

1035 Contra Costa Blvd

Contra Costa Blvd & Cresent Plaza –Pleasant Hill, CA

12,000 SF FREESTANDING RETAIL BUILDING WITH OUTSTANDING VISIBILITY – SUBJECT IS DIVISIBLE

With immediate proximity to Sunvalley Shopping Center, the site benefits from the same clientele that shop this established ±1.44 million sf shopping, dining and entertainment destination



DENSE POPULATION
262,664 in a 5-Mi Radius



HIGH INCOME
\$172,901 in a 5-Mi Radius



FREEWAY PROXIMITY
Easy Access from Hwy I-680



STRONG TRAFFIC
±29,000 on Contra Costa Blvd



RETAIL HUB
Surrounded by Dense Retail

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super regional location



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about

Highly Visible Retail Space in Premier Location

12,000 sf ground level freestanding retail space for lease. The space is surrounded by a diverse variety of retail, services and daily needs and can be demised to meet a variety of uses. ([View Pleasant Hill, CA Zoning](#))

Located on the corner of the busiest intersection on Contra Costa Boulevard (28,801 ADT) the site offers outstanding visibility and easy access. The space shares ±65 parking spaces with local favorite See's Candies.

With immediate proximity to Sunvalley Shopping Center, the site benefits from the same clientele that shop this established ±1.4 million sf shopping center. Evening activity is buoyed by the bars, restaurants and entertainment venues in the area. The site offers excellent access off I-680 via the Willow Pass Road exit (55,561 ADT).

The established large trade area (103,676 households/5 mile radius) also draws customers from Walnut Creek, Concord, and Martinez due to its central location and easy access.



Immediate proximity to Sunvalley Shopping Center (1.4 million sf)



Dense residential (103,676 households within 5 miles)



Flexible layout for variety of users (120' frontage)



Highly visible corner location with excellent signage visibility



Surrounded by thriving retail, dining & services



Dedicated parking lot with ±65 spaces (3.2/1,000 SF)

Prominent signage on the corner of Sunvalley Blvd & Contra Costa Blvd



120' frontage with large sunlit windows



Adjacent to Sunvalley Shopping Center



Shared parking with See's Candies



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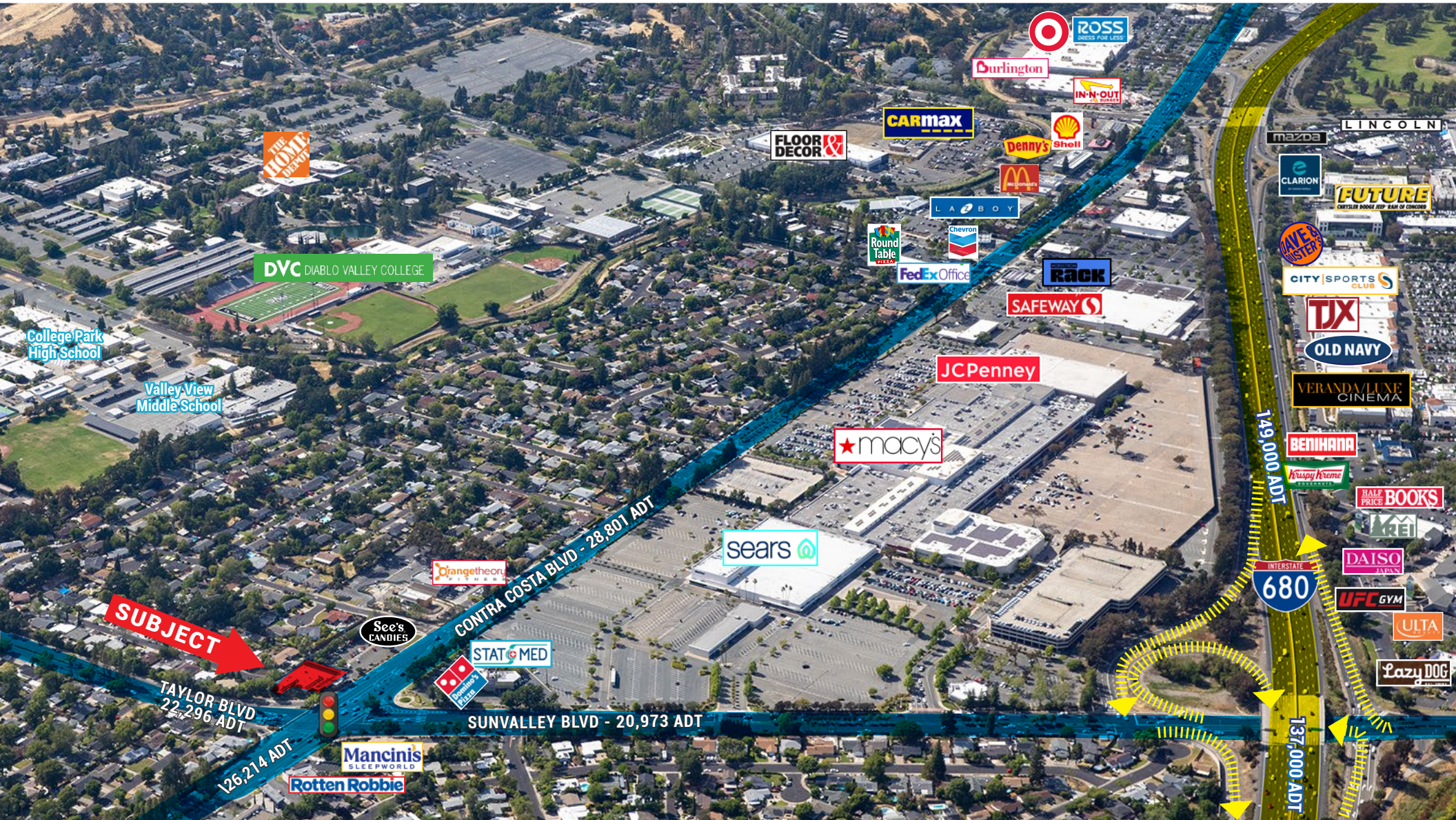
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convenient access from Hwy 680



