

# PLEASANT HILL PLAZA

Retail Coming Available | ±1,761 SF - ±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

**ADRIA GIACOMELLI**  
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# PLEASANT HILL PLAZA

## SUMMARY & HIGHLIGHTS



### SUMMARY

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

#### 1<sup>ST</sup> FLOOR RETAIL

**BASE RENT** \$42.00 PSF Annually

**NNN** \$8.06 PSF Annually (2026 Estimate)

**AVAILABLE** Suite 1942 - ±1,761 SF  
Suite 1954A - ±1,969 SF

**BUILT** 1978

**TRAFFIC COUNTS**

Contra Costa Boulevard	28,398 ADT
Gregory Lane	15,039 ADT
Monument Boulevard	38,269 ADT
Interstate 680	239,747 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
- Dunkin' Coming to the Center — New Daily Traffic Driver
- Great Visibility and Exposure Along Contra Costa Boulevard
- Complementary Tenant Mix of Daily Needs and Services
- Located at a High-Traffic, Four-Way Signalized Intersection
- Direct I-680 Access with 239,747 Average Daily Trips
- Strong Daytime Population of 131,630 Within 3-Mile Radius
- 28,398 ADT at Intersection to Pleasant Hill Plaza Shopping Center



\*Traffic count: REGIS USA Online: 3/4/26

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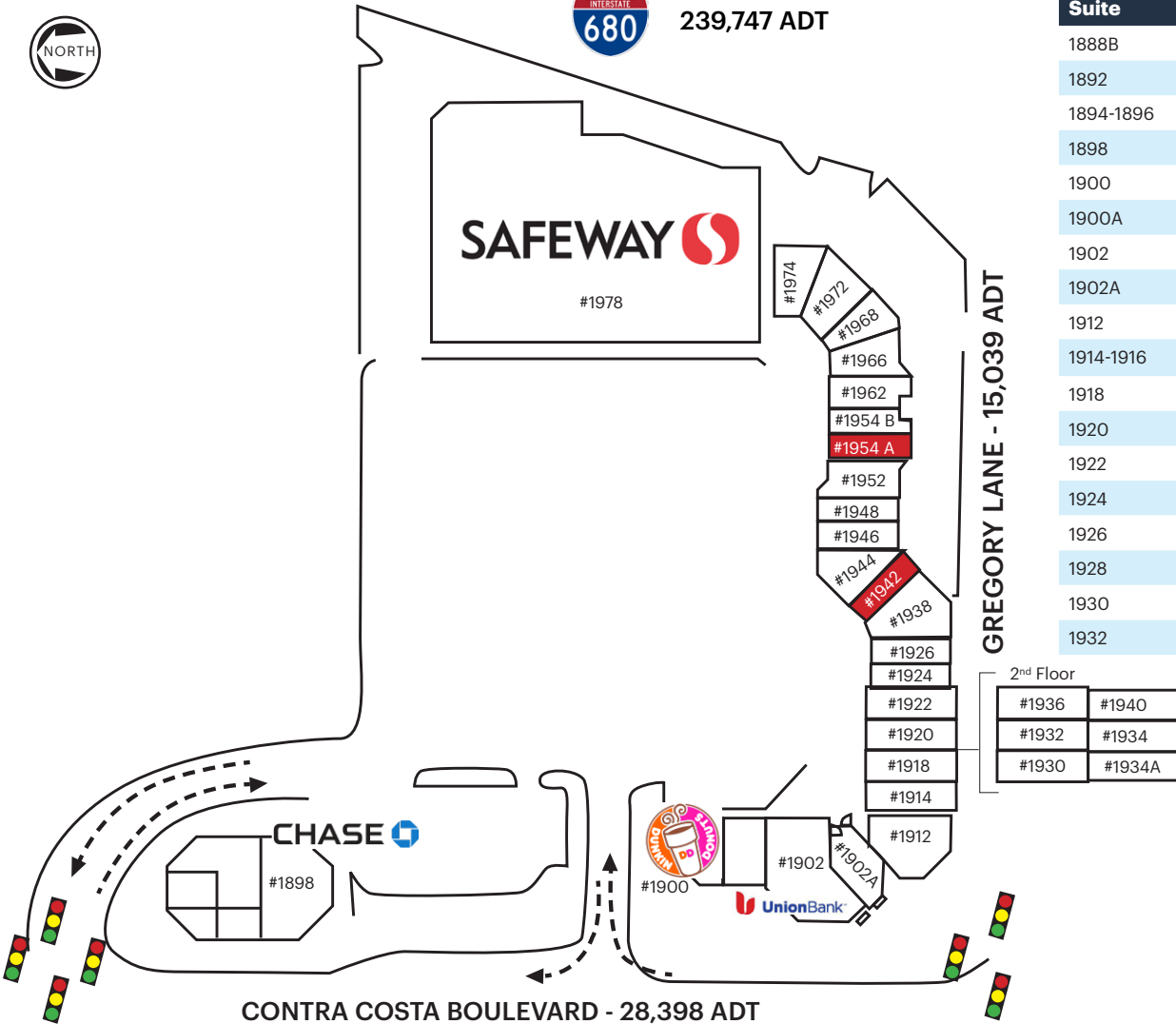
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## RETAIL SITE DIRECTORY



