FOR LEASE

RETAIL

550 Contra Costa Blvd, Pleasant Hill, CA 94523

Rare 13.2k SF Freestanding Retail Opportunity Adjacent to Target

EXCLUSIVELY LISTED BY

NORTHGATE

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HIGHLIGHTS

- Shadow-anchored by Target with reciprocal access to adjacent Regency Plaza
- Surrounded by major retailers including Starbucks, HomeGoods, Ross, Target, Chipotle and more
- Affluent trade area with ±$124K median household income and ±$829K median home value within 5 miles
- Strong surrounding population with ±43,995 residents within 5 miles
- Monument and building signage opportunities
- Open shopping center parking plus potential outdoor seating/patio area
- Rare freestanding availability with a defined vacancy timeline

PROPERTY OVERVIEW

ADDRESS	550 Contra Costa Blvd, Pleasant Hill, CA 94523	
PROPERTY TYPE	Retail Single-Tenant	
LEASE TYPE	NNN	
LEASE PRICE	Contact Broker	
AVAILABLE SPACE	13,592 SF	
ZONING	Retail Business (RB)	
TRAFFIC	Contra Costa Blvd I-680	± 28,281 ADT ± 152,041 ADT

MARKET OVERVIEW

MARKET OVERVIEW

AERIAL VIEW

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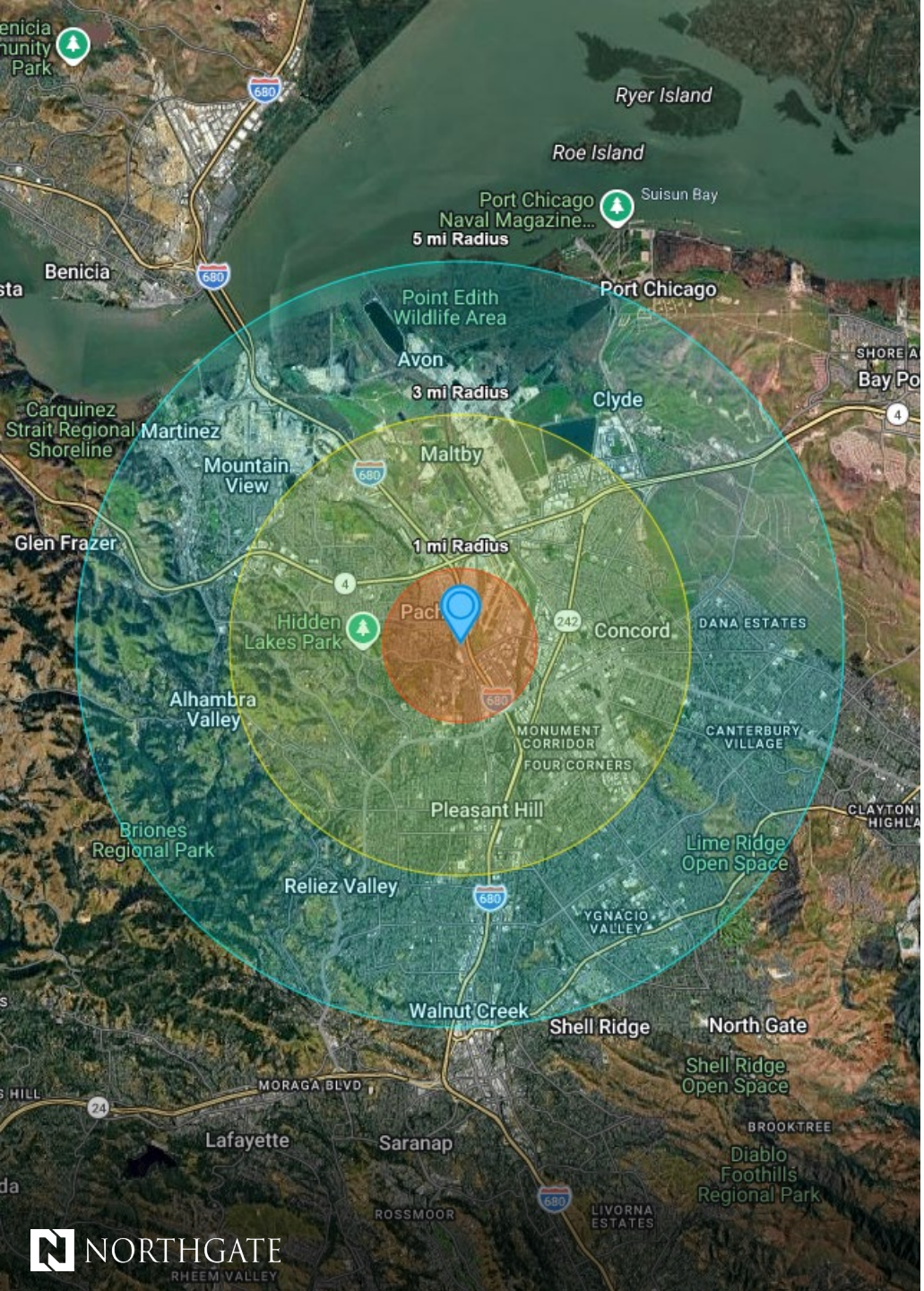
Contra Costa Blvd: ±28.3k ADT
INTERSTATE
CALIFORNIA
680
I-680: ±152k ADT



571DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	9,848	124,736	233,391
Projected Population (5 Yr)	9,723	124,071	232,788
Median Age	40.7	40.4	41.7
Households	4,091	48,548	93,914

Population by Race & Ethnicity

White	51%	49%	53%
Black	4%	5%	5%
Native American	1%	1%	1%
Asian & Pacific Islander	23%	18%	18%
Other	21%	27%	23%
Hispanic	22%	30%	25%

Average HH Income	$150.6k	$156.5k	$173.3k
High School Graduates	89%	88%	91%
College Graduates	51%	50%	57%
Total Businesses	706	6,251	11,824
Total Employees	9,571	68,090	123,809

NORTHGATE

Investment Sales | Leasing | Asset Management | Property Management

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