



Coming Soon!



DOWNTOWN PLEASANT HILL

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

±2,020 SF RETAIL AVAILABLE FOR LEASE



PROPERTY PROFILE

AVAILABLE SPACES	5A	±2,020 SF up to ±4,583 SF (former Boutique Fitness)
2025 TRAFFIC COUNTS	Contra Costa Blvd.	26,247 ADT
	Gregory Ln.	13,769 ADT
	I-680	248,025 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 16-screen Century Theatres, Osaka Marketplace (coming soon), Michaels, Golf Galaxy, Ross, Ulta and more.



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CENTURY THEATRES	ROSS DRESS FOR LESS®	ULTA BEAUTY
<i>Michaels</i> Where Creativity Happens™	GOLF GALAXY	OSAKA MARKETPLACE
	Peet's Coffee	
JACK'S RESTAURANT & BAR	FIVE GUYS® BURGERS and FRIES	EUROPEAN WAX CENTER®
T-Mobile	VITALITYBOWLS	AMERICA'S BEST CONTACTS & EYEGLASSES
		<i>Jamba Juice</i>
restore HYPER MALLS • WELL • & EQUIPMENT		CLUB PILATES®



DOWNTOWN PLEASANT HILL

CENTURY THEATRES	OSAKA MARKETPLACE	ULTA
ROSS DRESS FOR LESS	GOLF GALAXY	Michaels
URBAN PLAYERS	CHICK-FIL-STEAK	Peet's COFFEE

PLEASANT HILL SHOPPING CENTER

TARGET	Durlington
ROSS DRESS FOR LESS	HomeGoods
IN-N-OUT	Starbucks

HERITAGE SQUARE

TRADER JOE'S	Ashley HOMESTORE
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THE VERANDA

WHOLE FOODS	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	Solo 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
Total Wine & More	Bassett

YGNACIO PLAZA

Sports Basement	TJ-MAXX
Mendocino Farms	Peet's 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%



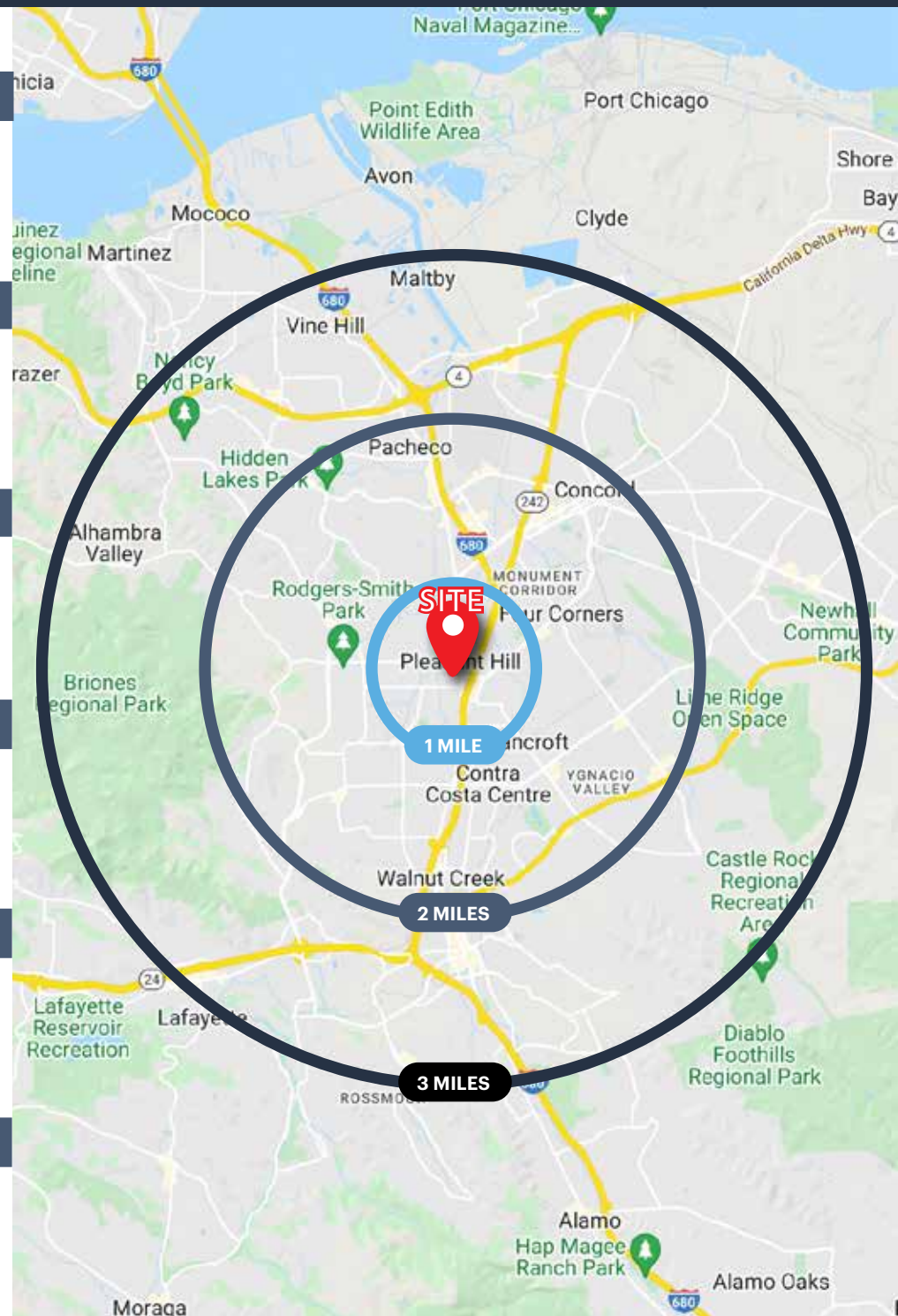
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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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