

# GREGORY VILLAGE








1601-1699 CONTRA COSTA BLVD, PLEASANT HILL, CA 94523

ANCHORED BY



# HIGHLIGHTS

-  Grocery anchored center on high traffic arterial
-  Dense residential and daytime population
-  Affluent demographics
-  High identity end cap available
-  Monument signage available

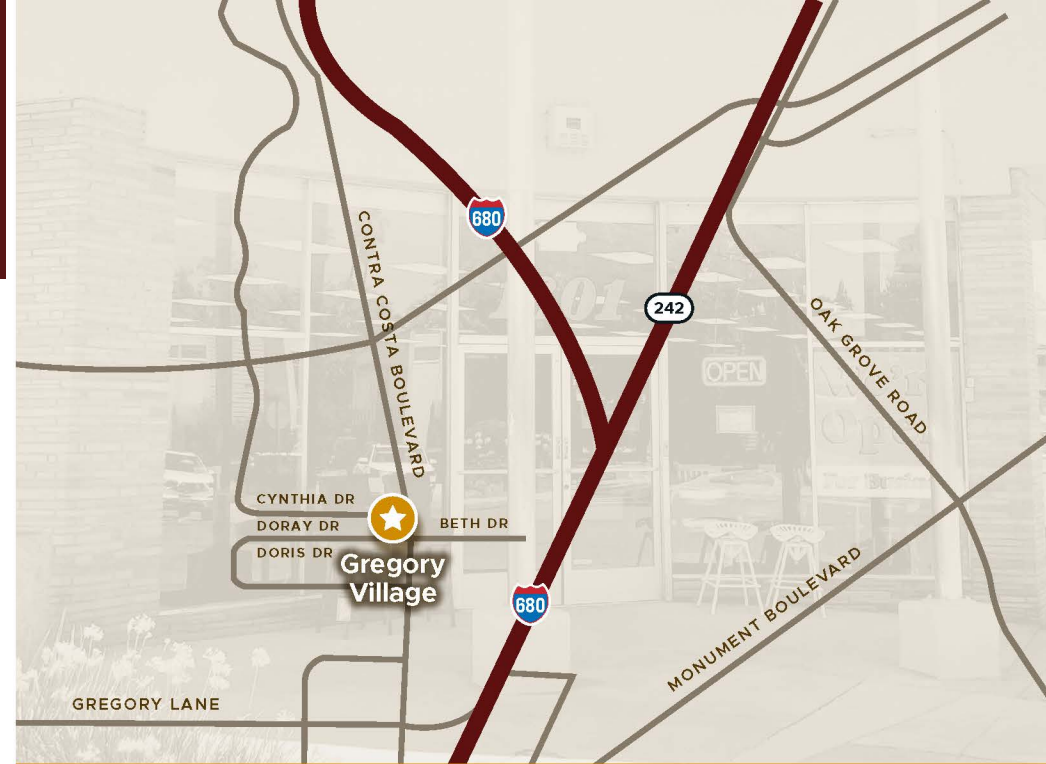
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	22,547	140,148	257,230
AVG. HH INCOME	\$125,907	\$135,803	\$148,756
DAYTIME POPULATION	11,560	78,684	147,505

## TRAFFIC COUNTS

CONTRA COSTA BLVD	28,928 ADT
HIGHWAY 680	269,900 ADT

Source: 2022 Esri.



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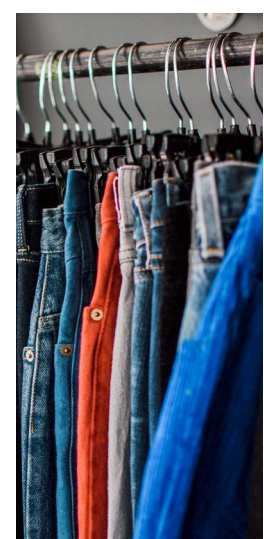


