

PLEASANT HILL PLAZA

Retail For Lease | ±1,536 SF - ±1,761 SF



*Photography Source: Sierra Pacific Properties, Inc.



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



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

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
License #01498795

PLEASANT HILL PLAZA

SUMMARY & HIGHLIGHTS



SUMMARY

ADDRESS	1912-1974 Contra Costa Boulevard, Pleasant Hill, CA 94523	
BASE RENT	\$36.00 PSF Annually (1 st Floor Retail)	
NNN	\$7.44 PSF Annually (2024 Estimate)	
AVAILABLE	±1,761 SF / Suite 1942 ±1,536 SF / Suite 1954B	
BUILT	1978	
TRAFFIC COUNTS	Contra Costa Boulevard	13,269 ADT
	Gregory Lane	15,296 ADT
	Monument Boulevard	34,136 ADT
	Interstate 680	243,602 ADT

Pleasant Hill Plaza is a ±108,234 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 thriving community.



HIGHLIGHTS

- ±108,234 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 131,630 Within 3-mile Radius
- 28,565 ADT at Intersection to Pleasant Hill Plaza Shopping Center



*Traffic count: REGIS USA Online: 06/13/24

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

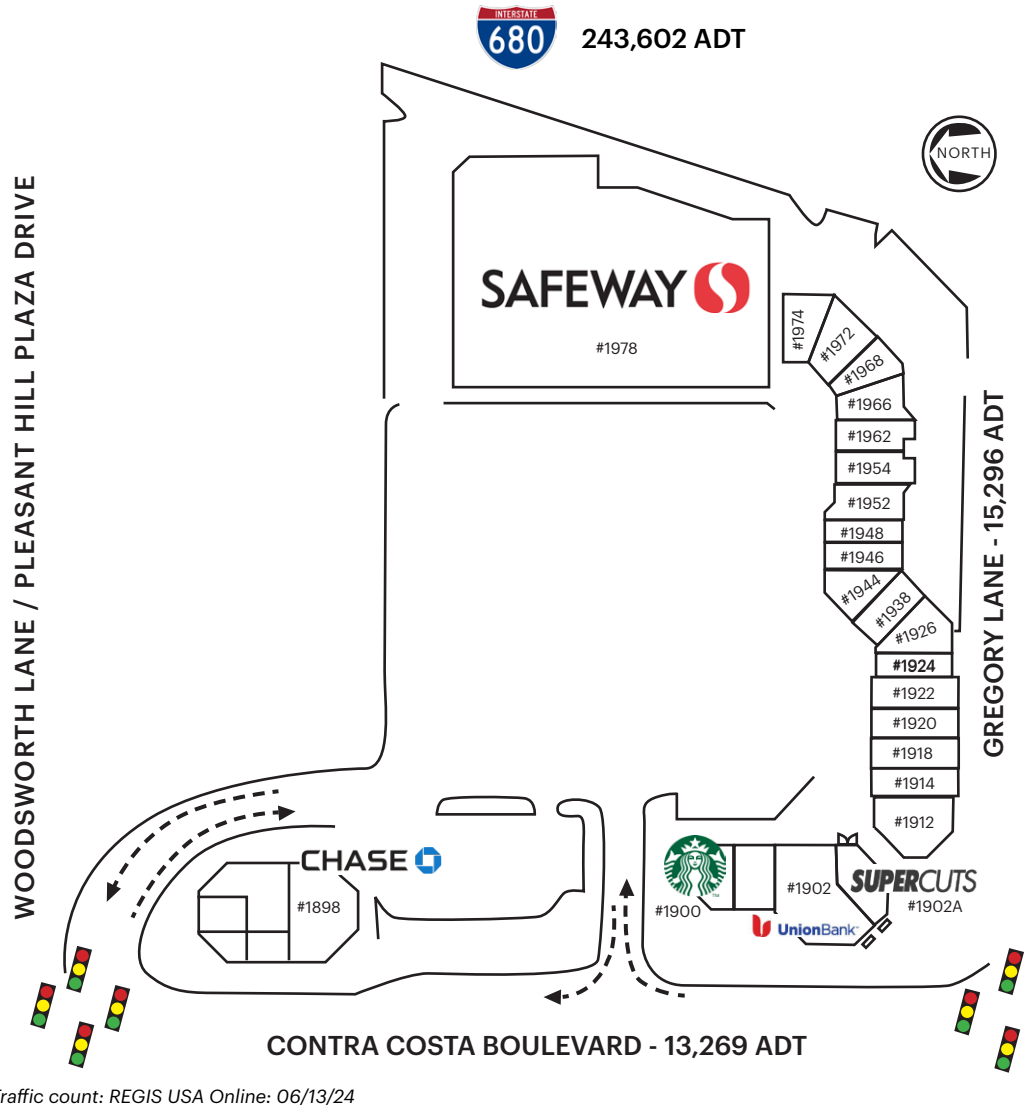


2099 Mt. Diablo Blvd, Suite 206
Walnut Creek, CA 94596
License #01784084

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
License #01498795

PLEASANT HILL PLAZA

RETAIL SITE DIRECTORY



Suite	Tenant	SF
1888B	Goldsmith Jewelry	±496 SF
1892	Trendy Nail And Spa	±1,934 SF
