

# FOR LEASE

**±6,507 SF | Retail / Restaurant**  
2108 Railroad Avenue, Pittsburg, CA 94565



# LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206  
Walnut Creek, CA 94596  
License #01784084

**Jon Woodcox**  
(925) 627-7903  
jon@lockehouse.com  
License #01923630

**Adria Giacomelli**  
(925) 997-2307  
adria@lockehouse.com  
License #01498795

## SUMMARY

Retail/Restaurant Space for Lease

Address 2108 Railroad Avenue, Pittsburg, CA 94565

Cross Street Highway 4

Available 2,907 SF (divisible 1,800 SF / 1,107 SF)  
3,600 SF Second Floor

Rents Call Broker

NNN \$0.70

Parking 5.6 Parking Stalls Per 1,000 SF

City's Website <http://www.ci.pittsburg.ca.us/>

**You**  Walk-Through Video:  
<https://youtu.be/CcPpysJNKPO>

## HIGHLIGHTS

- Last and Best Space in Railroad Plaza
- Hard Corner Freeway Visibility
- Adjacent to Hwy 4 Interchange
- Adjacent to BART
- Strong Grocery Anchor
- Fantastic Signage Opportunity
- High Traffic Counts: HWY 4 - 141,635 ADT  
Railroad Ave - 35,000 ADT  
E Leland Road - 35,000 ADT  
W Leland Road - 17,458 ADT  
Kirker Pass Rd - 19,053 ADT