Contra Costa Blvd.  
28,928 ADT

Gregory Village | Pleasant Hill, California



 HIGH IDENTITY END CAP AVAILABLE



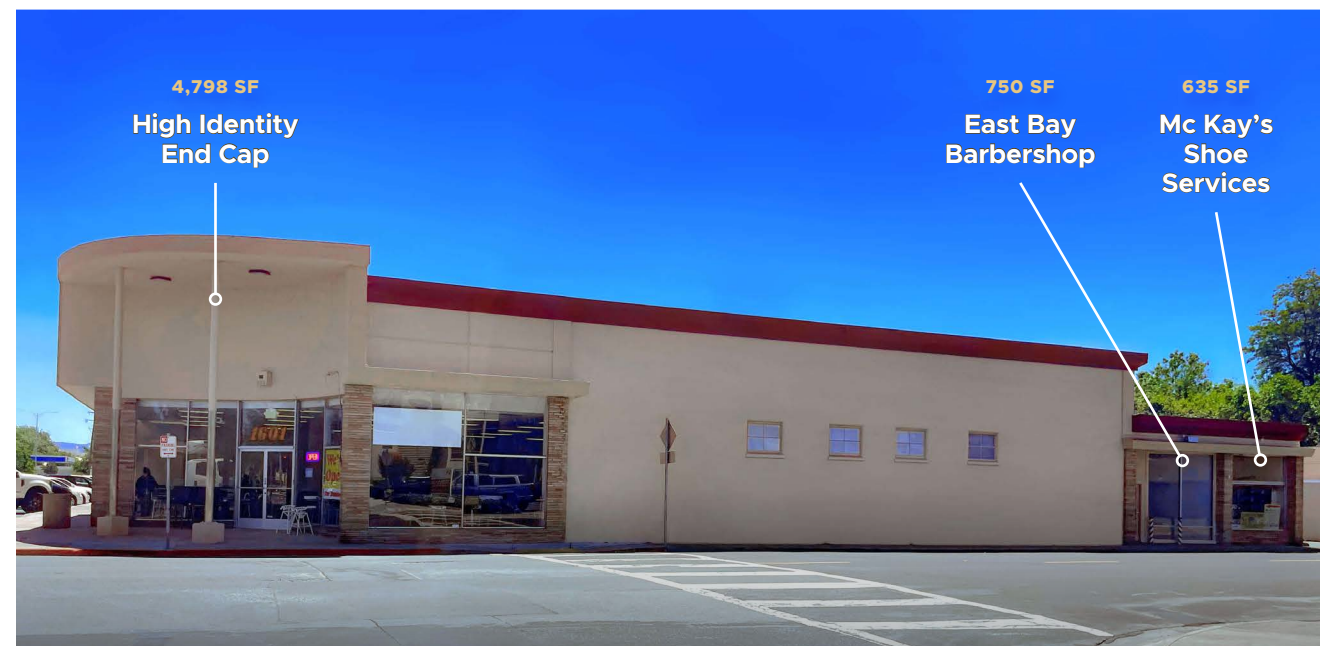
 GROCERY ANCHORED CENTER ON HIGH TRAFFIC ARTERIAL