1894-1896	Pleasant Hill Dental	±2,501 SF
1898	JP Morgan Chase Bank	±5,000 SF
1900	Starbucks	±1,740 SF
1900A	Nation's	±1,700 SF
1902	Union Bank	±4,878 SF
1902A	Supercuts	±1,657 SF
1912	Han's Bistro Plaza Cafe	±1,104 SF
1914-1916	Matsu Sushi	±1,960 SF
1918	BodyBar Pilates	±2,340 SF
1920	Spa Blue	±1,092 SF
1922	Diablo Trophy And Bo	±1,766 SF
1924	Sourdough & Co.	±1,770 SF
1926	Yopop Yogurt	±1,157 SF
1928	2x2 School, Llc	±1,631 SF
1930	Delphi Reality Group	±770 SF
1932	McNabb Fitness	±562 SF

Suite	Tenant	SF
1934	Textmunication	±1,813 SF
1934A	Uncommon Journeys	±557 SF
1936	MD Cellular Repair	±1,014 SF
1938	Farrington's	±1,873 SF
1942	Available	±1,761 SF
1944	Tj Salon & Spa	±1,985 SF
1946	Gmg Cleaners	±1,720 SF
1948	New Spring Day Spa	±2,491 SF
1952	Nupur Gupta DDS Inc	±1,438 SF
1954A	Berkshire Hathaway	±2,465 SF
1954B	Available	±1,536 SF
1962	Mountain Mike's	±2,550 SF
1966	Havana Kitchen	±928 SF
1968	Thai Osha	±1,350 SF
1972	Milk Tea Lab	±1,850 SF
1974	Taqueria Los Gallos	±1,380 SF
1978	Safeway	±47,488 SF



*Traffic count: REGIS USA Online: 06/13/24

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

PLEASANT HILL PLAZA

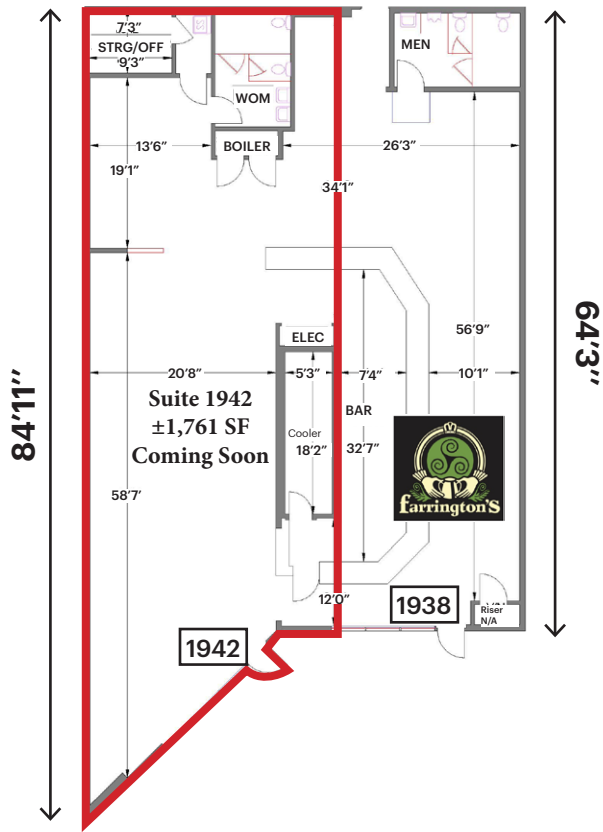


1st FLOOR: ±1,761 SF

Suite 1942: ±1,761 SF

RENT - \$36.00 PSF Annually Plus \$7.44 NNN (2024 Estimate)

Currently occupied by Farrington's Bar. Tenant will be downsizing and shall remain in the adjacent suite only, making suite 1942 available.