## DEMOGRAPHICS

### ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
25,514	73,521	146,386



### DAYTIME EMPLOYEES

1 MILE	3 MILES	5 MILES
6,939	19,302	28,568



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$79,139	\$92,008	\$92,694



### BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
2,820	9,771	21,009



### HOUSEHOLD RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$2,362	\$2,611	\$2,606



### HOUSEHOLD DENSITY

1 MILE	3 MILES	5 MILES
2,383	790	574



### HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
3,451	9,637	19,209



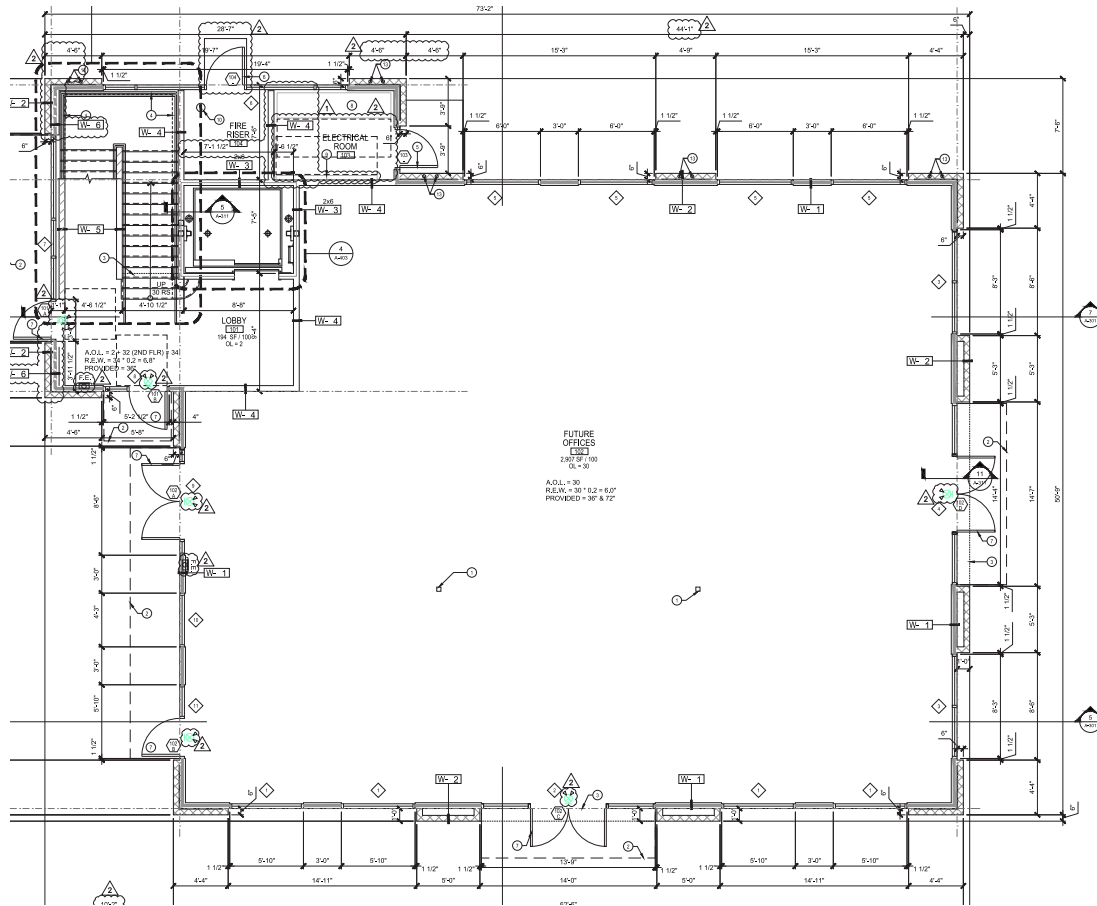
### HOME VALUES OVER 1 MILLION

1 MILE	3 MILES	5 MILES
315	1,002	1,923



# FIRST FLOOR SPACE PLAN

2108 RAILROAD AVENUE, PITTSBURG, CA 94565



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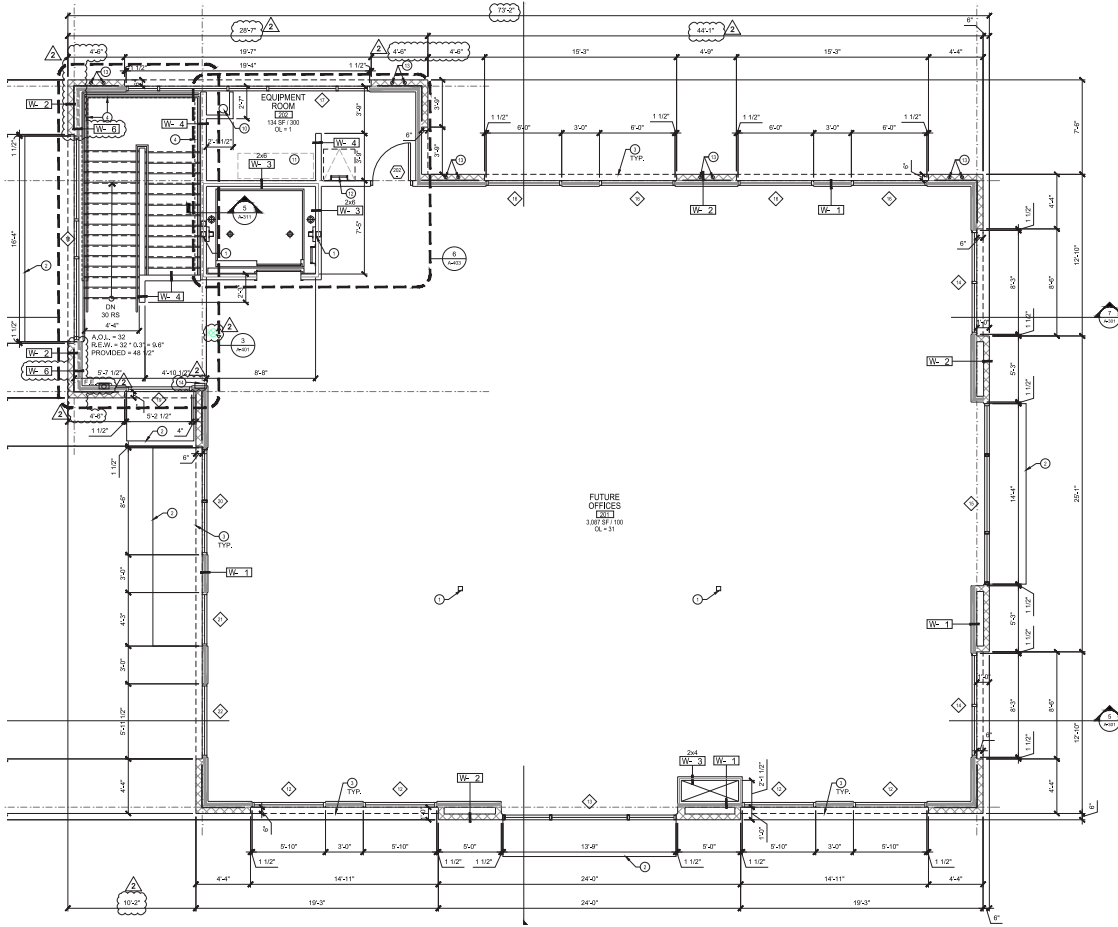
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# SECOND FLOOR SPACE PLAN

