

PLEASANT HILL PLAZA

Retail Coming Available | $\pm 1,761$ SF - $\pm 1,969$ 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

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PLEASANT HILL PLAZA

SUMMARY & HIGHLIGHTS



SUMMARY

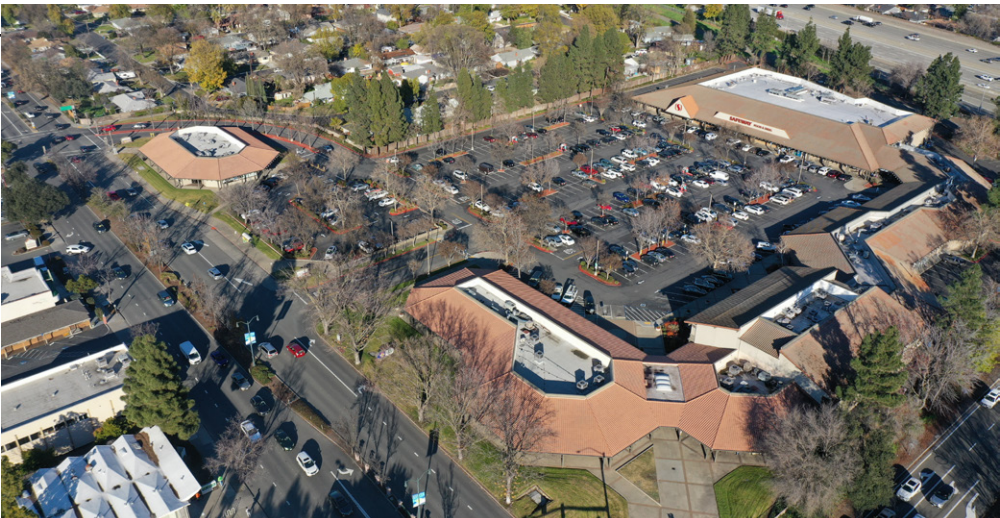
ADDRESS	1912-1974 Contra Costa Boulevard, Pleasant Hill, CA 94523		
1 ST FLOOR RETAIL			
BASE RENT	\$42.00 PSF Annually		
NNN	\$7.80 PSF Annually (2025 Estimate)		
AVAILABLE	Suite 1942 - ±1,761 SF Suite 1954A - ±1,969 SF		
BUILT	1978		
TRAFFIC COUNTS	Contra Costa Boulevard	25,697 ADT	
	Gregory Lane	14,907 ADT	
	Monument Boulevard	34,136 ADT	
	Interstate 680	238,826 ADT	

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
- 26,082 ADT at Intersection to Pleasant Hill Plaza Shopping Center

**Traffic count: REGIS USA Online: 5/13/25*

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.