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



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

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
License #01498795

PLEASANT HILL PLAZA

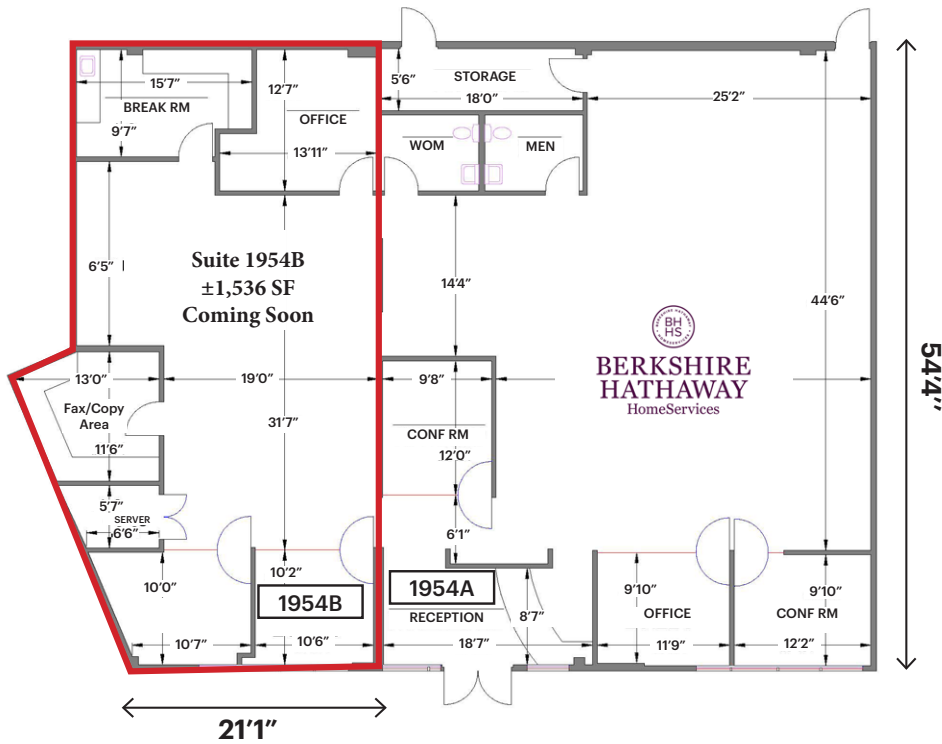


1st FLOOR: ±1,536 SF

Suite 1954B: ±1,536 SF

RENT - \$36.00 PSF Annually Plus \$7.44 NNN (2024 Estimate)

Currently occupied by Berkshire Hathaway. Tenant will be downsizing and shall remain in the adjacent suite only, making suite 1954B available.



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



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

ADRIA GIACOMELLI
Partner
(925) 997-2307
adria@lockehouse.com
License #01498795

PLEASANT HILL PLAZA

CLOSE-UP MARKET AERIAL



Pleasant Hill Plaza

Sun Valley Inn

*Traffic count: REGIS USA Online: 06/13/24

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

PLEASANT HILL PLAZA

MARKET AERIAL



Pleasant Hill Shopping Center

TARGET ROSS DRESS FOR LESS HomeGoods

Willows Shopping Center

KREI ULTA OLD NAVY UFC GYM Jamba Juice

The Veranda

VERANDA CINEMA 365 TJ-maxx
 OLD NAVY GAP BARNES & NOBLE
 WORLD MARKET CITY SPORTS AAA Insurance
 sleep & number SUPER DUPER EMC
 MOD Peets

Sun Valley Mall

JCPenney sears
 macys FITNESS
 ROUND1 FOREVER 21
 calendars, games & toys UNI QLO
 MOD Peets
 HOLLISTER H&M
 Starbucks McDonald's

Pleasant Hill Plaza

SAFEWAY UnionBank
 MOUNTAIN MICES CHASE
 SUPERCUTS PLEASANT HILL DENTAL
 GIANT Starbucks
 Sourdough & Co. Curry House
 BODYBAR UNCOMMON JOURNEYS

