

NEW GROCER

OSAKA MARKETPLACE

Coming Soon!



**DOWNTOWN
PLEASANT HILL**



DOWNTOWN PLEASANT HILL

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

±2,020 SF - ±35,877 SF RETAIL AVAILABLE FOR LEASE



PROPERTY PROFILE

AVAILABLE SPACES	Details
B5	±35,877 (former Bed Bath & Beyond)
5A	±2,020 SF up to ±4,583 SF (former Boutique Fitness)
5B	±2,563 SF up to ±4,583 SF
16A	±2,604 SF - ±3,588 SF (2nd Gen Restaurant)

2024 TRAFFIC COUNTS

Contra Costa Blvd.	27,661 ADT
Gregory Ln.	11,275 ADT
I-680	245,832 ADT

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 remodeled, 16-screen Century Theatres, Osaka Marketplace, Michaels, Golf Galaxy, Ross, Ulta and more.



SITE PLAN

STE	TENANT	SF
M	Century 16 Theatres	65,517
M1A	Leasing Office	2,200
M1B	Starlight Performing Arts (coming soon)	8,176
6	Golf Galaxy	25,000
7A	Five Guys	2,481
7B	K-Lux Nails (Coming soon!)	1,642
7C	Vitality Bowl	1,500
7D	Paul Mitchell	11,000
8A	Zachary's Pizza	3,263
9A	Peet's Coffee & Tea	2,375
9B	Small Cakes	1,000
9C	Jamba Juice	1,111
16A	AVAILABLE	2,604
16B	Escobar Tailors	984

STE	TENANT	SF
B4	Michaels	21,169
B5	AVAILABLE	35,877
4B	Carter's / OshKosh	5,172

STE	TENANT	SF
B1	Osaka Marketplace (Coming soon!)	40,377
B2	Ulta Beauty	10,000
B3	Ross Dress for Less	28,622
STE	TENANT	SF
5A	AVAILABLE (DO NOT DISTURB)	2,020
5B	AVAILABLE	2,563
5C	Citibank	4,900
5D	Verizon Wireless	4,168
5E	Club Pilates	1,833
10A	Togo's	1,272
10B	Salon Avalon	1,142
10C	GNC	1,228

STE	TENANT	SF
10D	America's Best Contacts & Eyeglasses	3,151
10F	Southern Comfort Kitchen	2,100
11A/B	Spavia	2,432
11C	Crescent Bistro	2,591
12A/B	Paris Baguette	3,976
12D	Haya Ramen	835
12E	Coco Swirl	939
12F	Gotta Eatta Pita	816
13A	The UPS Store	1,238
13C	Travis Credit Union	1,869
13D	Sally Beauty	1,510
13E	T-Mobile	2,060
14A	Morgan Territory Brewery	3,090

STE	TENANT	SF
14B	Restore Hyper Wellness	2,557
14C	Cantina Jack's	2,620
15A	Jack's Restaurant & Bar	6,479
15B	Urban Plates	4,253
15E	Jack's Taps	851
15F	European Wax Center	1,232
15G	Chipotle Mexican Grill	2,418
15J	Cold Stone Creamery	1,193

■ Area 1

■ Area 3

■ Area 2

■ Area 4

LOCAL & NATIONAL TENANTS




















































GREGORY LANE - 11,275 ADT

DOWNTOWN PLEASANT HILL

CENTURY THEATRES	OSAKA MARKETPLACE	ULTA BEAUTY
ROSS DRESS FOR LESS	GOLF GALAXY	Michaels Where Creativity Happens
URBAN PLAYERS	CHIPOTE MEXICAN RESTAURANT	Peets COFFEE

PLEASANT HILL SHOPPING CENTER

TARGET	Durlington
ROSS DRESS FOR LESS	HomeGoods
IN-N-OUT BURGER	STARBUCKS

HERITAGE SQUARE

TRADER JOE'S	Ashley HOMESTORE
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THE VERANDA

