



RETAIL DEVELOPMENT WITH AVAILABLE SPACE FOR LEASE

PITTSBURG, PARKSIDE DEVELOPMENT

1605-1611 Railroad Ave & 101 School St

LEASING INFORMATION

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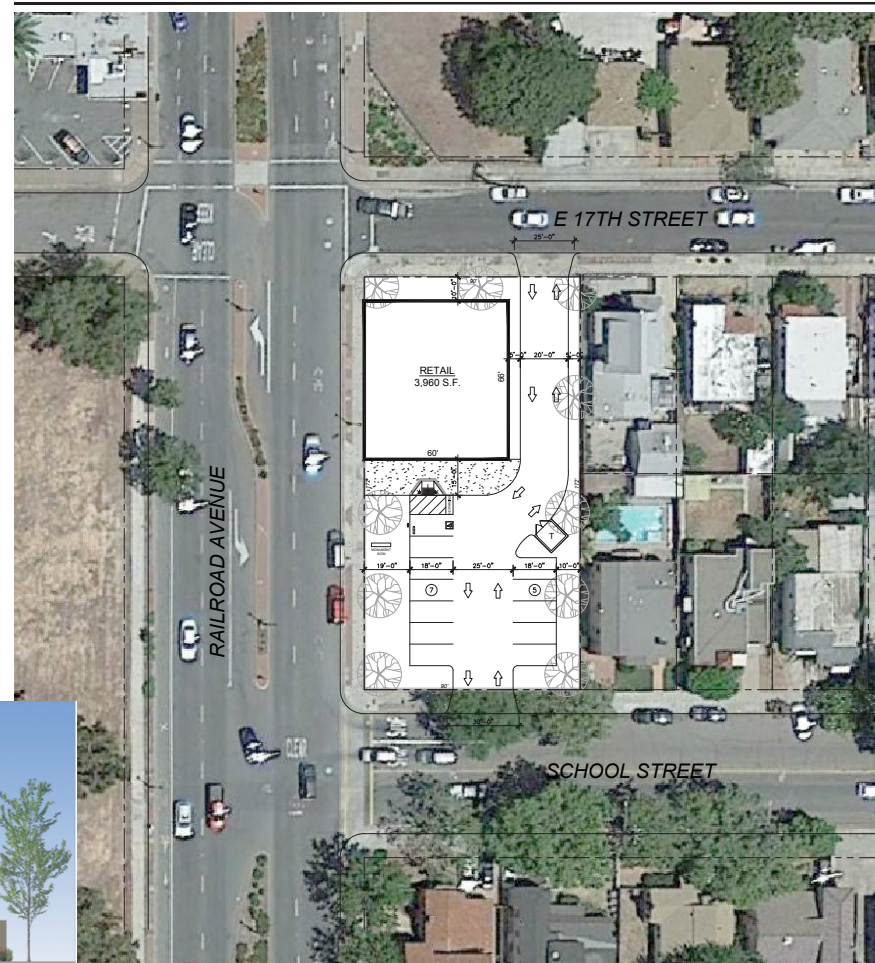
1605-1611 Railroad Ave & 101 School St

AVAILABLE SPACE

- ±3,960 SF of Retail Space

PROPERTY HIGHLIGHTS

- Located on Railroad Avenue, thoroughfare running North/South through Pittsburg
- Potential for Drive-Thru
- Amenities and benefits of the subject site include high identity, easy access close to downtown Pittsburg with high amount of residential in the immediate trade area
- In close proximity to the future eBART station which will be located at the intersection of Railroad Avenue and State Route 4
- Zoning: PD - Planned Development
- Falls in the Railroad Ave Specific Plan as High School Village Transit Oriented Development (TOD) Medium
- Transit Oriented Development (TOD) is an approach to which community building is characterized by the compact, walkable, pedestrian-oriented development