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# SIGNAGE OPPORTUNITY

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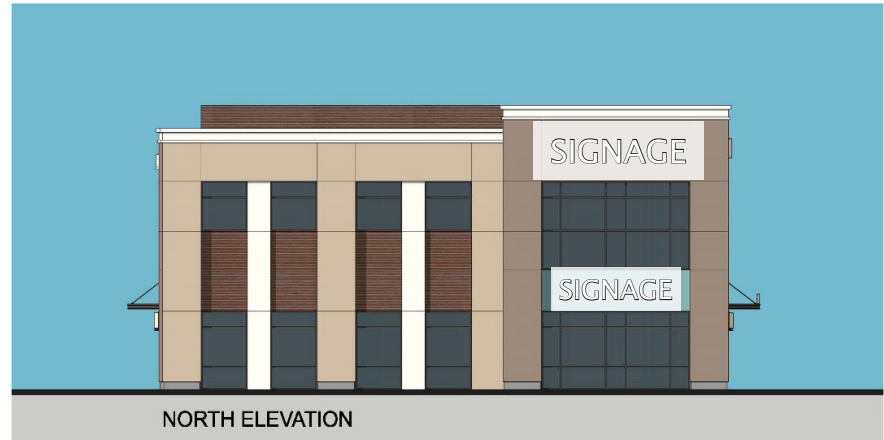
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