 239,747 ADT



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	Dunkin'	±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	Coming 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	Coming 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

2<sup>nd</sup> Floor

#1936	#1940
#1932	#1934
#1930	#1934A



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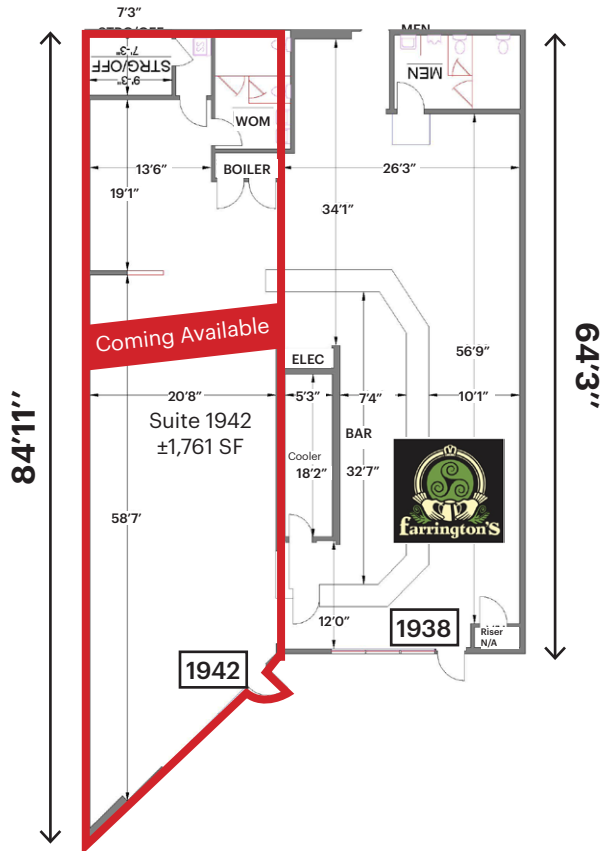


1<sup>st</sup> FLOOR: ±1,761 SF | Retail Coming Available

## Suite 1942: ±1,761 SF

RENT - \$42.00 PSF Annually Plus \$8.06 NNN (2026 Estimate)

Currently occupied by Farrington's Bar, the tenant will be downsizing and remaining in the adjacent suite only, making Suite 1942 available for lease.



