

180
EAST LELAND ROAD


FOR SALE
±4,100 SF

**PRICE
REDUCED**

Freestanding Building

Pittsburg, CA

\$780,000

 **TRANSWESTERN®**

Tom Caple
925.357.2018
tom.caple@transwestern.com
LIC: 01089011

180 EAST LELAND ROAD

4

RAILROAD AVE

180 E LELAND RD

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ABOUT THE OPPORTUNITY

180 East Leland Road, Pittsburg, CA. represents an ideal opportunity for an owner user or investor. The existing zoning will permit medical office uses (verify with the city of Pittsburg Planning Department). Unit "D" of approximately 1,000 square feet can be delivered vacant within thirty days. The adjacent approximately 1,050 square foot unit "C", can be delivered within six months. The front unit "A" is approximately 2,050 square feet and is currently month to month. All three units have areas with vaulted ceilings that rise to 15' in height. All three units have central heat and air conditioning.

180 East Leland Road is an approximately 4,100 square foot wood framed office/commercial building, constructed in 1990. The structure is situated on an approximately .12 acre (5,200 +/- square foot) level parcel. The building is configured to accommodate up to four tenants, facilitated by four separate entries. There are interior demising walls and there are separate electrical meters for four units. There are no common areas within the structure. The building is currently rented to three tenants.

The building is part of a four building office complex with three other similar sized buildings all of the same design and materials. All four of the buildings were constructed in 1990. The property has attractive landscaping, with pathways and benches in the common areas between the buildings. The project has signage on the building fascia and in the landscape area visible from Leland Road. There is ample parking available in the common parking areas located on two sides of the building.

The property is situated in a mixed use commercial area zoned Community Commercial (CC) by the city of Pittsburg (verify with city planning department). There are widely ranging uses from housing to industrial within one half mile of 180 East Leland Road. The CC zoning allows medical office uses without obtaining a conditional use permit. The property has good access to Highway 4 which leads to Interstate 680 in approximately ten miles.

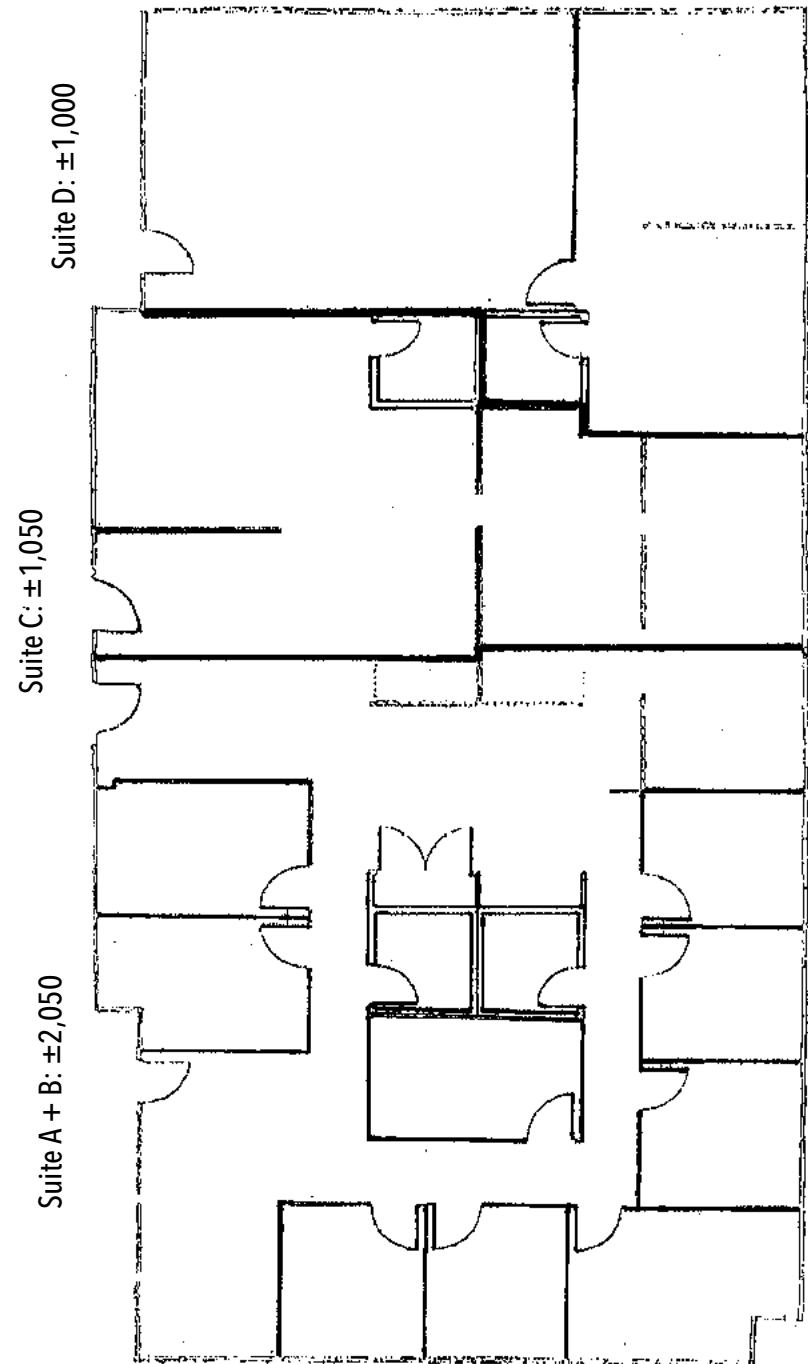
ABOUT THE CITY OF PITTSBURG

180 East Leland Road is situated in the city of Pittsburg with a current population of approximately 63,264. Pittsburg had a history of coal mining and industrial development dating back to the late 1880s. Its major employers today are US Steel and POSCO and Dow Chemical Company. It is home to Los Medanos Junior College which employs 640 people. The city has one BART station, the Pittsburg/Bay Point BART station located to the west in Bay Point. The eBART system will expand BART service to the east with a planned BART station at Railroad Avenue which will be walking distance from 180 East Leland Road. Pittsburg is part of a series of cities that make up Eastern Contra Costa County including Bay Point, Antioch, Oakley and Brentwood. All of these cities are situated in the East Bay Area, near the city of Concord (population 125,880). East Contra Costa County is also situated to the north east of San Francisco.

HIGHLIGHTS

- Owner/User or Leased Investment Opportunity
- 100% improved, $\pm 4,100$ SF freestanding building with four tenants.
- Office areas have central HVAC throughout
- Four restrooms with hot water heater
- Zoning allows medical uses (CC community commercial)
- Unit A + B are $\pm 2,050$ SF combined, Unit C is $\pm 1,050$ SF and Unit D is $\pm 1,000$ SF
- Part of a four building complex built in 1990
- Attractive wood exterior with metal roof
- Currently configured for 3 units
- All power and gas is separate for each unit
- Freestanding building offers good parking and identity
- Excellent Pittsburg location with good freeway access
- Price reduced to \$780,000.00

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