

MAJOR EMPLOYMENT/COMMERCIAL OPPORTUNITY SPACE

1375 Buchanan Road, Pittsburg, CA 94565



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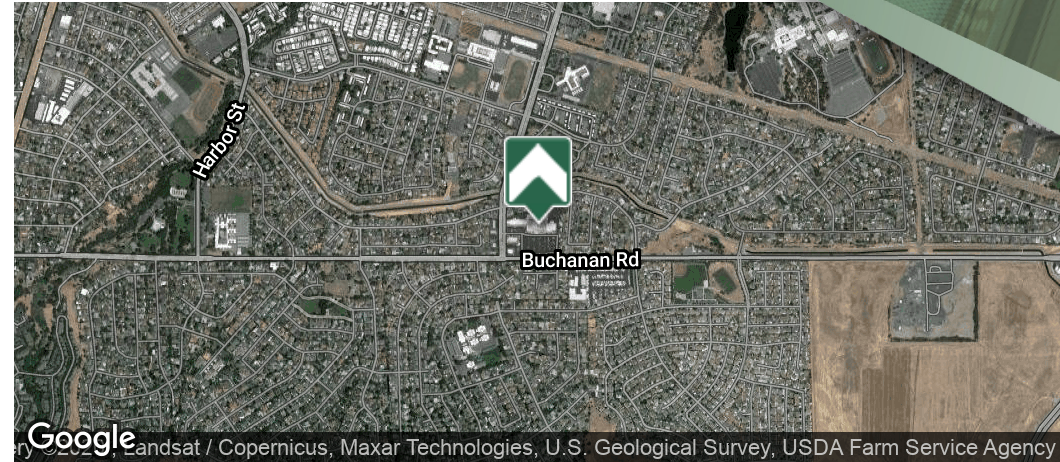
TRI Commercial Real Estate Services 1777 Oakland Blvd, Suite 220, Walnut Creek, CA 94596



FOR LEASE ±50,181 SQUARE FEET EMPLOYMENT OPPORTUNITY SPACE (*SEE BELOW FOR POSSIBLE USES)

HIGHLAND SQUARE

1375 Buchanan Road

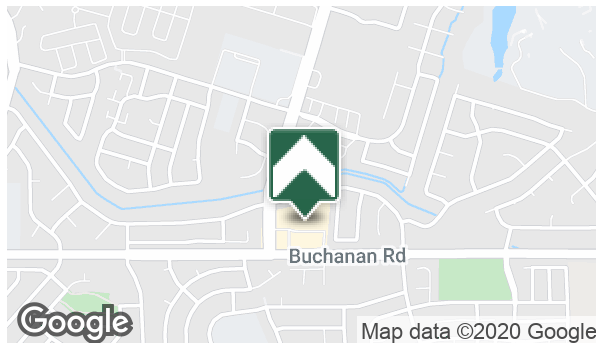


OFFERING SUMMARY

| | |
|----------------|------------|
| Lease Rate: | Negotiable |
| Building Size: | 86,495 SF |
| Available SF: | 50,181 SF |

