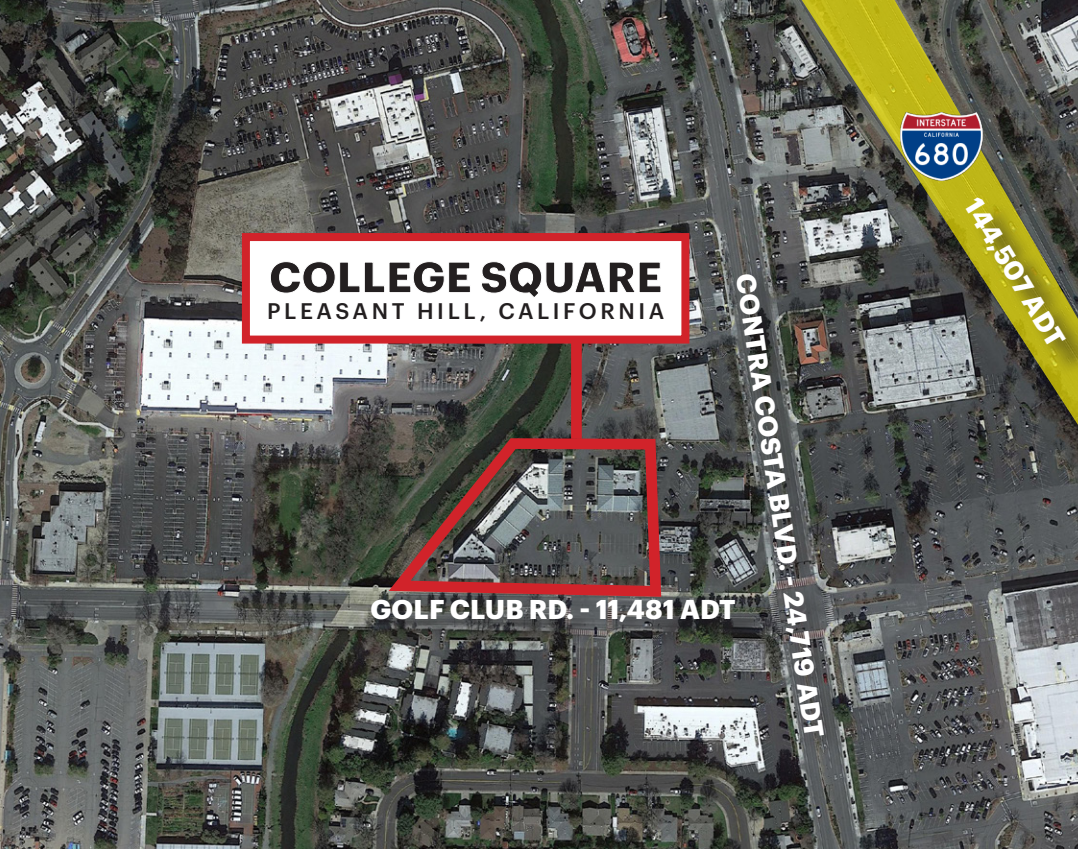




**COLLEGE SQUARE**  
30-60 GOLF CLUB ROAD, PLEASANT HILL, CALIFORNIA  
±1,399 SF RETAIL AVAILABLE FOR LEASE





**COLLEGE SQUARE**  
PLEASANT HILL, CALIFORNIA

**GOLF CLUB RD. - 11,481 ADT**

**CONTRA COSTA BLVD - 24,719 ADT**

**INTERSTATE CALIFORNIA 680**

**144,507 ADT**

**ABOUT PLEASANT HILL**

Pleasant Hill is a city in Contra Costa County, California, United States, in the East Bay of the San Francisco Bay Area. The population was 35,419 in 2021. It was incorporated in 1961. Pleasant Hill is the home of College Park High School, Diablo Valley College, the Pleasant Hill Library of the Contra Costa County Library system, and the Pleasant Hill Recreation & Park District.