Crossroads

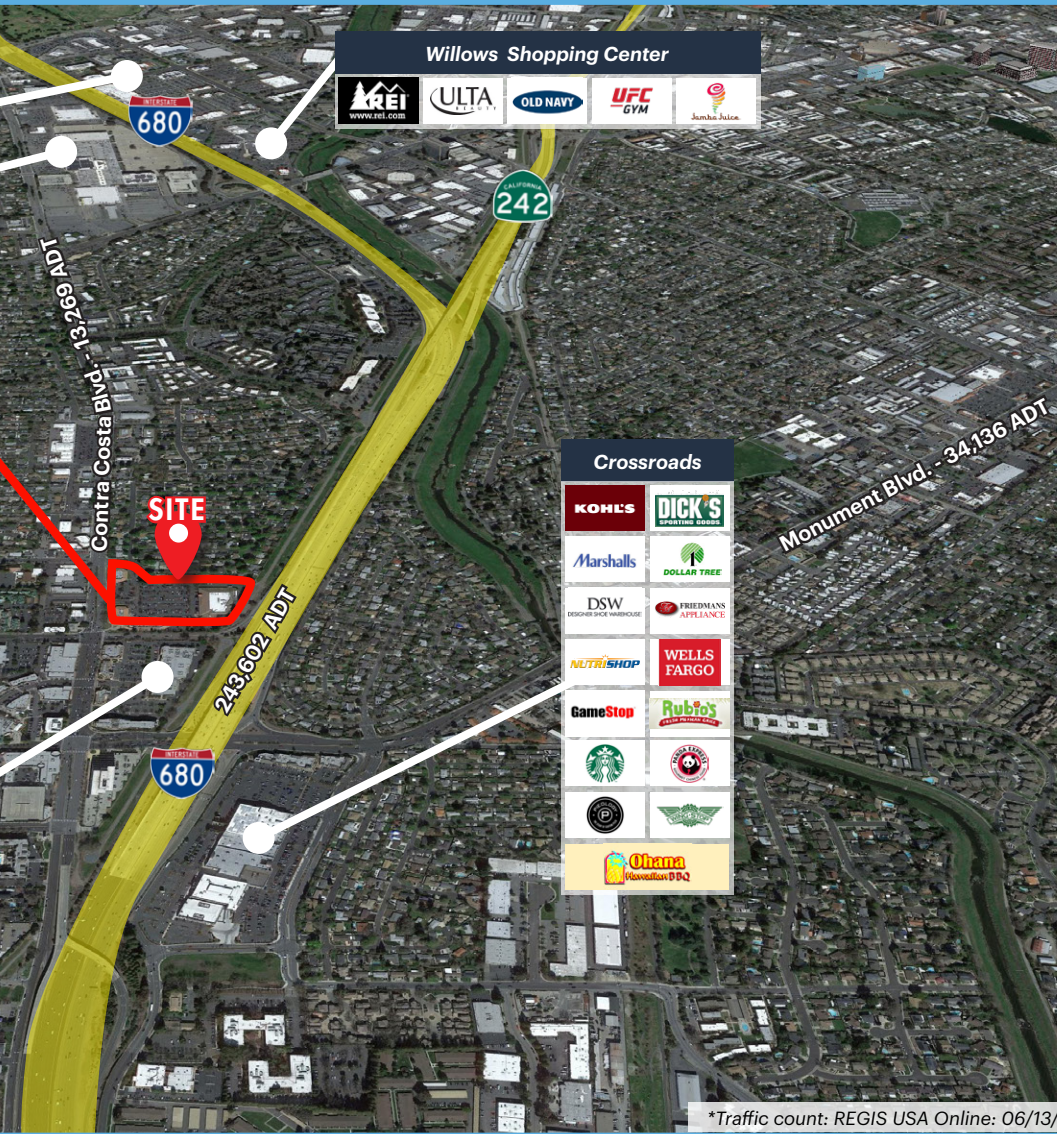
KOHL'S DICK'S SPORTING GOODS
 Marshalls DOLLAR TREE
 DSW DESIGNER SPACE WAREHOUSE FRIEDMAN'S APPLIANCE
 NUTRISHOP WELLS FARGO
 GameStop Rubto's
 Starbucks Peets
 Ohana

Downtown Pleasant Hill

CINEMARK BED BATH & BEYOND Michaels
 carter's FIVE GUYS Mobile UPS
 verizon SALLY BEAUTY JACK'S RESTAURANT & BAR YALLA
 VITALITY BOWLS Jamba Juice
 Peets TRAVIS CREDIT UNION

The Courtyard Shopping Center

Staples Smart Final Bank of America
 RITE AID COURTYARD MARKET
 LENS-CRAFTERS pet food express Great Clips



GREGORY LN - 17,925 ADT

*Traffic count: REGIS USA Online: 06/13/24

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



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

ADRIA GIACOMELLI
 Partner
 (925) 997-2307
 adria@lockehouse.com
 License #01498795

PLEASANT HILL PLAZA

DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
24,552	147,600	275,211



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
9,492	59,584	109,565



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$156,058	\$173,455	\$186,572



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.57 M	\$1.83 M	\$1.93 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
45.4%	52.3%	52.6%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$435.28 M	\$2.95 B	\$5.75 B

Pleasant Hill is home to over 24,552 residents within a 1-mile radius and an average income of \$156,058. The city is centrally located in Contra Costa County along I-680. Pleasant Hill has a small town charm, and yet has a vibrant downtown that attracts thousands of visitors on a regular basis.



*Demographics: REGIS USA Online: 06/13/24