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access



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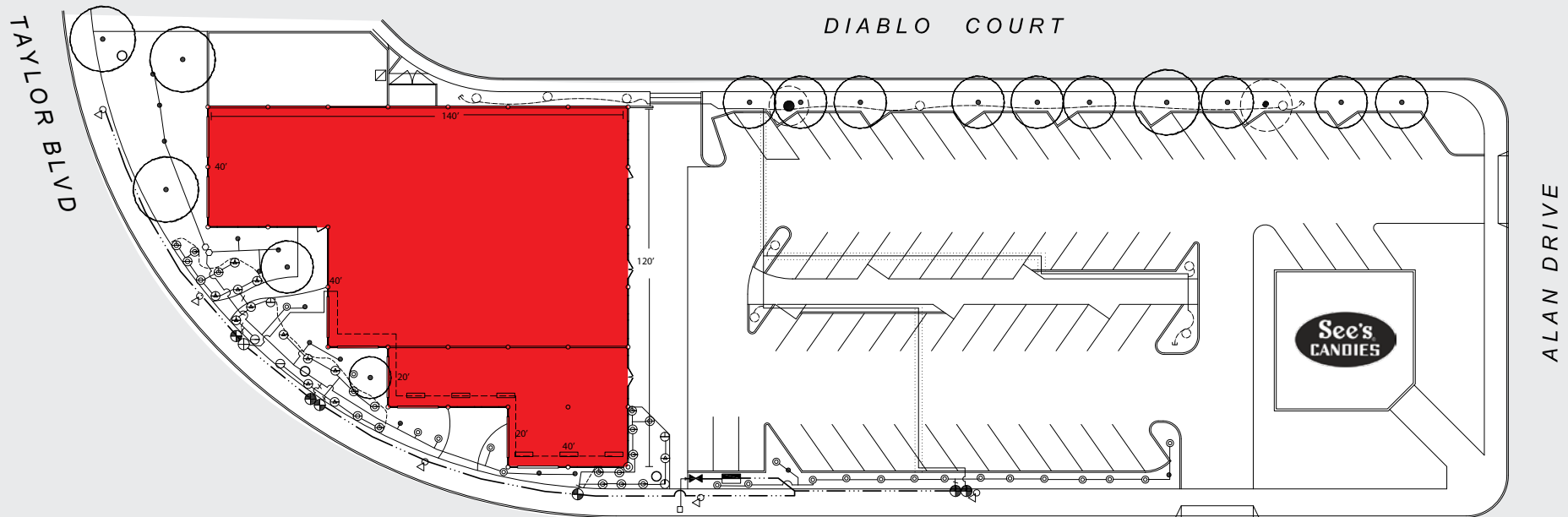
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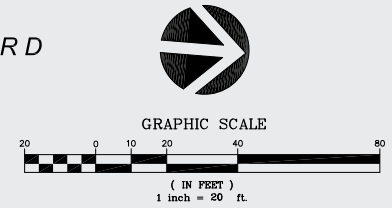
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site plan