POSSIBLE USES*

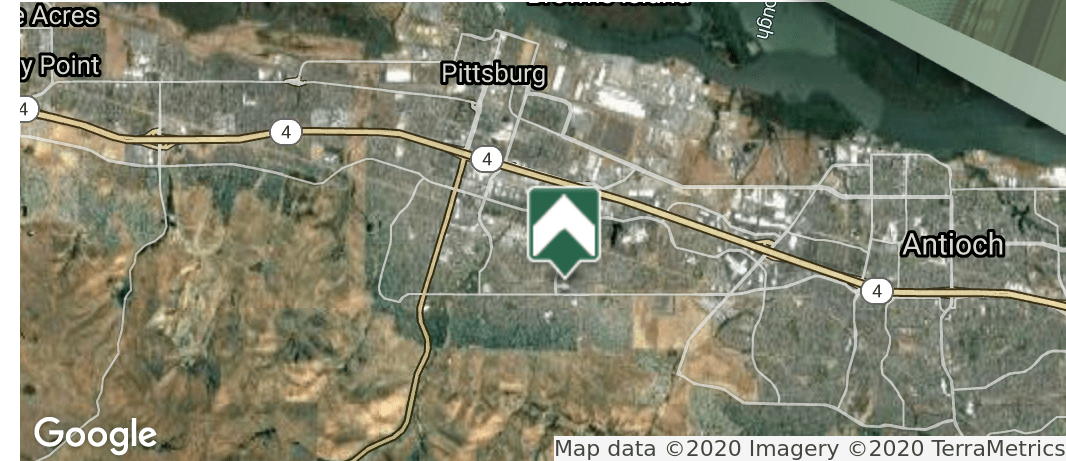
- Medical
- Commissary / Dark Kitchen
- Call Center
- Showcase Retail
- Auto Parts & Service
- Car Rental
- Beauty School & Store
- *Some Uses May Require a Use Permit and/or Zoning Change



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HIGHLAND SQUARE

1375 Buchanan Road



OFFERING SUMMARY

| | |
|-----------------------|-------------|
| Lease Rate: | Negotiable |
| Building Size: | 86,495 SF |
| Available SF: | 50,181 SF |
| Number Of Units: | 21 |
| Distance To CA-4 | ± 1.2 Miles |
| Traffic: Buchanan Rd | 21,000 AADT |
| Traffic: Loveridge Rd | 23,000 AADT |

PROPERTY OVERVIEW

Highland Square is a proven neighborhood center in the development hotbed of Pittsburg, Eastern Contra Costa County. In close vicinity to the shopping center, resident households earn \$73,970 annually and the population numbers at approximately 13,844. *Alternative non-Retail Commercial Uses Considered.*

- ±50,181 SF Anchor Space Available
- 89,000 SF Neighborhood Center in actively growing market
- Beautifully Maintained Structure and Center
- Built in 1979, renovated 2005
- 6 routes of ingress to Highland Square
- Monument Sign with Top Anchor Panel along Buchanan Road
- At 3-way signalized intersection of Loveridge Road and Buchanan Road
- Close Proximity to Los Medanos College and CA-4, to Concord Westward and Stockton, Eastward
- Ceiling Height TBD

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EMPLOYMENT/COMMERCIAL
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1375 Buchanan Road



