

PLEASANT HILL PLAZA

±2,340 SF 1st Floor Retail
±1,115 SF 2nd Floor Office



1912-1974 Contra Costa Boulevard, Pleasant Hill, CA 94523



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

Adria Giacomelli
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PLEASANT HILL PLAZA

LOCKEHOUSE



SUMMARY

Pleasant Hill Plaza, Anchored by Safeway

Address: 1912-1974 Contra Costa Boulevard, Pleasant Hill, CA 94523

Rent: \$36.00 PSF Annually - 1st Floor Retail
\$18.00 Annually - 2nd Floor Office

NNNs: \$5.88 PSF Annually (2020 Estimate)

Built: 1978

Available: Suite 1918 1st Floor Retail: ±2,340 SF
Suite 1940 2nd Floor Office: ±1,115 SF

Traffic Counts: Contra Costa Boulevard - 28,000 ADT
Gregory Lane - 17,000 ADT
Crescent Plaza - 6,000 ADT
Monument Blvd - 22,000 ADT
Interstate 680 - 238,000 ADT



Suite 1918 Walk-Through Video:
<https://youtu.be/GFJ5tbBa3Eg>

HIGHLIGHTS

- ±104,000 SF Proven Grocery-Anchored Neighborhood Center
- Great Visibility and Exposure along Contra Costa Boulevard
- Complementary Tenant Mix of Daily Needs and Services
- Located at Four-way Signalized Intersection
- Strong Daytime Population of 90,000 within 3-mile Radius
- ADT of 45,000 at Intersection to Pleasant Hill Plaza Shopping Center

Pleasant Hill Plaza is a 104,000 SF Neighborhood Center anchored by Safeway, ideally located on Contra Costa Boulevard immediately off the I-680. Pleasant Hill Plaza is a proven and active center with a complementary tenant mix servicing the daily needs of the community.



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RETAIL SITE DIRECTORY

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WOODSWORTH LANE / PLEASANT HILL PLAZA DRIVE



1974	Taqueria Los Gallos	±1,380 SF
1972	Milk Tea Lab	±1,850 SF
1968	Thai Osha	±1,350 SF
1966	Mars Rolled Ice Cream	±928 SF
1962	Mountain Mike's	±2,550 SF
1954	Coldwell Banker	±4,001 SF
1952	Steven Hayes, DDS	±1,438 SF
1948	New Spring Day Spa	±2,491 SF
1946	Hosanna Cleaners	±1,720 SF
1944	TJ Salon & Spa	±1,985 SF
1938	Farrington's Bar	±3,611 SF
1926	Yopop Yogurt	±1,157 SF
1924	SAS Shoes	±1,770 SF
1922	Diablo Trophy	±1,157 SF
1920	Blue Salon & Spa	---
1918	AVAILABLE	±2,340 SF
1914	Matsu Sushi	±1,960 SF
1912	Plaza Cafe	±1,104 SF
1888	Silk Nail Spa	±798 SF
1894	Pleasant Hill Dental	±2,550 SF
1892	Silk Nail Spa	±1,139 SF
1898	Chase Bank	±5,000 SF
1888b	Goldsmith & Jewelry Repair	±495 SF
1900	Starbucks Coffee	±1,740 SF
1900a	Nation's Hamburgers	±1,700 SF
1902	Union Bank	±1,139 SF
1902a	Supercuts (Coming Soon)	±1,657 SF

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1st FLOOR RETAIL: ±2,340 SF

LOCKEHOUSE



1st Floor Retail

Suite 1918: ±2,340 SF

Rent: \$3.00 PSF plus \$.49 NNN (2020 Estimate)

- Two Restrooms
- Rear access door
- Three training rooms and One Small Conference Room/Office

You Tube Suite 1918 Walk-Through Video:
<https://youtu.be/GFJ5tbBa3Eg>



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2nd FLOOR OFFICE

LOCKEHOUSE

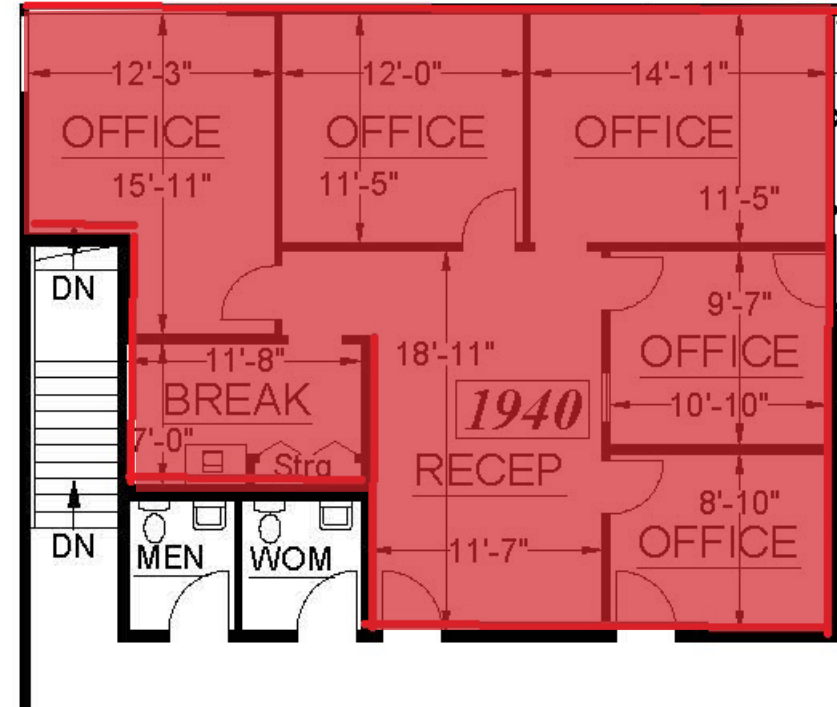


2nd Floor Office

Suite 1940: ±1,115 SF

Rent: \$1.50 PSF plus \$.49 NNN (2020 Estimate)

