FOR SALE OR LEASE



Exceptional Location in the Heart of Pleasant Hill

1025-1035 Contra Costa Blvd | Pleasant Hill, CA

EXCLUSIVELY LISTED BY

NORTHGATE

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HIGHLIGHTS

- Hard corner prior Rasputin & Blimpies Pizza. Grease trap located on the street end cap with ability to add outdoor patio on both ends of the building. City landscaping recently completed at the property. Located on Contra Costa & Sunvalley, signalized intersection across from the Sunvalley Mall.
- Walk Score of 83 ("Very Walkable") with nearby public transit options.
- End-cap unit includes a grease trap and potential for patios on both sides of the building.
- Minutes from The Veranda, Sunvalley Mall, and Diablo Valley Plaza—anchored by top-tier national retailers, restaurants, and services.
- Immediate access to I-680 and Hwy 242 for seamless travel throughout the East Bay.
- Over 157,000 residents within a 10-minute drive; median household income exceeds $114,000.
- City-completed landscaping enhances curb appeal and site readiness.

PROPERTY OVERVIEW

LEASE PRICE	Contact Chris Santana	
SALE PRICE	$5,800,000	
ZONING	Commercial Retail	
YEAR BUILT	1966	
PARCEL SIZE	1.25 acres	
SPACE AVAILABLE	Suite 1 Suite 2 Suite 3 GLA *Option to combine 2 or more spaces.	± 5,600 sq ft ± 4,000 sq ft ± 2,400 sq ft ± 12,000 sq ft
APN	153-134-025-3, 153-134-026-1	
TRAFFIC	Contra Costa Blvd Taylor Blvd	± 15,513 ADT ± 11,938 ADT

AERIAL VIEW



MARKET OVERVIEW









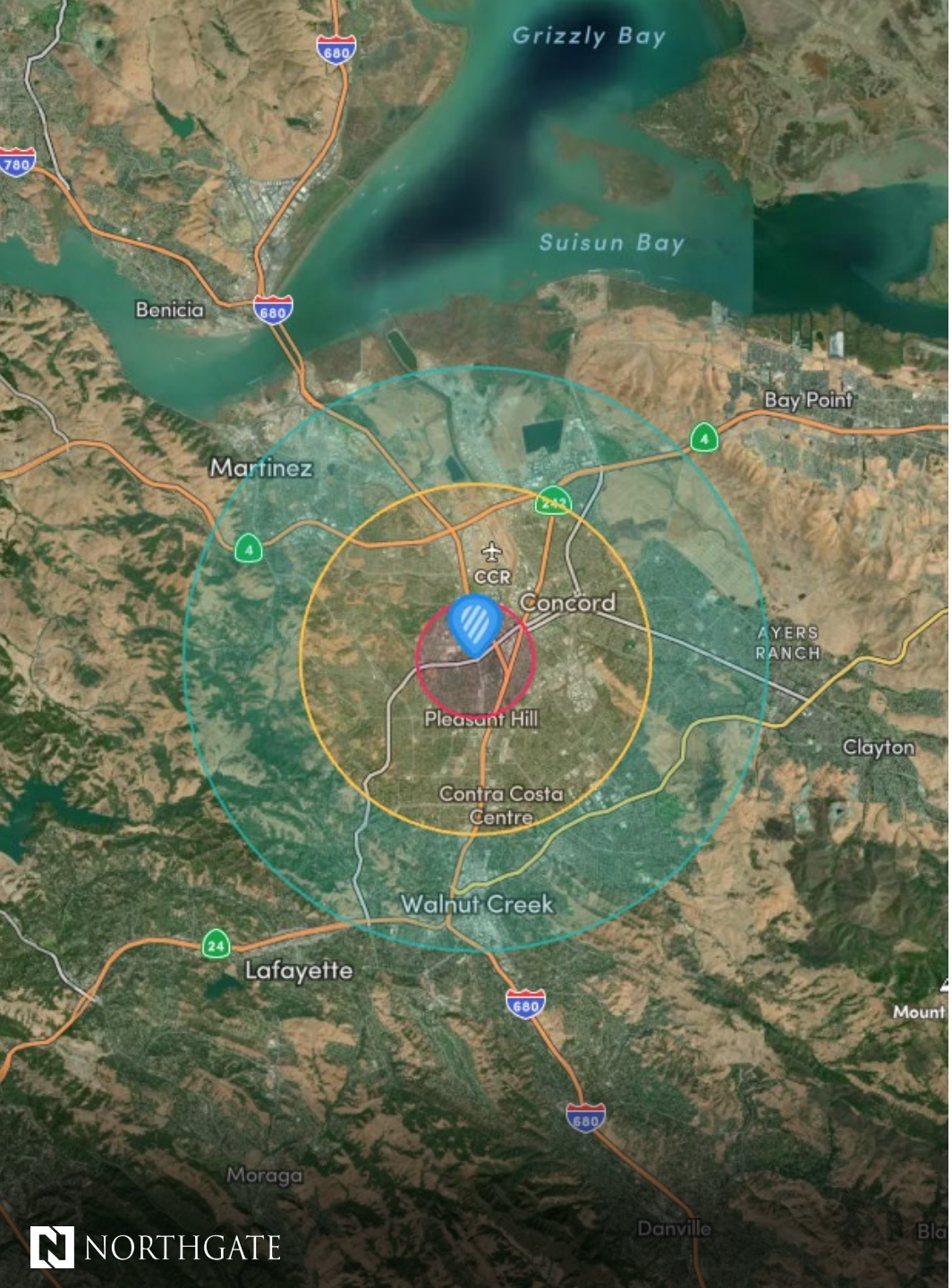
Strategic Location & Accessibility
Pleasant Hill, California, is a thriving city in the heart of Contra Costa County, offering an ideal blend of suburban charm and commercial opportunity. Positioned along Interstate 680, Pleasant Hill provides seamless connectivity to major Bay Area markets, including San Francisco, Oakland, and Silicon Valley. The city is also served by the Pleasant Hill/Contra Costa Centre BART station, offering convenient public transit access.

