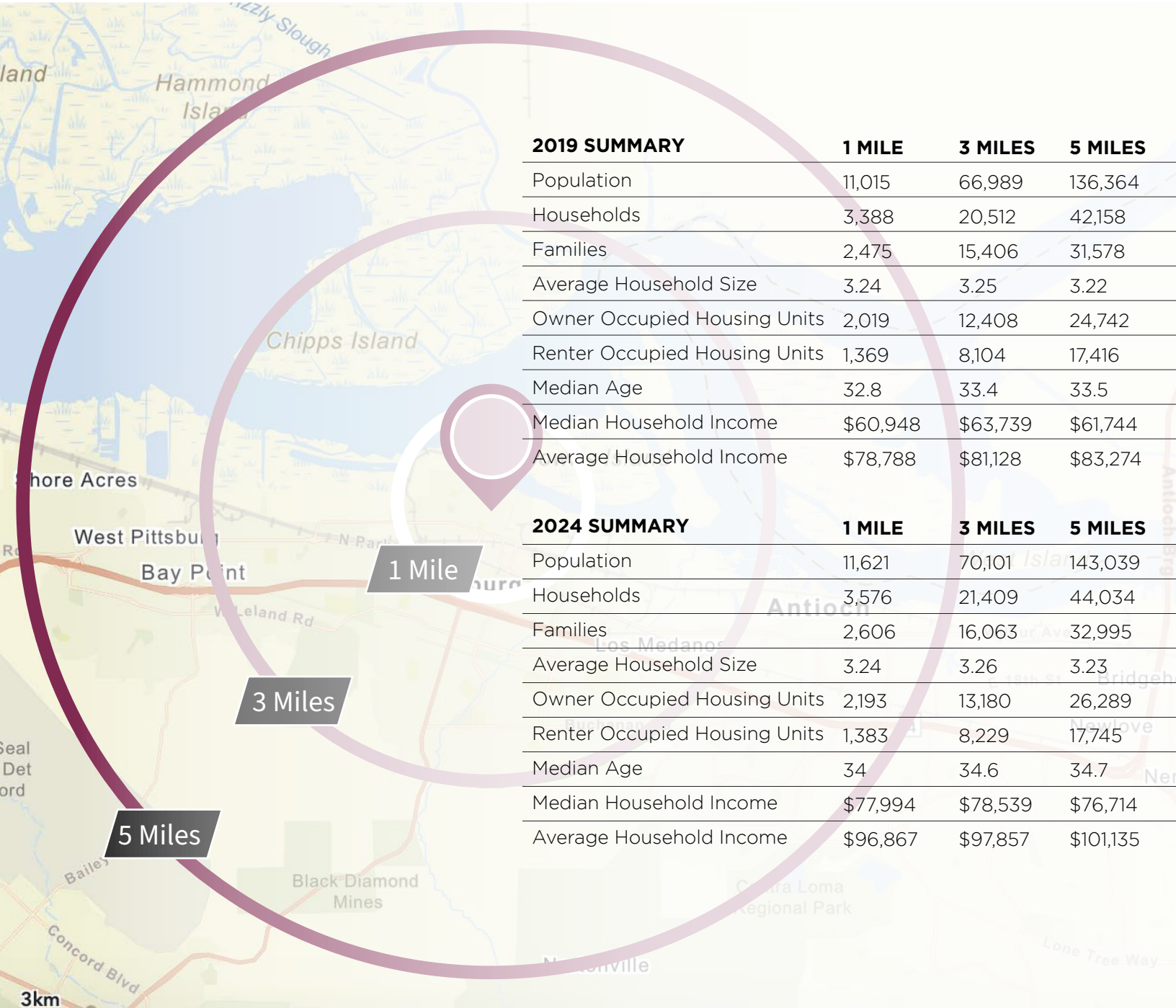
Pittsburg is striding into the future, each day more prosperous than the one before. New homes, renovated older homes, new businesses, a historic district being revived are all signs of even better times to come. Additionally, Pittsburg's local government has expanded the parks system, improved the roads, increased commerce and employment, expanded the Marina and built a modern Civic Center to take it into the 21st century. All of this at no additional cost to the taxpayer. Working together, the progress will continue.

On June 15, 2019, the East Bay Times reported that the Canadian company, Bombardier, Inc. is moving into a former warehouse in Pittsburg, where it will produce train cars destined for its Pacific Coast customers. Bombardier is one of the most active suppliers of train cars, and officials believe that the Pittsburg will substantially improve its competitive position.

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Demographics



2019 SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|---------------|----------------|----------------|
| Population | 11,015 | 66,989 | 136,364 |
| Households | 3,388 | 20,512 | 42,158 |
| Families | 2,475 | 15,406 | 31,578 |
| Average Household Size | 3.24 | 3.25 | 3.22 |
| Owner Occupied Housing Units | 2,019 | 12,408 | 24,742 |
| Renter Occupied Housing Units | 1,369 | 8,104 | 17,416 |
| Median Age | 32.8 | 33.4 | 33.5 |
| Median Household Income | \$60,948 | \$63,739 | \$61,744 |
| Average Household Income | \$78,788 | \$81,128 | \$83,274 |

2024 SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|---------------|----------------|----------------|
| Population | 11,621 | 70,101 | 143,039 |
| Households | 3,576 | 21,409 | 44,034 |
| Families | 2,606 | 16,063 | 32,995 |
| Average Household Size | 3.24 | 3.26 | 3.23 |
| Owner Occupied Housing Units | 2,193 | 13,180 | 26,289 |
| Renter Occupied Housing Units | 1,383 | 8,229 | 17,745 |
| Median Age | 34 | 34.6 | 34.7 |
| Median Household Income | \$77,994 | \$78,539 | \$76,714 |
| Average Household Income | \$96,867 | \$97,857 | \$101,135 |

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