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

SUNVALLEY MALL

245,832 ADT	FITNESS	MACY'S
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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
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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%



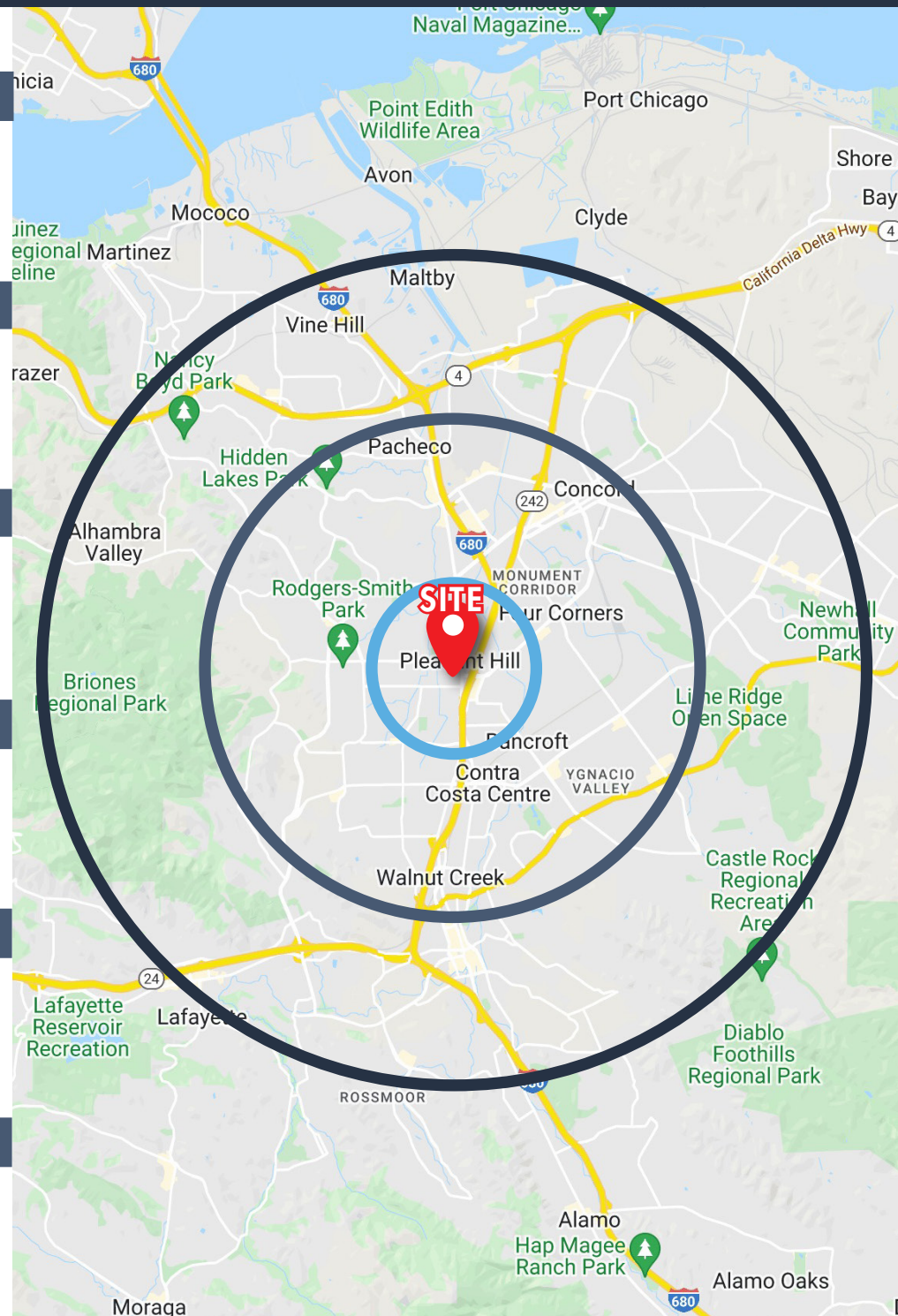
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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





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