



FOR LEASE

1725 Contra Costa Blvd
Pleasant Hill, CA



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NAINorthgate

LEASING TEAM

PROPERTY SUMMARY



AVAILABLE SPACE:
± 5,541 SF



LEASE TERMS:
Negotiable



LEASE TYPE:
NNN



PROPERTY HIGHLIGHTS

- Excellent ingress/egress via both Contra Costa Blvd (front) & Linda Drive (rear) with ample parking.
- Excellent building signage and visibility along Contra Costa Blvd and monument signage on Linda Ave.
- Previously a top 20% performing Kelly Moore Paint store location with more than \$2.8M annual sales.
- Strong retail hub including: Sherwin Williams, TAP Plastics, PPG, Big O Tires, Ace Hardware, USPS, Safeway, Smart & Final, Rite Aid, Michaels, McDonalds, Taco Bell, Grocery Outlet and more.

PROPERTY INFO

ADDRESS	1725 Contra Costa Blvd. Pleasant Hill, CA
LEASE PRICE:	Contact Broker
SPACE AVAILABLE:	± 5,541 SF
ZONING:	Retail Business (RB)
LEASE TYPE:	NNN
APN:	150-103-008-2
TRAFFIC:	Contra Costa Blvd: ± 29,019 ADT I-680: ± 261,636 ADT

AERIAL VIEW



AERIAL VIEW - Northeast View



AERIAL VIEW - Southern View



AERIAL VIEW- Northeast View



AREA OVERVIEW

PLEASANT HILL - CALIFORNIA

Location: Pleasant Hill is located in the East Bay area of the San Francisco Bay Area, which is known for its affluent and diverse population. This area attracts many visitors and tourists, which can increase foot traffic for retail businesses.

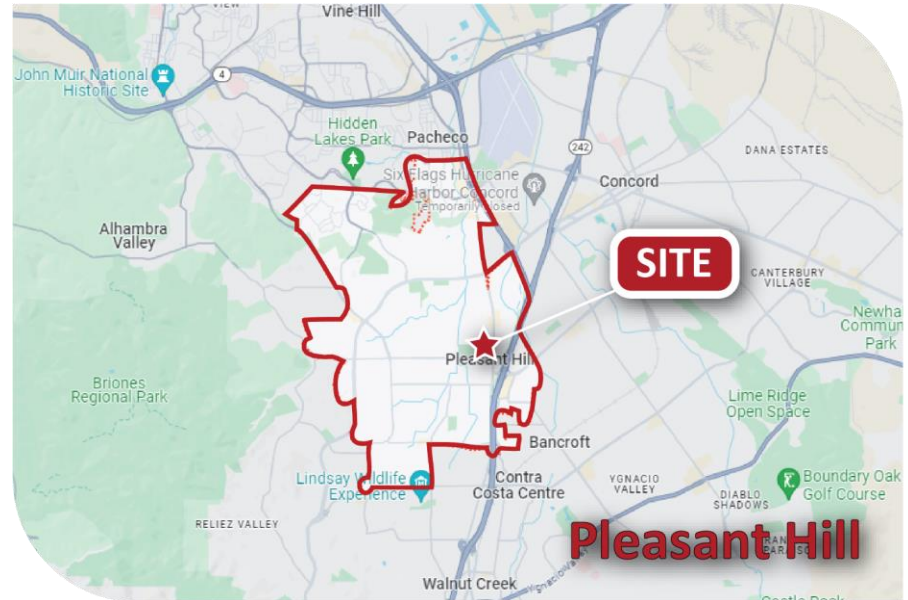
Demographics: Pleasant Hill has a population of over 35,000 people, with a median household income of over \$93,000. The population is also diverse, which can lead to a wider customer base for businesses.

Shopping Centers: Pleasant Hill has several large shopping centers, including the Sunvalley Shopping Center and the Downtown Pleasant Hill Shopping Center. These centers offer a variety of retail options, which can help draw in customers.

Business-friendly environment: Pleasant Hill has a business-friendly environment, with resources available to help entrepreneurs start and grow their businesses. The city also offers a variety of incentives to businesses, such as tax breaks and assistance with obtaining permits.

Proximity to other cities: Pleasant Hill is located near several other cities in the Bay Area, such as Walnut Creek, Concord, and Lafayette. This can increase the potential customer base for businesses, as people from these areas may come to Pleasant Hill to shop.

	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	22,609	269,636	483,919	
2028 Projected Population	22,551	269,804	484,648	
2023 Median Age	40	42	43	
INCOME				
2023 Estimated Average Household Income	\$134,031	\$145,152	\$151,375	
DIVERSITY				
2023 Estimated White	16,698	197,206	351,647	
2023 Estimated African American/Black	851	8,780	20,545	
2023 Estimated Asian or Pacific Islander	3,480	45,597	80,200	
2023 Estimated Hispanic	7,828	60,047	106,477	



NAI Northgate

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