

OFFICE BUILDING FOR LEASE

5528A Pacheco Blvd, Pacheco, CA 94553



MATT HATFIELD

Dir: 925.296.3310

Cell: 925.383.2379

matt.hatfield@tricommercial.com

CalDRE #01937755

JOHN SECHSER

Dir: 925.296.3368

Cell: 925.698.4010

john.sechser@tricommercial.com

CalDRE #00829597

TRI Commercial Real Estate Services 1777 Oakland Blvd, Suite 220, Walnut Creek, CA 94596



FOR LEASE OFFICE BUILDING

EXECUTIVE SUMMARY

5528A Pacheco Blvd



OFFERING SUMMARY

Lease Rate: \$1.95 SF/month (MG)

Building Size: 4,400 SF

Available SF: 2,200 - 4,400 SF

PROPERTY OVERVIEW

-Full Building: Approximately 4,400 RSF Divisible in half to approximately 2,200 RSF
-Rental Rate: \$1.95 MG (Tenant Pays own PG&E, Water, and Janitorial), Available Now

PROPERTY HIGHLIGHTS

- High identity location on Pacheco Blvd.
- Building signage opportunity (subject to county and landlord approval)
- Opportunity for full building company identity
- Close to In-N-Out, Los Panchos, and California Grand Casino
- Close to HWY 4 and I-680 | $\pm 18,503$ AADT

FOR LEASE OFFICE BUILDING

ADDITIONAL PHOTOS

5528A Pacheco Blvd



FOR LEASE OFFICE BUILDING

DEMOGRAPHICS MAP

5528A Pacheco Blvd

POPULATION	1 MILE	2 MILES	3 MILES
Total population	11,468	35,117	100,026
Median age	36.8	39.7	37.6
Median age (Male)	36.0	38.3	36.4
Median age (Female)	37.6	41.1	39.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,837	14,717	39,139
# of persons per HH	2.4	2.4	2.6
Average HH income	\$76,332	\$86,711	\$80,815
Average house value	\$496,736	\$549,284	\$553,802

* Demographic data derived from 2010 US Census