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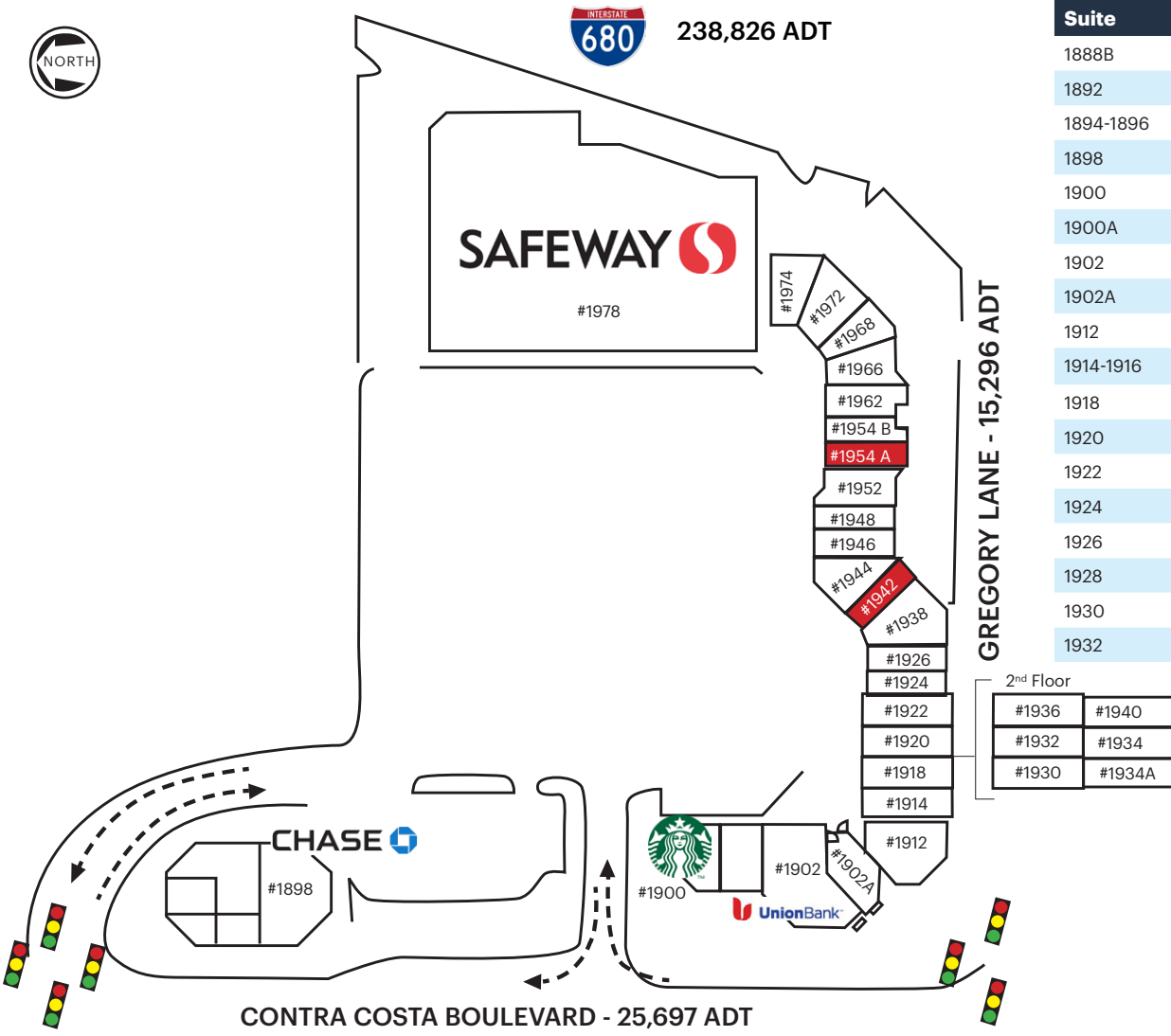


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RETAIL SITE DIRECTORY



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	On Tap	±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	DalDal	±1,157 SF
1928	Gamer's Guild	±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	Available	±1,969 SF
1954B	Berkshire Hathaway	±2,032 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

2nd Floor	
#1936	#1940
#1932	#1934
#1930	#1934A



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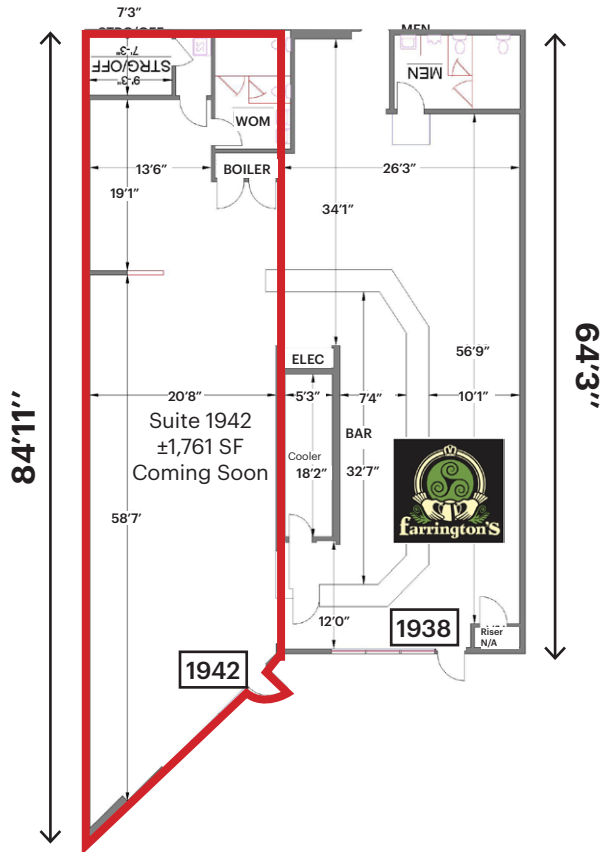
1st FLOOR: ±1,761 SF



