



Coming Soon!



**LOCKEHOUSE**

# DOWNTOWN PLEASANT HILL

CONTRA COSTA BLVD. & CRESCENT DR.  
PLEASANT HILL, CALIFORNIA

±2,020 SF - ±4,583 SF RETAIL AVAILABLE FOR LEASE



## LOCATION DESCRIPTION

The site is served by I-680 with primary access off Monument Blvd. and signalized intersections at all main entries (Crescent Dr., Crescent Plaza, Boyd Rd., and Gregory Ln.). Adjacent to Walnut Creek, Concord, Martinez and Lafayette.

Contra Costa Boulevard is a major North-South thoroughfare connecting Martinez/Pleasant Hill/Walnut Creek

## SITE DESCRIPTION

Downtown Pleasant Hill is ±345,000 SF community retail destination anchored by a 16-screen Century Theatres, Osaka Marketplace (coming soon), Michaels, Golf Galaxy, Ross, Ulta and more.

## PROPERTY PROFILE

|                     |                    |                                                        |
|---------------------|--------------------|--------------------------------------------------------|
| AVAILABLE SPACES    | 5A                 | ±2,020 SF up to ±4,583 SF<br>(former Boutique Fitness) |
|                     | 5B                 | ±2,563 SF up to ±4,583 SF                              |
| 2025 TRAFFIC COUNTS | Contra Costa Blvd. | 26,247 ADT                                             |
|                     | Gregory Ln.        | 13,769 ADT                                             |
|                     | I-680              | 248,025 ADT                                            |



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CENTURY THEATRES  
 ROSS DRESS FOR LESS®  
 ULTA BEAUTY  
 Michaels  
 Where Creativity Happens®  
 GOLF GALAXY  
 OSAKA MARKETPLACE  
 PARIS BAGUETTE  
 CHIPOTLE MEXICAN GRILL  
 verizon  
 URBAN PLATES  
 Peet's Coffee®  
 ZACHARY'S Chicago Pizza  
 JACK'S RESTAURANT & BAR  
 FIVE GUYS®  
 BURGERS and FRIES  
 EUROPEAN WAX CENTER®  
 T-Mobile  
 VITALITYBOWLS  
 AMERICA'S BEST CONTACTS & EYEGLASSES  
 COLD STONE CREAMERY  
 TOGO'S  
 Jamba Juice  
 restore  
 HYPER WELLNESS + CHIROPRACTIC  
 ups  
 CLUB PILATES®



**DOWNTOWN PLEASANT HILL**

|                     |                   |              |
|---------------------|-------------------|--------------|
| CENTURY THEATRES    | OSAKA MARKETPLACE | ULTA BEAUTY  |
| ROSS DRESS FOR LESS | GOLF GALAXY       | Michaels     |
| URBAN PLAYS         | CHIPOTE           | Peets COFFEE |

**PLEASANT HILL SHOPPING CENTER**

|                     |            |
|---------------------|------------|
| TARGET              | Burlington |
| ROSS DRESS FOR LESS | HomeGoods  |
| IN-N-OUT BURGER     | CHIPOTE    |
|                     | Starbucks  |

**HERITAGE SQUARE**

|              |                  |
|--------------|------------------|
| TRADER JOE'S | Ashley HOMESTORE |
|--------------|------------------|

**THE VERANDA**

|                    |                     |            |                            |                          |
|--------------------|---------------------|------------|----------------------------|--------------------------|
| WHOLE FOODS MARKET | VERANDA LUXE CINEMA | TJ-MAXX    | BARNES & NOBLE BOOKSELLERS | SPORT PLUS! WORLD MARKET |
| DAVE & BUSTERS     | CITY SPORTS         | Yard House | OLD NAVY                   | Puesto                   |

**SUNVALLEY MALL**

|             |         |        |
|-------------|---------|--------|
| 245,832 ADT | FITNESS | MACY'S |
|-------------|---------|--------|

**THE WILLOWS**

|             |             |            |
|-------------|-------------|------------|
| ULTA BEAUTY | Sola SALONS | UFC GYM    |
| OLD NAVY    | REI         | FIVE BELOW |

**THE CROSSROADS**

|                             |             |                             |
|-----------------------------|-------------|-----------------------------|
| DICK'S SPORTING GOODS       | Marshalls   | KOHL'S                      |
| Friedman's HOME IMPROVEMENT | DOLLAR TREE | DSW DESIGNER SHOE WAREHOUSE |

**PLEASANT HILL PLAZA**

|         |       |
|---------|-------|
| SAFeway | CHASE |
|---------|-------|

YGNACIO VALLEY RD. - 55,335 ADT

**PLEASANT HILL MARKETPLACE**

|                   |                                  |
|-------------------|----------------------------------|
| BEST BUY          | ANASTASIA NEW & VINTAGE CLOTHING |
| Total Wine & MORE | Bassett                          |

**YGNACIO PLAZA**

|                 |              |
|-----------------|--------------|
| Sports Basement | TJ-MAXX      |
| Mendocino Farms | Peets COFFEE |



POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 22,633 | 146,146 | 273,111 |



