

MEDICAL/OFFICE BUILDINGS FOR SALE



2100

**MONUMENT BLVD
PLEASANT HILL, CA**

**Value Add For Sale
High Traffic
Development Potential**

OFFERING SUMMARY

TRI Commercial is pleased to present the opportunity to acquire fee-simple interest of 2100 Monument Blvd, located in Pleasant Hill, CA. The property is three blocks away from I-680, and one and a half miles from Pleasant Hill/Contra Costa Centre BART. Downtown Pleasant Hill's Crescent Plaza is a mere five minute walk from the property.

The property offers a buyer the unique opportunity to purchase a cash flowing, value-add medical/office complex with rehab potential for an owner/user or investor. There is also the potential to redevelop the parcel into a hotel/motel, grocer, retail with second floor office/medical. In addition to a regular entitlement process, the City of Pleasant Hill is currently revitalizing its General Plan 2040, therefore a developer can work with the city to shape the future of the site, subject to General Plan committee approval.



Crescent Plaza

CENTURY THEATRES

Downtown Pleasant Hill

Michaels
Where Creativity Happens

Crossroads Shopping Center

KOHL'S



I-680: ±269,900 AADT



1.6 miles to Contra Costa Centre/Pleasant Hill

Monument Blvd: ±40,072 AADT

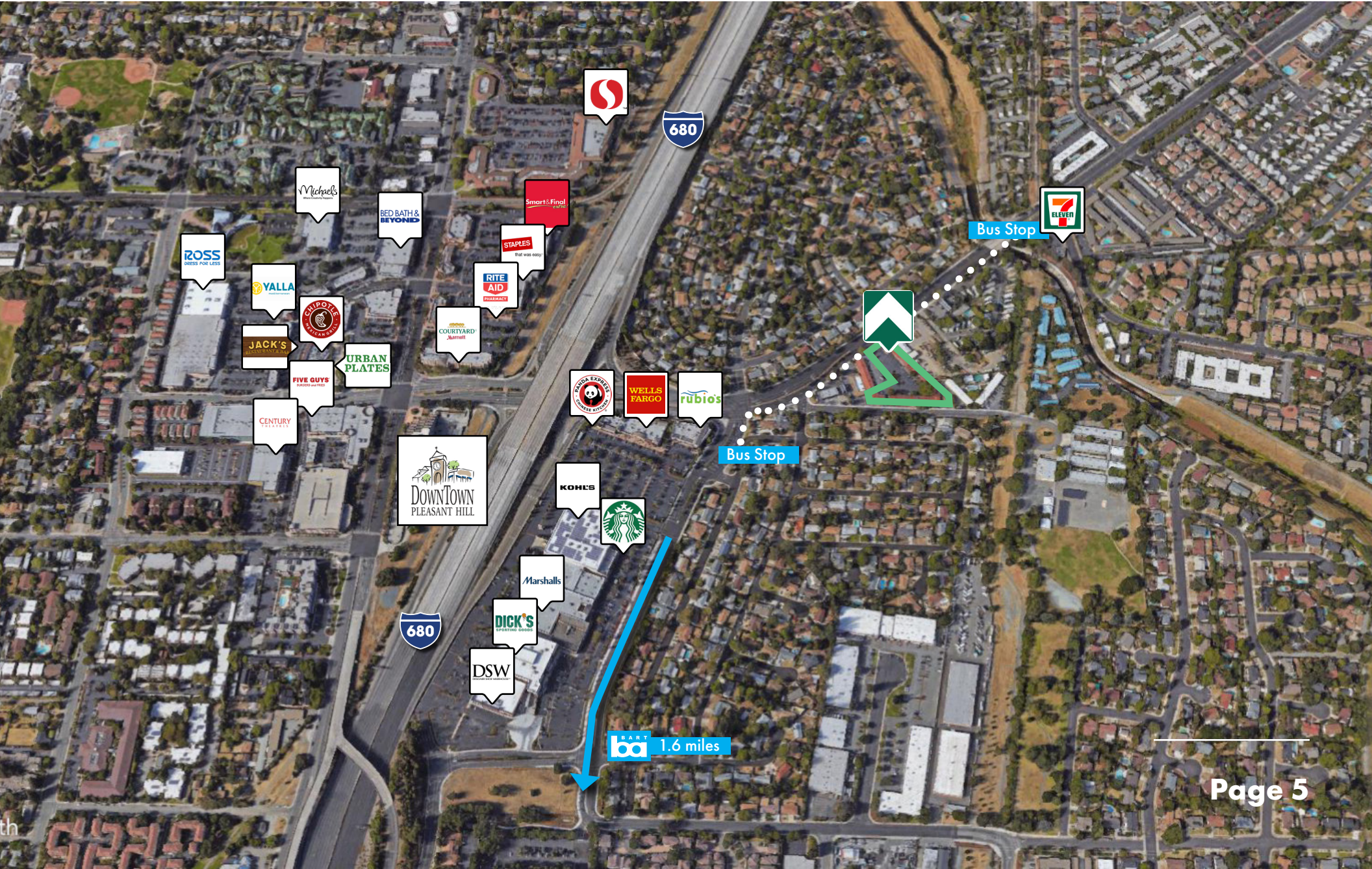


PROPERTY OVERVIEW



Property Details	
Address	2100 Monument Blvd, Pleasant Hill, CA 94523
APN	148-010-023-7
Property Type	4 separate single story medical and office buildings
Building Class	Class C
Construction	Wood Frame
Year Built	1954
Zoning	RB: Retail Business
General Plan	Commercial & Retail
Parking	66 Surface Stalls (4.40/1,000)
Lot Area	±1.59 Acres (±69,260 SF)
Total Building SF	14,972 SF
Sprinklered	No
Building Height	1 Story
Proximity to Freeway	2 blocks from I-680
Proximity to BART	1.6 Miles (Pleasant Hill/Contra Costa Centre)
Building 1 Size	1,676 SF
Building 2 Size	4,541 SF
Building 3 Size	5,367 SF
Building 4 Size	3,338 SF

DOWNTOWN PLEASANT HILL AMENITIES





WALNUT CREEK

1777 Oakland Boulevard, Suite 220
Walnut Creek, CA 94596
Tel: (925) 296-3300 | Fax: (925) 296-3399

SAN FRANCISCO

100 Pine Street, Suite 1000
San Francisco, CA 94111
Tel: (415) 268-2200 | Fax: (415) 268-2299

OAKLAND

1404 Franklin Street, Penthouse
Oakland, CA 94607
Tel: (510) 622-8466 | Fax: (510) 622-8499

SACRAMENTO

1515 River Park Drive, Suite 200
Sacramento, CA 95815
Tel: (916) 669-4500 | Fax: (916) 669-4598

ROSEVILLE

532 Gibson Drive, Suite 200
Roseville, CA 95678
Tel: (916) 677-8000 | Fax: (916) 677-8199

ROCKLIN

2209 Plaza Drive, Suite 100
Rocklin, CA 95765
Tel: (916) 960-5700 | Fax: (916) 960-5799



Matt Hatfield Senior Director

925-296-3310
matt.hatfield@tricommercial.com
LIC: #01937755



Paul O'Drobinak Senior Associate

925-296-3304
paul.odrobinak@tricommercial.com
LIC: #01983402