## Railroad Avenue Retail | Exterior Elevations

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# PROPERTY PHOTOS

2108 RAILROAD AVENUE, PITTSBURG, CA 94565

LOCKEHOUSE RETAIL GROUP | www.LOCKEHOUSE.com



2108 Railroad Ave  
Pittsburg, CA



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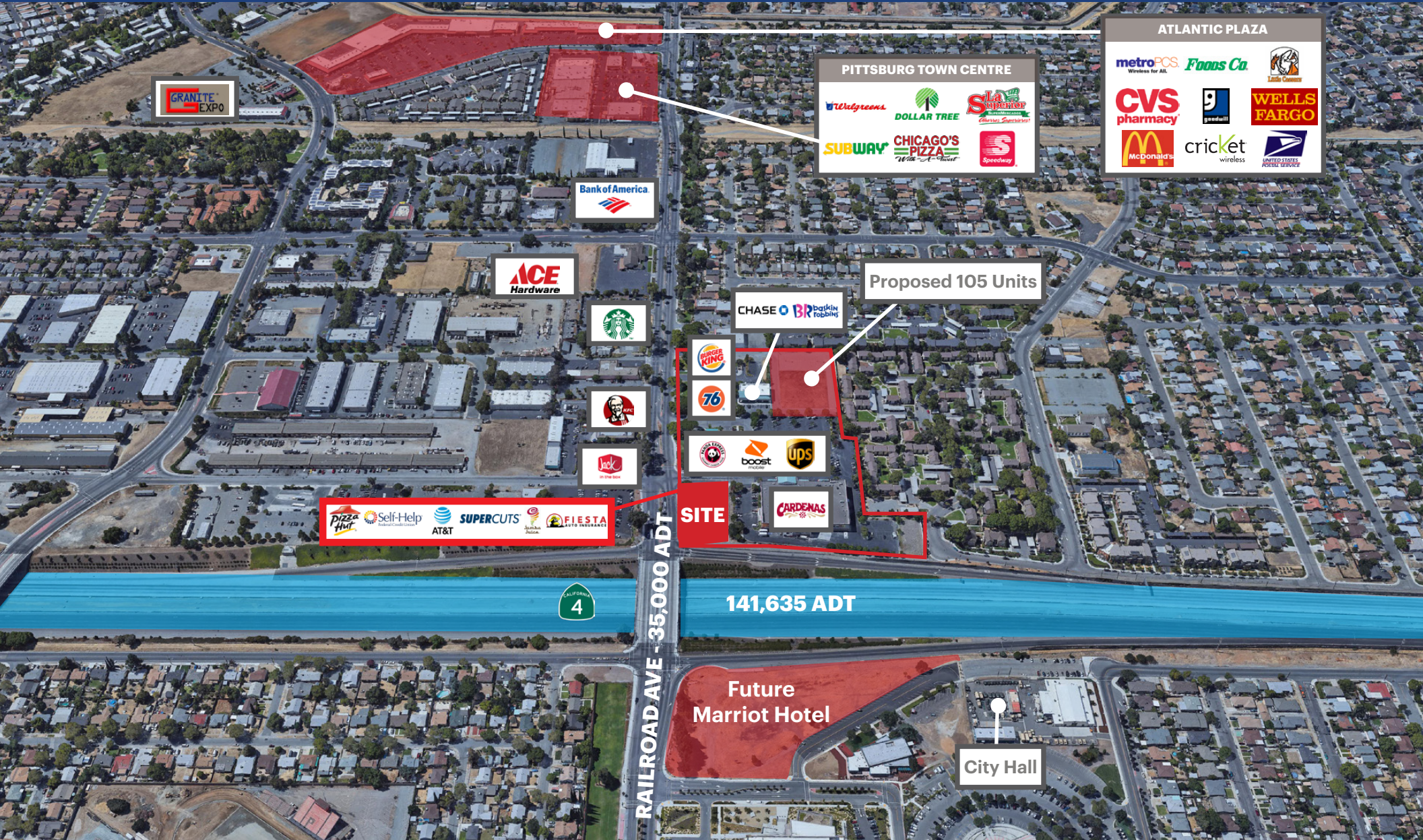
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# CLOSE UP MARKET AERIAL

2108 RAILROAD AVENUE, PITTSBURG, CA 94565

LOCKEHOUSE RETAIL GROUP | www.LOCKEHOUSE.com



GRANITE EXPO

Bank of America

ACE Hardware

Starbucks

KFC

Jack in the Box

Pizza Hut Self-Help AT&T SUPERCUTS FLETA

SITE

CHASE BR Bank of America

Burger King

76

UPS

CARDENAS

PITTSBURG TOWN CENTRE

Walgreens DOLLAR TREE Sola Superior SUBWAY CHICAGO'S PIZZA Speedway

ATLANTIC PLAZA

metroPCS Foods Co. Wells Fargo CVS pharmacy 9 garden of Eatin' McDonald's cricket wireless UNITED STATES POSTAL SERVICE

Proposed 105 Units

141,635 ADT

RAILROAD AVE - 35,000 ADT

Future Marriot Hotel

City Hall

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