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HIGHLAND SQUARE

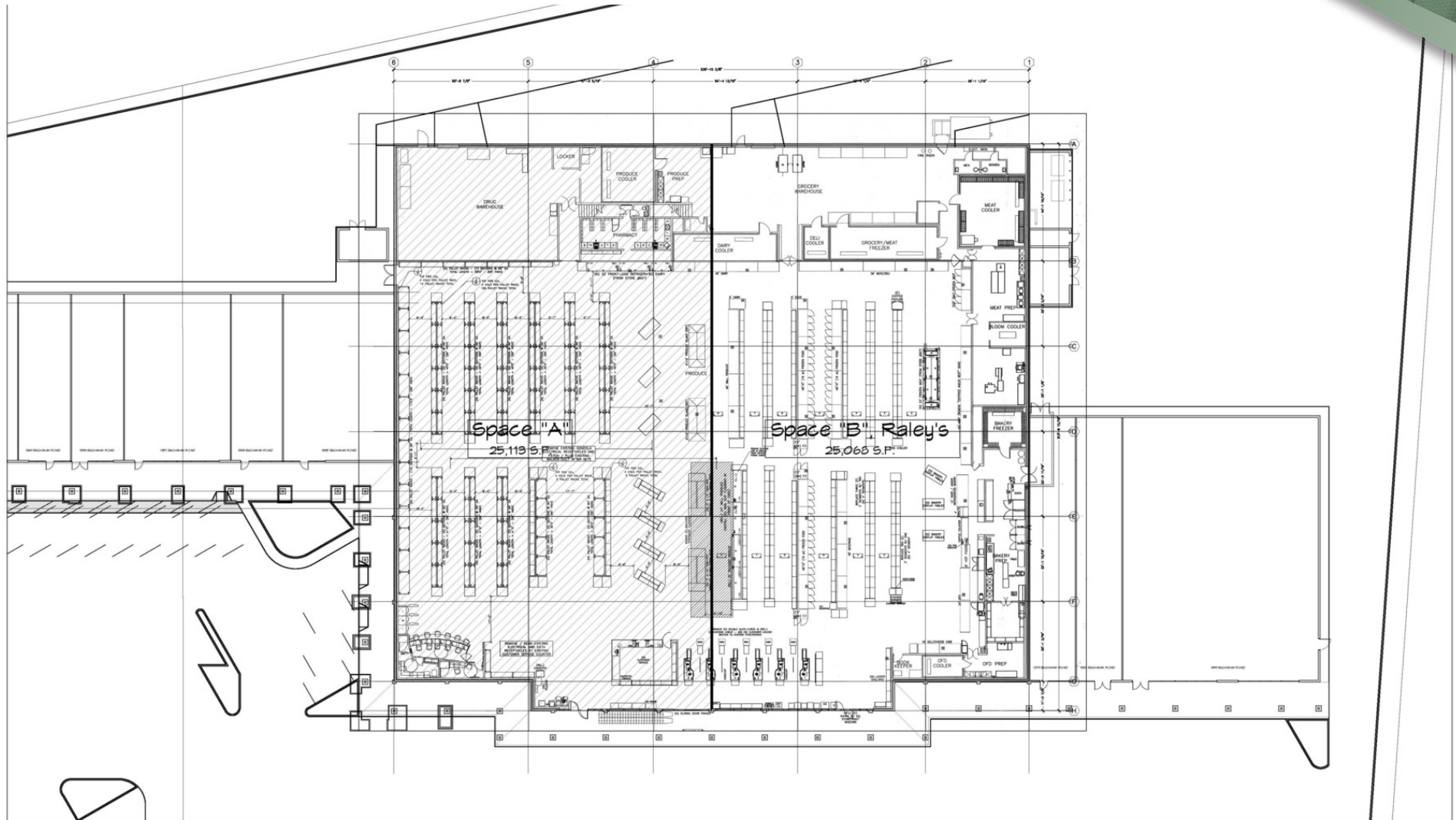
1375 Buchanan Road

| | | Tenant |
|--------|-----------|---------------------------|
| Maj 1 | 50,181 SF | AVAILABLE |
| Maj 2 | 7,075 SF | DMV |
| 1335 | 2,350 SF | Viva Mexico |
| 1339 | 2,450 SF | Vintage Liquors |
| 1343 | 1,056 SF | Subway |
| 1347 | 1,717 SF | Nails Art & Spa |
| 1349 | 1,280 SF | Latinos American |
| 1353 | 1,536 SF | Great American Drycleaner |
| 1357 | 2,080 SF | Highland Dentistry |
| 1363 | 1,509 SF | Kumon Learning Center |
| 1365 | 2,677 SF | East Bay Karate |
| 1379 | 1,224 SF | Cuts Plus |
| 1383 | 2,016 SF | SaveZone Insurance |
| 1317 | 2,752 SF | Viet Palace |
| 1319 | 1,119 SF | Viet Palace |
| 1321 | 1,286 SF | Creative Books |
| 1325 | 1,286 SF | Sweet A's Café & Books |
| 1329 | 1,459 SF | Cost-u-Less Insurance |
| 1331 | 2,560 SF | Round Table Pizza |
| 1315 B | 1,463 SF | Papa Murphy's |
| 1315A | 1,500 SF | Starbucks |