CAN BE COMBINED TO 2,172 SF



1,437 SF AVAILABLE

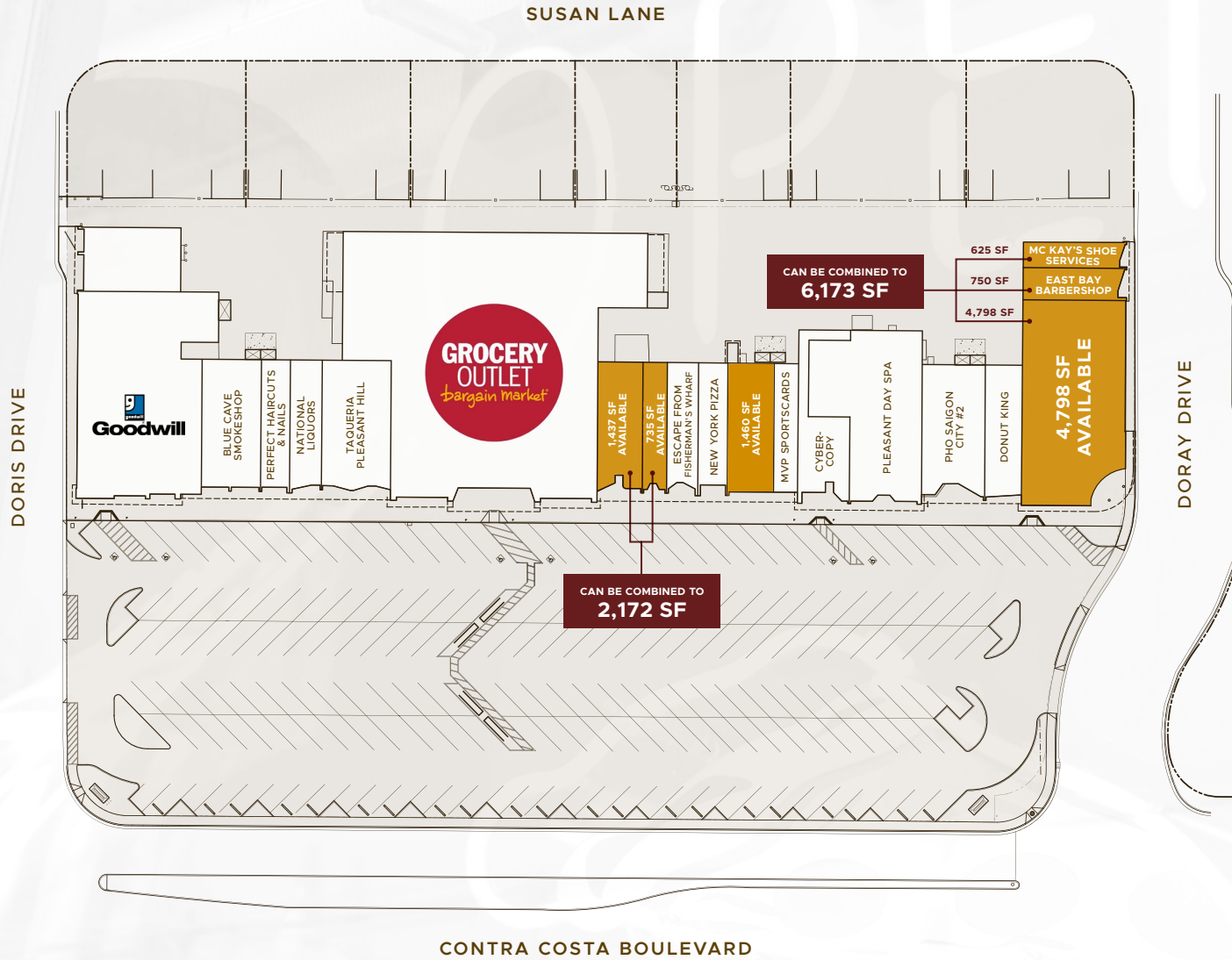


4,798 - 6,173 SF AVAILABLE | DIVISIBLE SPACE



1,460 SF AVAILABLE

# SITE PLAN



SUNVALLEY SHOPPING CENTER

sears ★macy's JCPenney

242

WILLOWS SHOPPING CENTER

five BELOW REI ULTA BEAUTY  
Panera BREAD OLD NAVY DAISO JAPAN BENIHANA

GREGORY VILLAGE

GROCERY OUTLET Spring Market  
NEW YORK FISH MARKET  
Goodwill

Contra Costa Blvd.  
28,928 ADT

Highway 680  
269,000 ADT

food maxx RITE AID

PLEASANT HILL PLAZA

SAFEWAY NATURAL GIANI SUPERCUTS

COSTCO WHOLESALE BIG LOTS! DOLLAR TREE

DOWNTOWN PLEASANT HILL

ROSS DRESS FOR LESS BED BATH & BEYOND CENTURY THEATRES.  
COLD STONE CREAMERY GOLF GALAXY ULTA BEAUTY TOGO'S FIVE GUYS Jamba

COURTYARD SHOPPING CENTER

STAPLES BOSTON MARKET LENS CRAFTERS  
RITE AID Smart & Final. the Vitamin Shoppe

CROSSROADS SHOPPING CENTER

KOHL'S Marshalls GameStop  
DOLLAR TREE SUBWAY DICK'S SPORTING GOODS



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