WEST ELEVATION (RAILROAD AVENUE) / EAST ELEVATION (SIMILAR)
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

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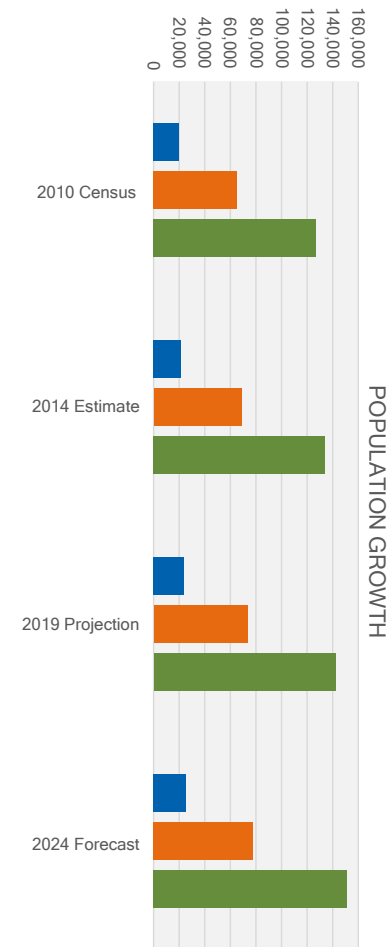
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	0 - 1 mi		0 - 3 mi		0 - 5 mi	
POPULATION	#	%	#	%	#	%
2024 Forecast	25,169		77,830		150,917	
2019 Projection	23,492		73,401		142,265	
2014 Estimate	21,601		68,791		133,737	
2010 Census	19,920		65,289		127,167	
Forecast Growth 2019-2024		7.14%		6.03%		6.08%
Projected Growth 2014 2019		8.75%		6.70%		6.38%
Estimated Growth 2010-2014		8.44%		5.36%		5.17%
HOUSEHOLDS	#	%	#	%	#	%
2024 Forecast	7,505		24,192		47,289	
2019 Projection	7,006		22,810		44,596	
2014 Estimate	6,444		21,379		41,990	
2010 Census	5,947		20,280		39,974	
Forecast Growth 2019-2024		7.12%		6.06%		6.04%
Projected Growth 2014 2019		8.72%		6.69%		6.21%
Estimated Growth 2010-2014		8.36%		5.42%		5.04%
EDUCATION	#	%	#	%	#	%
Less than 9th Grade	1,828	13.99%	5,137	11.94%	9,824	11.71%
Some High School, no Diploma	1,366	10.46%	4,782	11.11%	8,758	10.44%
High School Graduate (or GED)	3,866	29.60%	11,959	27.79%	24,092	28.71%
Some College, no Degree	3,250	24.88%	11,005	25.57%	21,213	25.28%
Associate Degree	1,092	8.36%	3,570	8.30%	6,745	8.04%
Bachelor's Degree	1,195	9.15%	4,770	11.08%	9,804	11.68%
Masters Degree	396	3.03%	1,413	3.28%	2,462	2.93%
Professional School Degree	50	0.38%	287	0.67%	729	0.87%
Doctorate Degree	20	0.15%	111	0.26%	298	0.36%
WORKPLACE/INCOME	#	%	#	%	#	%
Median Household Income	\$ 46,594		\$ 53,536		\$ 54,072	
Average Household Income	\$ 58,428		\$ 68,124		\$ 67,823	
Total Employment	7,032		16,220		26,521	
White Collar	1,716	24.46%	4,463	27.55%	7,163	27.08%
Blue Collar	5,300	75.54%	11,734	72.45%	19,290	72.92%
Median Employee Salary	\$ 44,748		\$ 44,288		\$ 43,229	
Average Employee Salary	\$ 52,192		\$ 53,092		\$ 51,596	
Daytime Population	20,780		61,259		106,659	
Weekly Per Capita Spending	\$ 327.93		\$ 343.55		\$ 342.78	



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