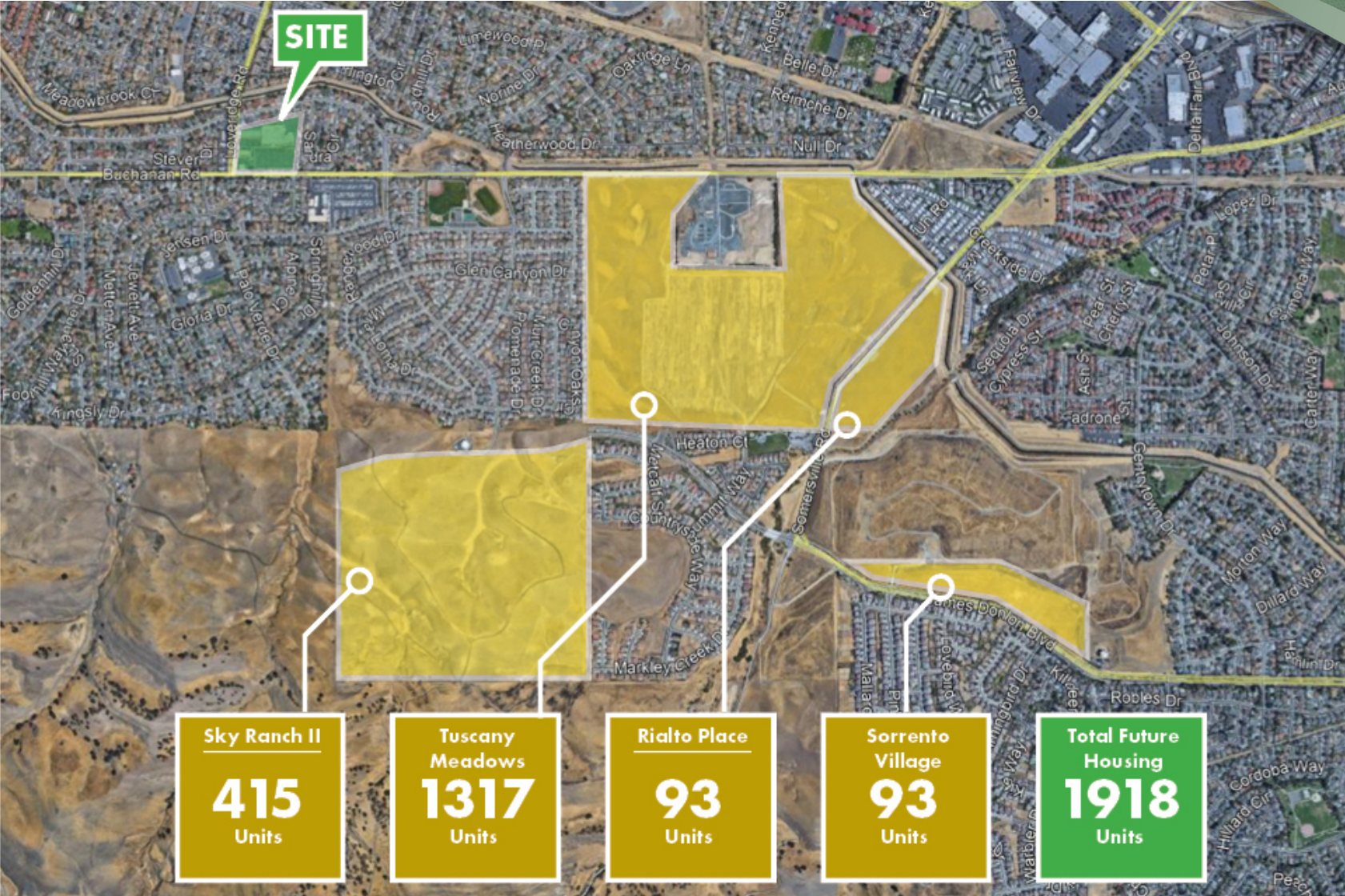
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STUDY "B"

