

FOR LEASE



1725-1745 Contra Costa Blvd | Pleasant Hill, CA



NAINorthgate
LEASING TEAM

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HIGHLIGHTS

- Excellent visibility and accessibility from Contra Costa Blvd.
- Exclusive onsite parking with access from both Contra Costa Blvd and Linda Drive.
- Strong retail hub including Sherwin Williams, TAP Plastics, PPG, Big O Tires, Ace Hardware, USPS, Safeway, Smart & Final, Rite Aid, Casper's, Michaels, McDonalds, Taco Bell, Grocery Outlet and more.

PROPERTY OVERVIEW

ADDRESS	1725-1745 Contra Costa Blvd Pleasant Hill, CA 94523	
LEASE PRICE	Contact Broker	
AVAILABLE SPACE	Unit 1725	± 4,524 SF (available w/ notice)
ZONING	Retail Business (RB)	
LEASE TYPE	NNN	
APN	150-103-008-2	
TRAFFIC	Contra Costa Blvd I-680	± 17,520 ADT ± 132,770 ADT



AERIAL VIEW



Doris Dr $\pm 1.4k$ ADT

Contra Costa Blvd $\pm 17.5k$ ADT

Linda Dr ± 469 ADT

Kathryn Dr

MARKET OVERVIEW



GREGORY VILLAGE SHOPPING MALL

California Dining and Barstools - Furniture Store
Pho Saigon City 2 - Vietnamese Restaurant
Pleasant Day Family Spa
Escape From Fisherman's Warf - Seafood
Taqueria Pleasant Hill
Perfect Haircut & Nails



Melo's Pizza & Pasta
My Thai Cuisine
Furniture Today
Los Barberos - Barber Shop
Jewelry Designers - Jewelry Designer



The Salvation Army Thrift Store & Donation Center
Wispy Lash Bar & Esthetics
Cashmere Skin - Beauty Salon
MV Studio - Beauty Salon
Village Music School



SITE

Caspers Hot Dogs



Contra Costa Blvd ± 17.5k ADT





Strategic Location & Accessibility

Pleasant Hill, California, is a thriving city in the heart of Contra Costa County, offering an ideal blend of suburban charm and commercial opportunity. Positioned along Interstate 680, Pleasant Hill provides seamless connectivity to major Bay Area markets, including San Francisco, Oakland, and Silicon Valley. The city is also served by the Pleasant Hill/Contra Costa Centre BART station, offering convenient public transit access.

Strong Economic Base & Business Climate

Pleasant Hill boasts a dynamic local economy supported by a mix of corporate offices, retail centers, and service industries. The city's pro-business environment, skilled workforce, and proximity to educational institutions like Diablo Valley College make it an attractive location for investors and businesses alike.