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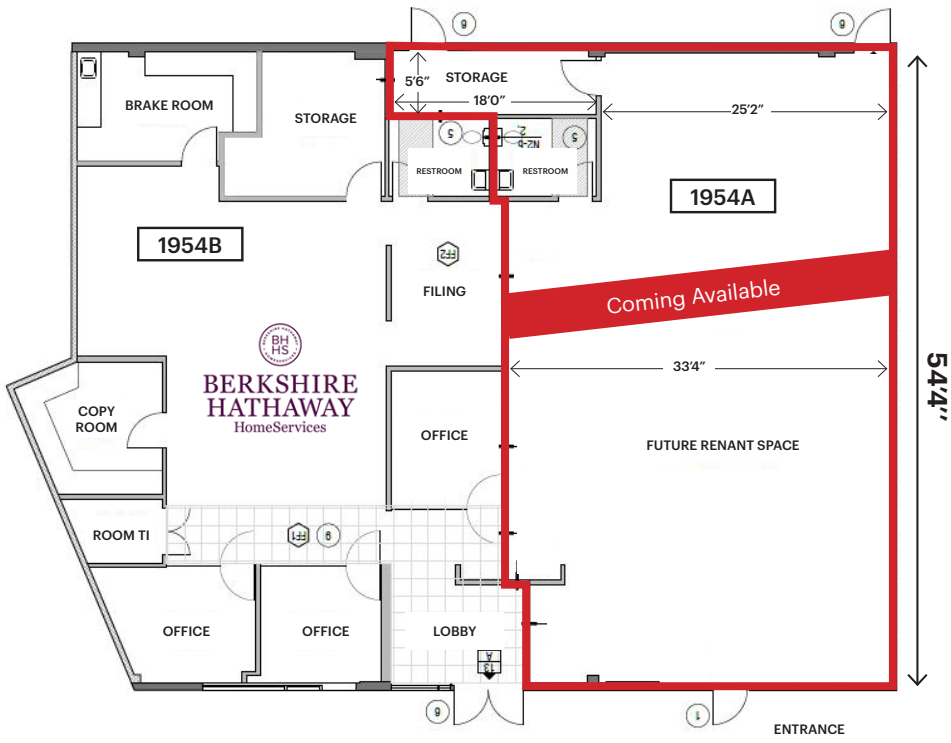
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## 1<sup>st</sup> FLOOR: ±1,969 SF | Retail Coming Available

### Suite 1954A: ±1,969 SF

RENT - \$42.00 PSF Annually Plus \$8.06 NNN (2026 Estimate)

Berkshire Hathaway has downsized, creating a new ±1,969 SF retail opportunity adjacent to their existing office. The premises can be fully demised within 60 days of lease execution for Suite 1954A. The space will be delivered with one restroom, 200 amps of power, and a 5-ton HVAC unit. Ceiling heights are approximately 11' clear throughout most of the space, with heights tapering to about 8'11" toward the rear.



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## CLOSE-UP MARKET AERIAL



INTERSTATE 680 239,747 ADT

I-680 OFF-RAMP

CONTRA COSTA BLVD - 28,398 ADT

Sun Valley Inn

**Pleasant Hill Plaza**

- SAFeway
- UnionBank
- MOUNTAIN MIKES
- CHASE
- PLEASANT HILL DENTAL  
Family, Cosmetic & Sedation Dentistry
- NATION'S GIANT
- DUNKIN'
- Sourdough & Co.  
Sandwiches • Soups • Salads
- BODYBAR  
PILATES

UNITED STATES POSTAL SERVICE

calico

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## 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  
 PLEASANT HILL DENTAL  
 GIANT DUNKIN'  
 Sourdough & Co. Curry House  
 BODYBAR UNCOMMON JOURNEYS

