

FOR SALE OR LEASE



INTERSTATE
680
I-680

SUNVALLEY SHOPPING CENTER

Sunvalley Blvd

Contra Costa Blvd

Taylor Blvd



SITE

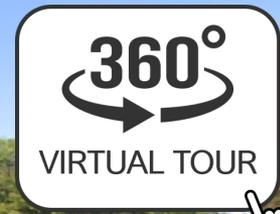
Exceptional Location in the Heart of Pleasant Hill

1025-1035 Contra Costa Blvd | Pleasant Hill, CA

NAINorthgate

XAVIER SANTANA
925.226.2455
xcs@ngcip.com
Lic #01317296

CHRIS SANTANA
925.203.1106
csteam@ngcip.com
Lic #01868378



HIGHLIGHTS

- Hard corner prior Rasputin & Blimpies Pizza. Grease trap located on the street end cap with ability to add outdoor patio on both ends of the building. City landscaping recently completed at the property. Located on Contra Costa & Sunvalley, signalized intersection across from the Sunvalley Mall.
- Walk Score of 83 ("Very Walkable") with nearby public transit options.
- End-cap unit includes a grease trap and potential for patios on both sides of the building.
- Minutes from The Veranda, Sunvalley Mall, and Diablo Valley Plaza—anchored by top-tier national retailers, restaurants, and services.
- Immediate access to I-680 and Hwy 242 for seamless travel throughout the East Bay.
- Over 157,000 residents within a 10-minute drive; median household income exceeds \$114,000.
- City-completed landscaping enhances curb appeal and site readiness.

PROPERTY OVERVIEW

| | | |
|-----------------|--------------------------------------|----------------|
| LEASE PRICE | Contact Chris Santana | |
| SALE PRICE | \$5,800,000 | |
| ZONING | Commercial Retail | |
| YEAR BUILT | 1966 | |
| PARCEL SIZE | 1.25 acres | |
| SPACE AVAILABLE | Suite 1 | ± 5,600 sq ft |
| | Suite 2 | ± 4,000 sq ft |
| | Suite 3 | ± 2,400 sq ft |
| | GLA | ± 12,000 sq ft |
| | *Option to combine 2 or more spaces. | |
| APN | 153-134-025-3, 153-134-026-1 | |
| TRAFFIC | Contra Costa Blvd | ± 15,513 ADT |
| | Taylor Blvd | ± 11,938 ADT |

AERIAL VIEW

Suite 1

±5,600 sq ft

Suite 2

±4,000 sq ft

Suite 3

±2,400 sq ft

MARKET OVERVIEW

CASA DEL SOL SHOPPING CENTER

Urs Threading Pleasant Hill - Beauty Salon
 Friends of the Pleasant Hill Library
 Hospice Thrift Shoppes



Diablo Valley College
 College Park High School
 Valhalla Elementary School
 Contra Costa Country Club

SITE

Contra Costa Blvd ± 15,513 ADT

Taylor Blvd ± 11,983 ADT

Mancini's Sleep World
 Szechuan Garden - Chinese Restaurant
 Rotten Robbie - Gas Station
 Pot of Gold Collectibles and More - Toy Store
 Play It Again Sports - Sporting Goods
 Magoo's Grill and Bar
 El Aguila Mexican Cuisine