- Exterior Signage Available on 2nd Floor
- Currently Occupied by M2M Tenant
- Unit through the hallwall
- 2nd Floor Common Area Restrooms
- Rear Staircase to Parking Lot
- Call to Schedule a Tour



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CLOSE-UP MARKET AERIAL



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MARKET AERIAL



PLEASANT HILL SHOPPING CENTER

TARGET

ROSS

BARNES & NOBLE BOOKSELLERS

MEN'S WEARHOUSE

SUN VALLEY MALL

★ **macy's** **Sears** **abercrombie**

SPORTS AUTHORITY **XXI FOREVER21** **bebe**

DISNEY STORE **EXPRESS** **claire's**

AÉROPOSTALE **VICTORIAS SECRET**

jopenney **fredericks** **Brookstone**

cathy jean **MACYS** **AMERICAN EAGLE** **AMERICAN OUTFITTERS**

PRCSUN **HOLLISTER** **H&M**

Buckle **ANDERSEN BAKERY** **COOLIVA** **AMERICAN OUTFITTERS**

JILLYS **Gap** **PAPAYA** **REPUBLIC**

COTTON ON **SAFeway** **REPUBLIC** **REPUBLIC**

FITNESS **SAFeway** **REPUBLIC** **REPUBLIC**

THE VERANDA

VERANDA LUXE IMAX

365

BARNES & NOBLE **THE OTHER**

YOGYUS **BABIES R US**

TJ-maxx **CITY SPORTS**

World Market **Pier 1 Imports**

sleep number **EMC**

MIKUM **MOD**

TRAVIS CREDIT UNION **COFFEE**

PLEASANT HILL PLAZA

SAFeway **GIANT** **Starbucks**

CHASE **UnionBank**

SUPERCUTS

WILLOWS

ADY MOUNTAIN **AREI**

aaronbrothers **Urbale**

ist interior spaces design **OLD NAVY**

BENIHANA THE JAPANESE STEAKHOUSE **us bank**

Eureka! **BANK OF WEST**

ROADRUNNER **DAISO JAPAN**

CLAIR JUMPER **TANITA** **ULTA**

DOSS COCKTAILS **IKETS**

Jamba Juice **LAZY D OG**

Wendy's **Krispy Kreme**

THE COURTYARD SHOPPING CENTER

STAPLES **RITE AID**

Smart & Final

Bank of America **THE COURTYARD SHOPPING CENTER**

pet food express **Great Clips**

LENSCRAFTERS **REPUBLIC**

GREGORY LN - 17,000 ADT

CONTRA COSTA BLVD - 28,000 ADT

I-680 - 238,000 ADT

MONUMENT BLVD - 22,000 ADT

DOWNTOWN PLEASANT HILL

CINEMARK **BED BATH & BEYOND** **ULTA**

FIVE GUYS **FAT MADDIE'S** **ROSS**

COLD STONE **Urban Plates** **Orchard**

Peet's Coffee & Tea **YALLA** **Michael's**

GNC **carter's** **JACK'S**

VITALITY BOWLS **GOLF GALAXY** **corner bakery CAFE**

ZACHARY'S **verizon** **corner bakery CAFE**

hamba juice **ups** **CHIPOTLE**

CROSSROADS

KOHL'S **DICK'S SPORTING GOODS**

Marshalls **DSW** **DOLLAR TREE**

FRIEDMAN'S APPLIANCE **WELLS FARGO**

Sport Clips **at&t** **AAD Insurance**

GameStop **Starbucks** **Rubto's**

WALDORF ASTOR **OHANA**

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DEMOGRAPHICS



ESTIMATED POPULATION

1 MILE	3 MILES	5 MILES
25,014	151,958	283,600



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
9,528	59,836	110,209



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$123,433	\$133,152	\$142,419



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1,307,109	\$1,457,044	\$1,583,983



POPULATION FAMILY

1 MILE	3 MILES	5 MILES
19,701	119,337	227,993



TOTAL HOUSEHOLD EXPENDITURE

1 MILE	3 MILES	5 MILES
\$6,811	\$7,197	\$7,584

HOUSEHOLDS WITH CHILDREN

1 MILE	3 MILES	5 MILES
2,902	16,877	31,759

FOOD AND BEVERAGES

1 MILE	3 MILES	5 MILES
\$964	\$1,012	\$1,060

Pleasant Hill is home to over 25,014 residents within a 1-mile radius and an average income of \$123,433. The city is centrally located in Contra Costa County along Interstate 680. Pleasant Hill has a small town charm, and yet has a vibrant downtown that attracts thousands of visitors on a regular basis.



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