ESTIMATED  
AVERAGE  
HOUSEHOLD  
INCOME

| 1 MILE    | 3 MILES   | 5 MILES   |
|-----------|-----------|-----------|
| \$143,688 | \$168,585 | \$183,312 |



DAYTIME  
POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 14,184 | 131,674 | 221,914 |



MEDIAN HOME VALUE  
\$1,000,000 or More

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 29.9%  | 37.2%   | 38.7%   |



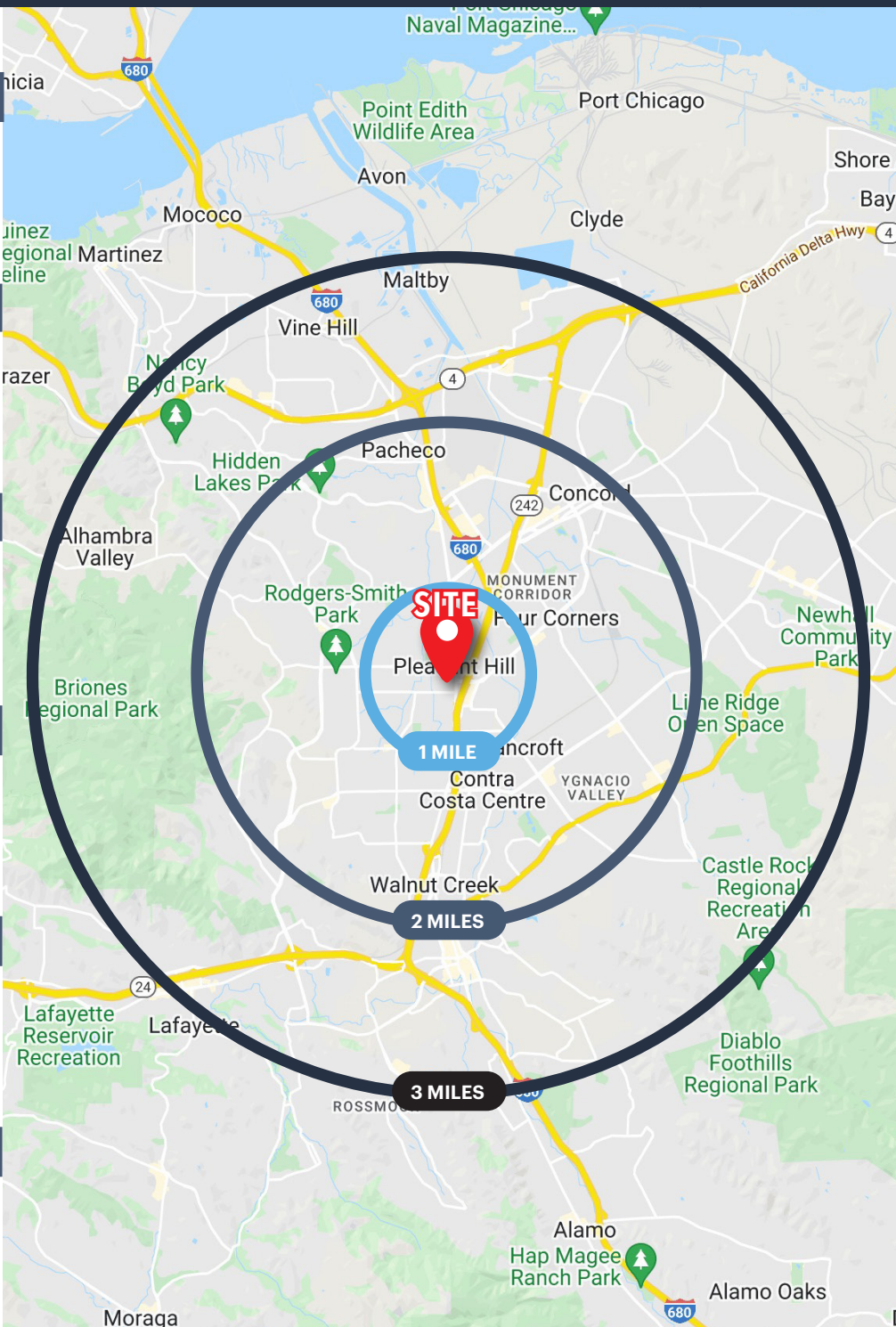
COLLEGE DEGREE  
BACHELOR DEGREE OR  
HIGHER

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 45.5%  | 53.1%   | 52.7%   |



TOTAL RETAIL  
EXPENDITURES

| 1 MILE     | 3 MILES  | 5 MILES  |
|------------|----------|----------|
| \$532.22 M | \$3.62 B | \$6.87 B |





**MEGHAN BASSO**

(925) 488-4143

[meghan@lockehouse.com](mailto:meghan@lockehouse.com)

License #01880016

**DANIELLE BROMSTEAD**

(925) 488-4144

[danielle@lockehouse.com](mailto:danielle@lockehouse.com)

License #01339574

**SANDY BERRY**

(408) 910-8474

[sandy@lockehouse.com](mailto:sandy@lockehouse.com)

License #00880014

2099 Mt. Diablo Boulevard, Suite 206 Walnut Creek, CA 94596 | 616 E. Cota Street, Santa Barbara, CA 93103 | License #01784084 | [WWW.LOCKEHOUSE.COM](http://WWW.LOCKEHOUSE.COM)

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