SUNVALLEY SHOPPING CENTER





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

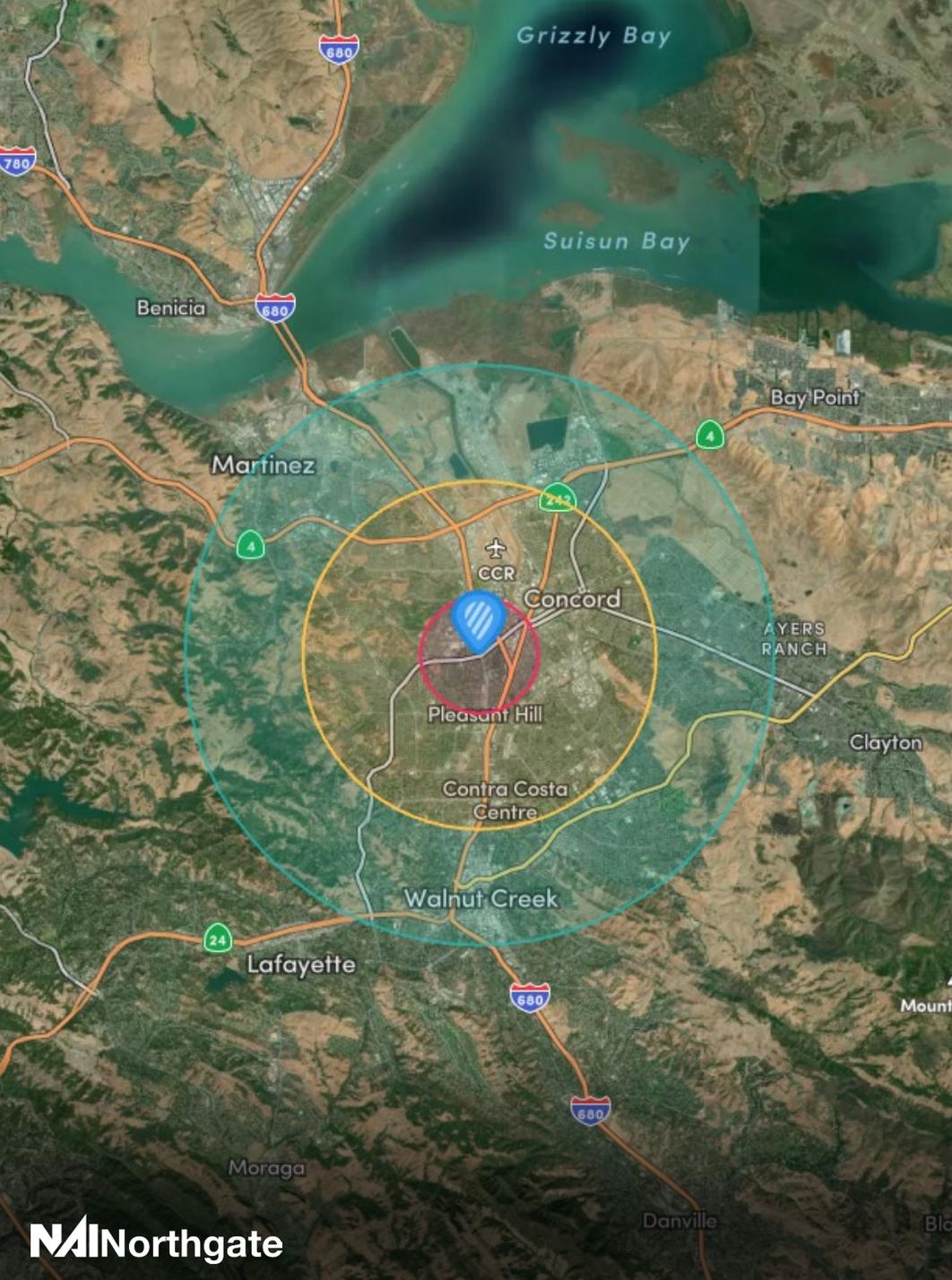
The city is home to Pleasant Hill Downtown, a bustling mixed-use district featuring national retailers, local boutiques, diverse dining options, and entertainment venues. Other key commercial centers include Crossroads Shopping Center and Crescent Plaza, making Pleasant Hill a prime destination for retail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

| | 1 MILE | 2 MILES | 3 MILES |
|-----------------------|----------|----------|----------|
| Population | 14,174 | 71,585 | 139,297 |
| Projected Growth | 14,141 | 71,574 | 139,795 |
| Median Age | 40 | 40 | 42 |
| Households | 5,339 | 27,069 | 53,807 |
| White Population | 6,379 | 28,941 | 62,496 |
| Black Population | 521 | 2,775 | 5,360 |
| Am Indian Population | 168 | 930 | 1,500 |
| Asian Population | 2,704 | 12,834 | 25,765 |
| Other Population | 4,368 | 26,096 | 44,674 |
| Hispanic Population | 28.75% | 35.43% | 29.81% |
| Average HH Income | \$166.2k | \$138.4k | \$155.3k |
| Median HH Income | \$122k | \$107.3k | \$120.9k |
| High School Graduates | 9,137 | 44,724 | 91,913 |
| College Graduates | 5,691 | 25,843 | 54,844 |
| Total Employees | 7,610 | 37,692 | 74,036 |

NAI Northgate

Investment Sales | Leasing | Asset Management | Property Management



XAVIER C SANTANA

CEO, Broker

P: 925.226.2455

xcs@ngcip.com

Lic #01317296

DRE: #01910787



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President, Leasing

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