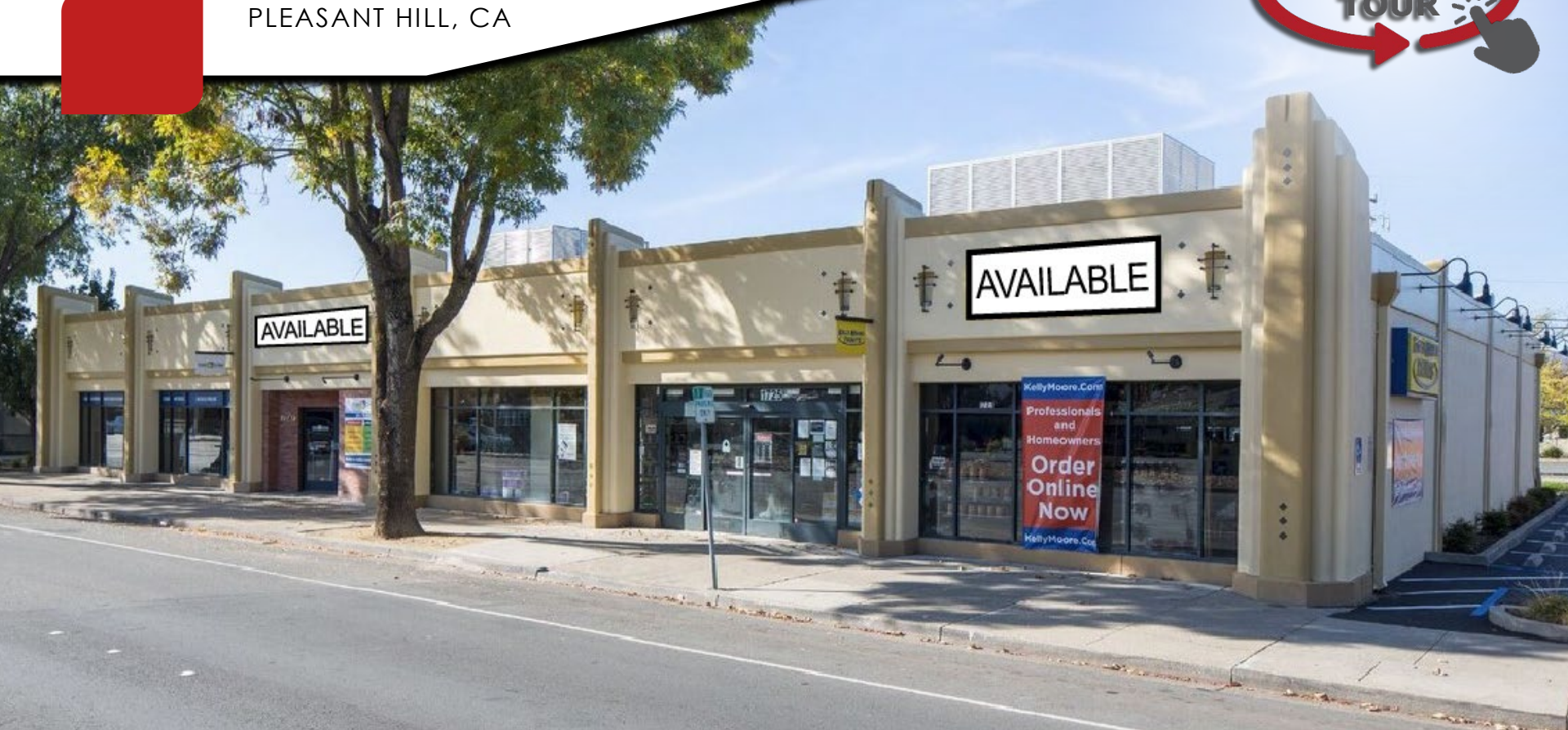




# FOR LEASE

1725 - 1745 Contra Costa Blvd  
PLEASANT HILL, CA



**CHRIS SANTANA**

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Lic #01868378

**NAI**Northgate

LEASING TEAM



## PROPERTY HIGHLIGHTS

- Two spaces available with potential for single tenant use.
- 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 INFO