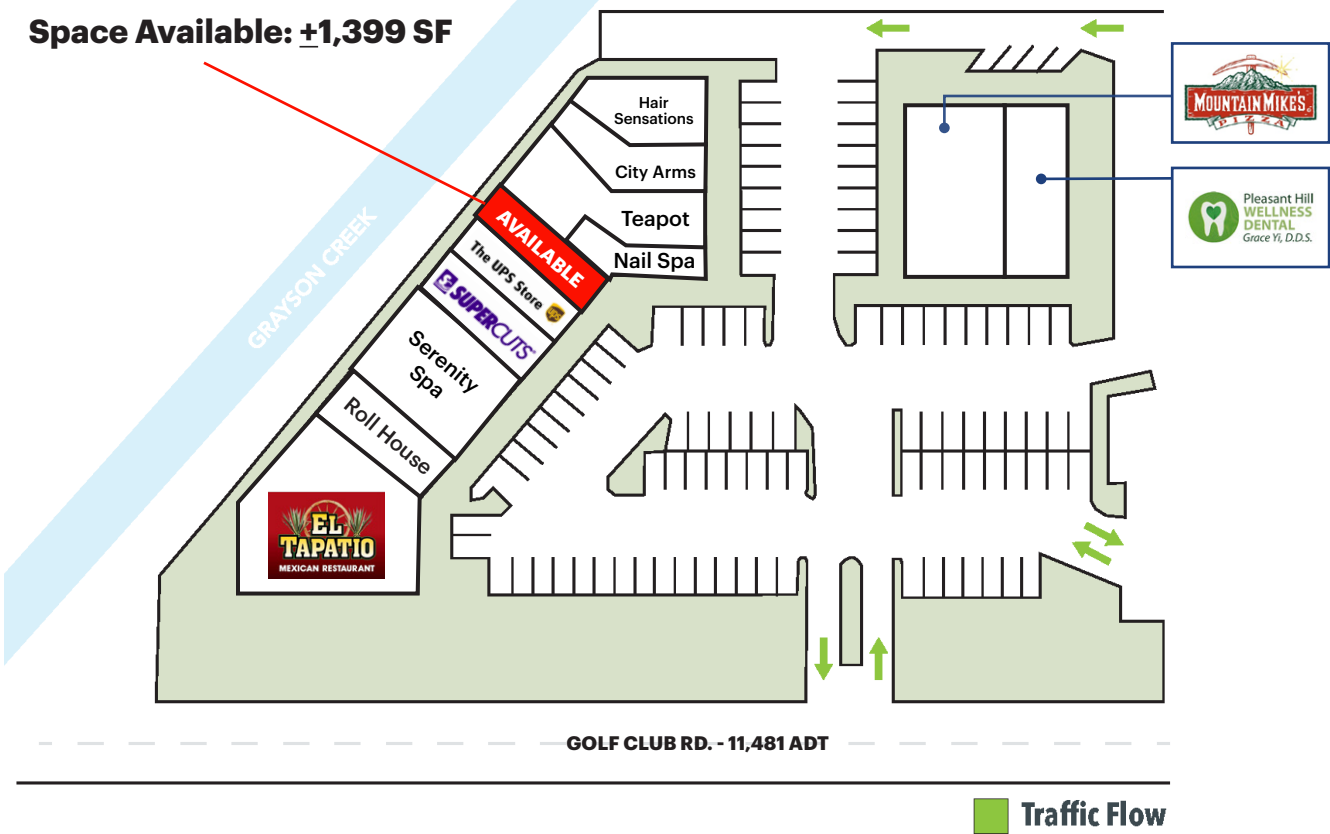
**PROPERTY PROFILE**

<b>AVAILABLE SPACE</b>	±1,399 SF	
<b>TRAFFIC COUNTS</b>	Golf Club Rd.	11,481 ADT
	Contra Costa Blvd.	24,719 ADT
	I-680	144,507 ADT
<b>PROPERTY HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• ±1,399 SF Space Available</li> <li>• Update to Monument Signage with Tenant Name for Larger Space</li> <li>• Less Than a Block from Diablo Valley College with Over 28,000 Students</li> <li>• Co-tenants Include: Mountain Mikes Pizza, Supercuts, The UPS Store, El Tapatio, Teapot</li> </ul>	





Space Available:  $\pm 1,399$  SF



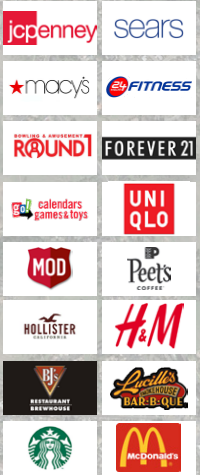


TAYLOR BLVD. -19,722 ADT

**Pleasant Hill Shopping Center**



**Sun Valley Mall**



**COLLEGE SQUARE**  
PLEASANT HILL, CALIFORNIA

680

CONTRA COSTA BLVD. -24,719 ADT

144,407 ADT

242

**The Veranda**



GREGORY LN. -15,338 ADT

**Gregory Village**



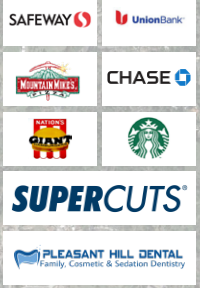
**Willows Shopping Center**



MONUMENT BLVD. -27,286 ADT

680

**Pleasant Hill Plaza**



**Downtown Pleasant Hill**



**The Courtyard Shopping Center**



**Crossroads**







## POPULATION

1 MILE	3 MILES	5 MILES
10,480	138,321	256,487



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$129,701	\$132,589	\$144,216