Suite 1942: ±1,761 SF

RENT - \$42.00 PSF Annually Plus \$7.80 NNN (2025 Estimate)

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



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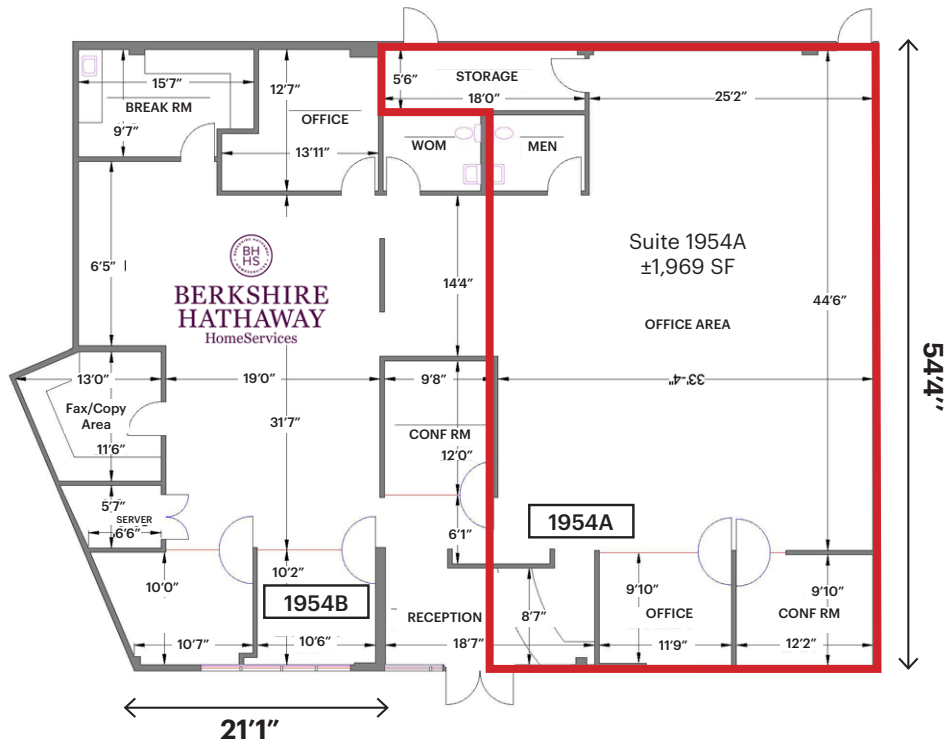
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1st FLOOR: ±1,969 SF

Suite 1954A: ±1,969 SF

RENT - \$42.00 PSF Annually Plus \$7.80 NNN (2025 Estimate)

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



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CLOSE-UP MARKET AERIAL



Pleasant Hill Plaza

SAFeway	UnionBank
MOUNTAIN MIKE'S	CHASE
PLEASANT HILL DENTAL Family, Cosmetic & Sedation Dentistry	
NATION'S GIGANT	Starbucks
Sourdough & Co. Sandwiches • Soups • Salads	BODYBAR PILATES

Sun Valley Inn

UNITED STATES POSTAL SERVICE	calico
Noni's Pet Boutique & Grooming	MP Minuteman Press WE DESIGN, PRINT & PROMOTE...200+
	Deb's Flower MARKET

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MARKET AERIAL



Pleasant Hill Shopping Center

TARGET ROSS DRESS FOR LESS HomeGoods

Willows Shopping Center

AKREI 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 Peet's

Sun Valley Mall

JCPenney sears
macy's FITNESS
ROUND1 FOREVER 21
calendars games & toys UNIQLO
MOD Peet's
HOLLISTER H&M
Starbucks McDonald's