RESIDENTIAL DEVELOPMENT



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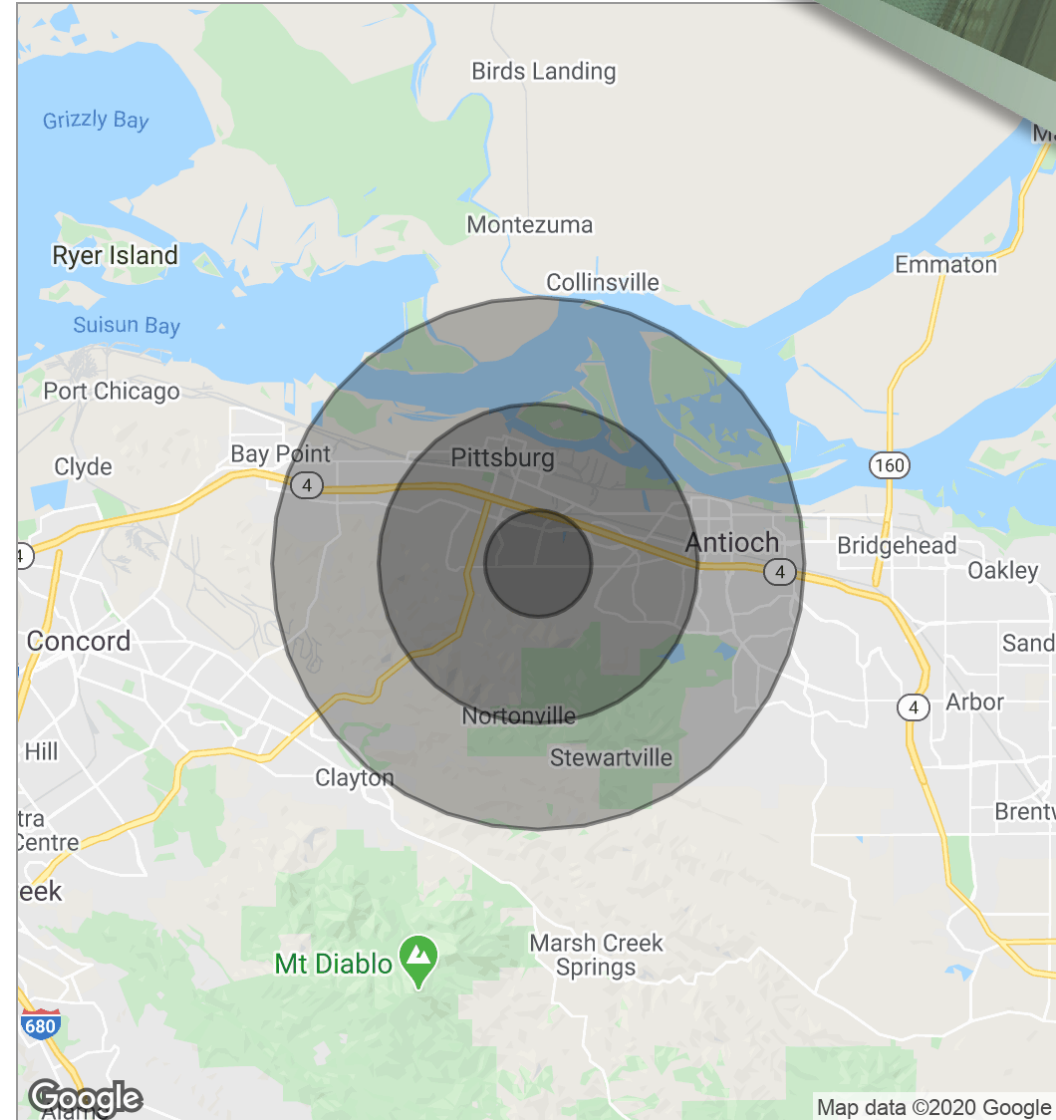
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1375 Buchanan Road

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 16,287 | 66,280 | 72,933 |
| Median age | 35.6 | 31.3 | 32.0 |
| Median age (Male) | 34.1 | 30.7 | 31.4 |
| Median age (Female) | 36.8 | 32.2 | 32.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 5,156 | 21,024 | 22,612 |
| # of persons per HH | 2.8 | 3.1 | 3.1 |
| Average HH income | \$90,864 | \$78,614 | \$103,157 |
| Average house value | \$317,559 | \$319,374 | \$332,962 |

* Demographic data derived from 2010 US Census





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