## HOUSEHOLD INCOME DISTRIBUTION

**\$200,000 or More**

1 MILE	3 MILES	5 MILES
748	8,739	20,417



## MEDIAN HOME VALUE

**\$1,000,000 or More**

1 MILE	3 MILES	5 MILES
186	3,520	10,152



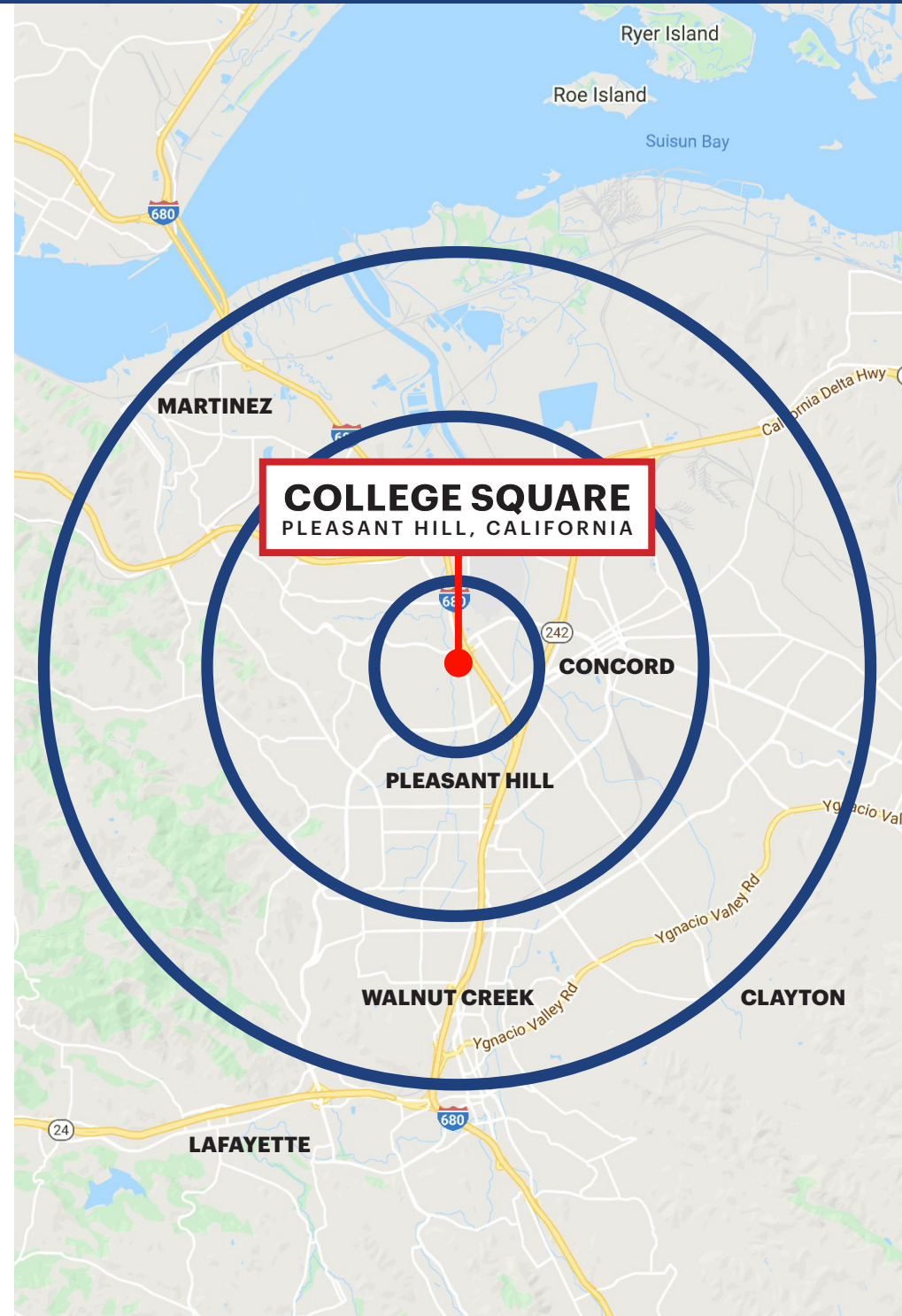
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
3,410	41,856	88,308



## TOTAL RETAIL EXPENDITURES

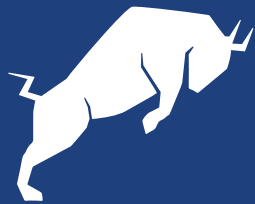
1 MILE	3 MILES	5 MILES
\$174.29 M	\$2.11 B	\$4.27 B





# COLLEGE SQUARE

30-60 GOLF CLUB ROAD, PLEASANT HILL, CALIFORNIA



**LOCKEHOUSE**

**JIM SHEPHERD**

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License #01260555