Strong Economic Base & Business Climate
Pleasant Hill boasts a dynamic local economy supported by a mix of corporate offices, retail centers, and service industries. The city's pro-business environment, skilled workforce, and proximity to educational institutions like Diablo Valley College make it an attractive location for investors and businesses alike.

Retail & Dining Destinations
The city is home to Pleasant Hill Downtown, a bustling mixed-use district featuring national retailers, local boutiques, diverse dining options, and entertainment venues. Other key commercial centers include Crossroads Shopping Center and Crescent Plaza, making Pleasant Hill a prime destination for retail and service businesses.

Demographics & Market Demand
Pleasant Hill has a high-income, well-educated population, with a median household income significantly above the national average. Its desirable residential communities attract professionals and families, fueling strong consumer spending and demand for retail, office, and service-based businesses.

Quality of Life & Community Appeal
With excellent schools, beautiful parks, and a high quality of life, Pleasant Hill continues to attract residents and businesses looking for a balanced suburban environment with easy access to major employment centers. The city's commitment to development and infrastructure investment further enhances its appeal for commercial real estate.



DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	14,174	71,585	139,297
Projected Growth	14,141	71,574	139,795
Median Age	40	40	42
Households	5,339	27,069	53,807
White Population	6,379	28,941	62,496
Black Population	521	2,775	5,360
Am Indian Population	168	930	1,500
Asian Population	2,704	12,834	25,765
Other Population	4,368	26,096	44,674
Hispanic Population	28.75%	35.43%	29.81%
Average HH Income	$166.2k	$138.4k	$155.3k
Median HH Income	$122k	$107.3k	$120.9k
High School Graduates	9,137	44,724	91,913
College Graduates	5,691	25,843	54,844
Total Employees	7,610	37,692	74,036

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management



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