LEASE PRICE:	Contact Broker
GLA/CONTIGUOUS SPACE:	± 10,065 SF
Space 1:	± 5,541 SF (Prior Paint Store)
Space 2:	± 4,524 SF (available w/ notice)
ZONING:	Retail Business (RB)
LEASE TYPE:	NNN
APN:	150-103-008-2
TRAFFIC:	Contra Costa Blvd: ± 29k ADT I-680: ± 261k ADT

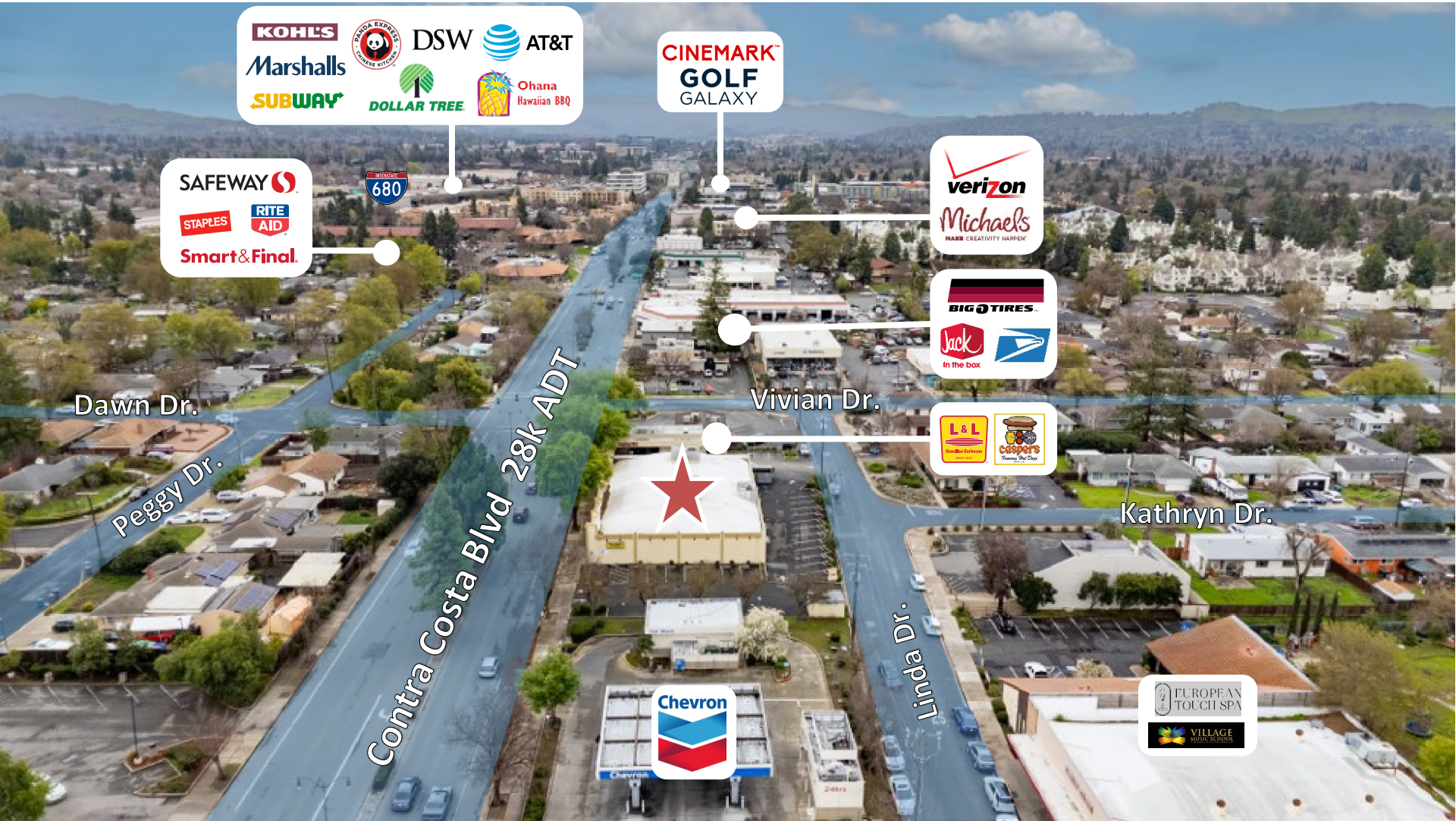
# AERIAL VIEW



# AERIAL VIEW - Northeast View



# MARKET OVERVIEW - Southern View



# MARKET OVERVIEW - Northeast View



# AREA OVERVIEW

## Pleasant Hill - CALIFORNIA

**Location:** Pleasant Hill is located in the East Bay area of the San Francisco Bay Area, which is known for its affluent and diverse population. This area attracts many visitors and tourists, which can increase foot traffic for retail businesses.

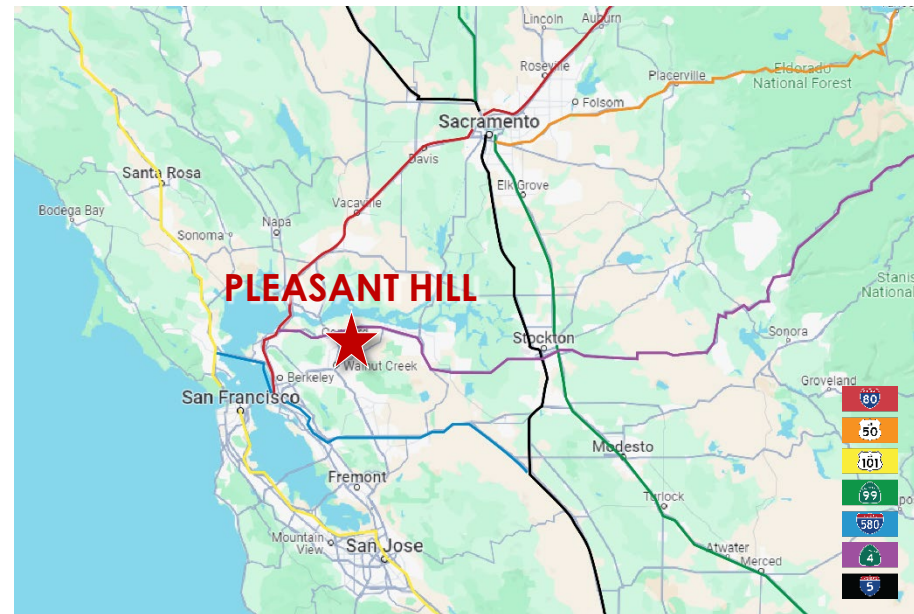
**Demographics:** Pleasant Hill has a population of over 35,000 people, with a median household income of over \$93,000. The population is also diverse, which can lead to a wider customer base for businesses.

**Shopping Centers:** Pleasant Hill has several large shopping centers, including the Sunvalley Shopping Center and the Downtown Pleasant Hill Shopping Center. These centers offer a variety of retail options, which can help draw in customers.

**Business-friendly environment:** Pleasant Hill has a business-friendly environment, with resources available to help entrepreneurs start and grow their businesses. The city also offers a variety of incentives to businesses, such as tax breaks and assistance with obtaining permits.

**Proximity to other cities:** Pleasant Hill is located near several other cities in the Bay Area, such as Walnut Creek, Concord, and Lafayette. This can increase the potential customer base for businesses, as people from these areas may come to Pleasant Hill to shop.

	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	22,609	226,636	483,919	
2028 Projected Population	22,551	226,804	484,648	
2023 Median Age	40	42	43	
INCOME				
2023 Estimated Average Household Income	\$134,031	\$145,152	\$151,375	
DIVERSITY				
2023 Estimated White	16,698	197,206	351,647	
2023 Estimated African American/Black	851	8,780	20,545	
2023 Estimated Asian or Pacific Islander	3,480	45,597	80,200	
2023 Estimated Hispanic	7,828	60,047	106,477	



## DISCOVER THE RIGHT REAL ESTATE OPPORTUNITY TO FIT YOUR NEEDS

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### ADVISORY SERVICES

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