Retail & Dining Destinations

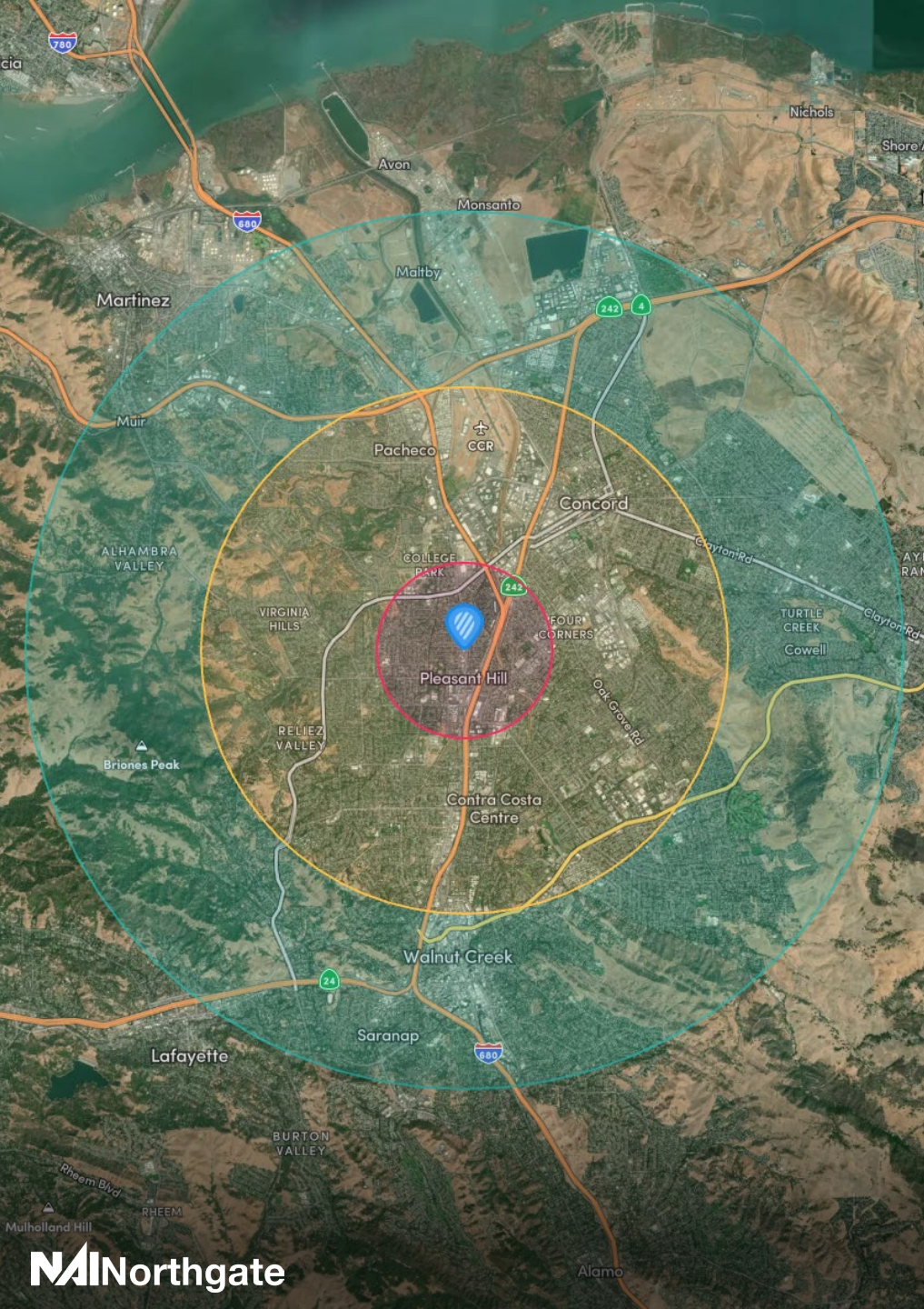
The city is home to Pleasant Hill Downtown, a bustling mixed-use district featuring national retailers, local boutiques, diverse dining options, and entertainment venues. Other key commercial centers include Crossroads Shopping Center and Crescent Plaza, making Pleasant Hill a prime destination for retail and service businesses.

Demographics & Market Demand

Pleasant Hill has a high-income, well-educated population, with a median household income significantly above the national average. Its desirable residential communities attract professionals and families, fueling strong consumer spending and demand for retail, office, and service-based businesses.

Quality of Life & Community Appeal

With excellent schools, beautiful parks, and a high quality of life, Pleasant Hill continues to attract residents and businesses looking for a balanced suburban environment with easy access to major employment centers. The city's commitment to development and infrastructure investment further enhances its appeal for commercial real estate.



DEMOGRAPHICS - 2025

	1 MILE	3 MILES	5 MILES
Population	22,398	148,029	263,532
Projected Growth (5 Yr)	22,336	148,526	264,539
Median Age	40	42	43
Households	8,366	58,073	102,901
White Population	9,478	68,765	131,132
Black Population	813	5,442	9,266
Am Indian Population	315	1,453	2,242
Asian Population	3,893	28,120	49,024
Other Population	7,837	44,747	72,875
Hispanic Population	34.04%	27.58%	24.62%
Average HH Income	\$148.6k	\$161.8k	\$175k
Median HH Income	\$113.3k	\$126.3k	\$138.8k
High School Graduates	13,830	98,977	179,203
College Graduates	8,288	62,435	114,448
Total Employees	12,079	78,367	138,018

NA Northgate

Investment Sales | Leasing | Asset Management | Property Management



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