Pleasant Hill Plaza

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

Crossroads

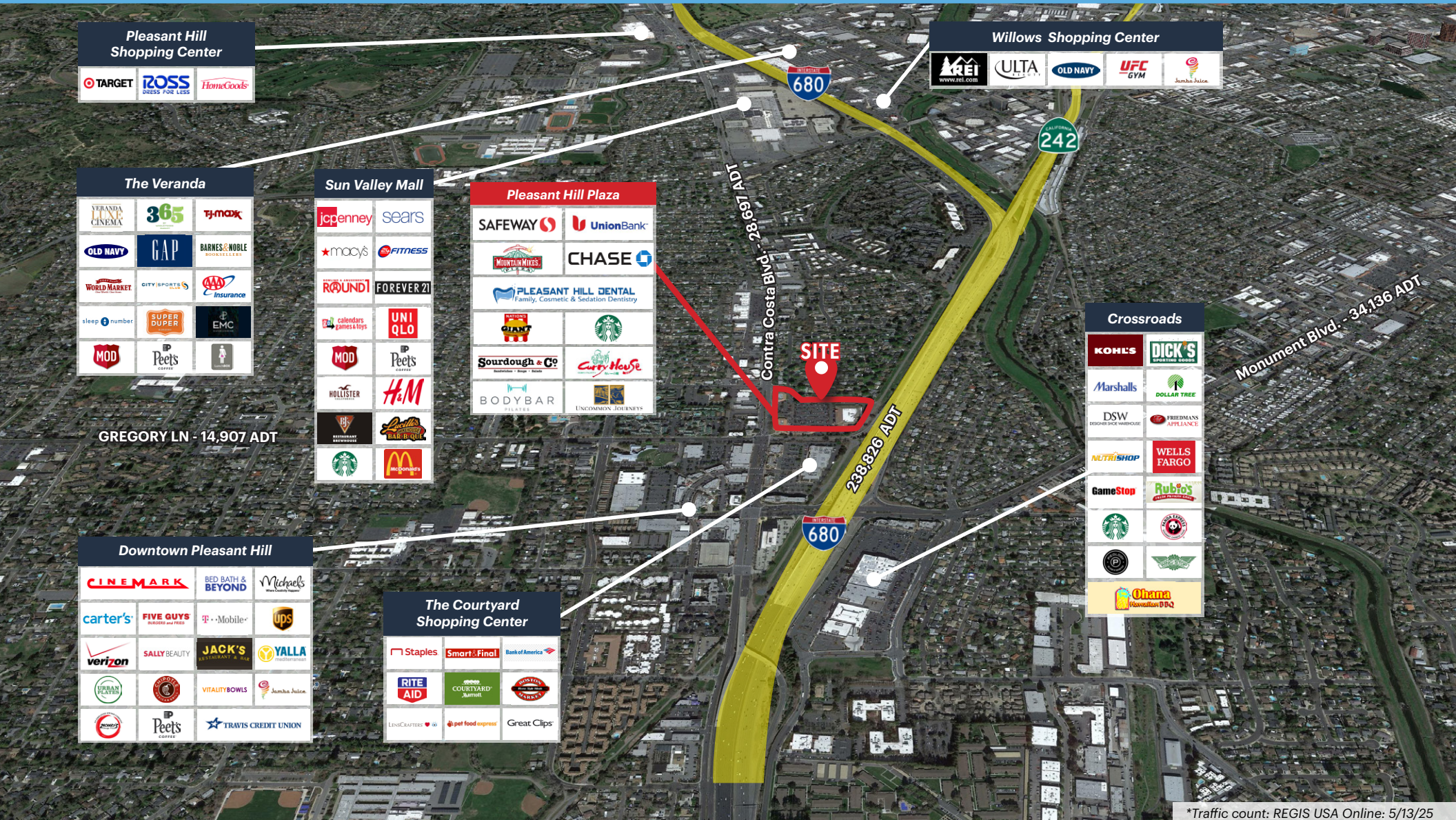
KOHL'S DICK'S
Marshall's DOLLAR TREE
DSW FRIEDMAN'S APPLIANCE
NUTRISHOP WELLS FARGO
GameStop Rubio's
Starbucks Panda Express
Ohana

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
Peet's TRAVIS CREDIT UNION

The Courtyard Shopping Center

Staples Smart Final Bank of America
RITE AID COURT YARD MARKET
LENE CRAFTERS pet food express Great Clips



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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.