**Crossroads**

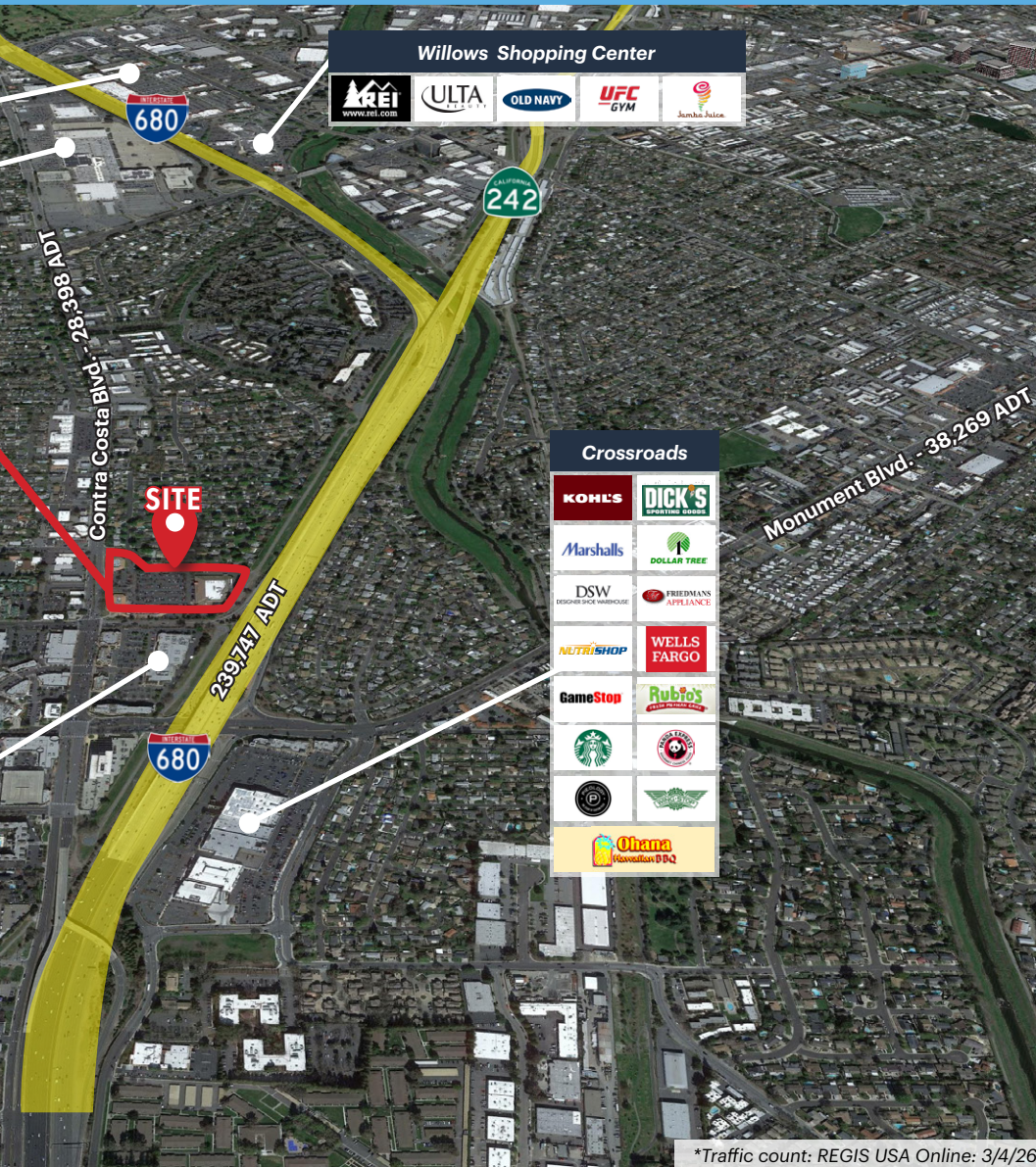
KOHL'S DICK'S SPORTING GOODS  
 Marshalls DOLLAR TREE  
 DSW DESIGNER SPACE WAREHOUSE FRIEDMAN'S APPLIANCE  
 NUTRISHOP WELLS FARGO  
 GameStop Rubio's  
 Starbucks Peets  
 Ohana

**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 COURT YARD MARKET  
 LENS-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

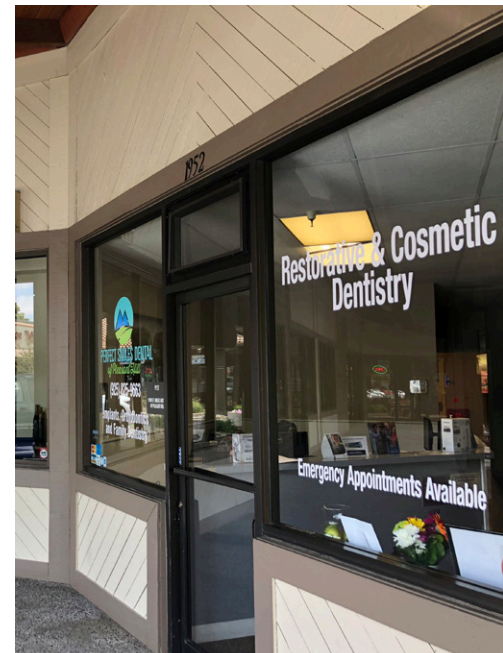
1 MILE	3 MILES	5 MILES
45.4%	52.3%	52.6%



### 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.



\*Demographics: REGIS USA Online: 5/13/25