12,000 SF
120' Frontage
±65 On Site Parking Spaces



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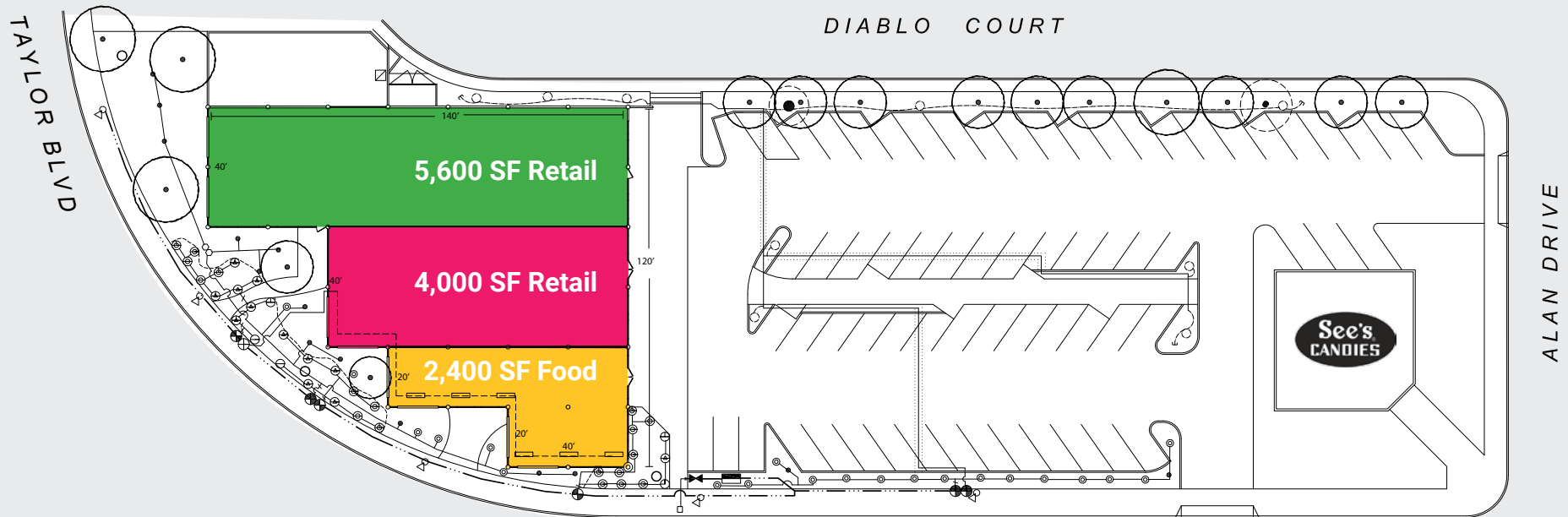
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conceptual demising plan



CONTRA COSTA BOULEVARD



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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demographics

		1 mile	3 mile	5 mile
POPULATION	2023 Estimated Population	14,702	146,101	262,664
	2028 Projected Population	15,029	150,697	270,505
	2020 Census Population	14,695	145,188	261,311
	2010 Census Population	13,991	138,011	246,760
	Projected Annual Growth 2023 to 2028	0.4%	0.6%	0.6%
	Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.5%
	2023 Median Age	36.8	39.4	40.9
DAYTIME POPULATION	Adjusted Daytime Demographics Age 16 Years +	19,640	116,977	214,004
HOUSEHOLDS	2023 Estimated Households	5,686	57,328	103,676
	2028 Projected Households	6,143	62,369	112,589
	2020 Census Households	5,606	56,276	101,904
	2010 Census Households	5,454	54,055	97,291
	Projected Annual Growth 2023 to 2028	1.6%	1.8%	1.7%
	Historical Annual Growth 2010 to 2023	0.3%	0.5%	0.5%
RACE & ETHNICITY	2023 Estimated White	54.1%	53.9%	57.9%
	2023 Estimated Black or African American	3.7%	4.2%	3.8%
	2023 Estimated Asian or Pacific Islander	18.3%	16.3%	16.0%
	2023 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.7%
	2023 Estimated Other Races	23.0%	24.8%	21.6%
	2023 Estimated Hispanic	24.0%	25.9%	22.1%
INCOME	2023 Estimated Average Household Income	\$163,331	\$159,721	\$172,901
	2023 Estimated Median Household Income	\$133,450	\$127,033	\$138,088
	2023 Estimated Per Capita Income	\$63,288	\$62,800	\$68,372
EDUCATION (AGE 25+)	2023 Estimated Elementary (Grade 0 -8)	3.8%	5.0%	3.8%
	2023 Estimated Some High School (Grade 9-11)	3.2%	3.9%	3.3%
	2023 Estimated High School Graduate	15.5%	16.2%	15.2%
	2023 Estimated Some College	19.0%	20.8%	19.7%
	2023 Estimated Associates Degree Only	8.2%	8.0%	7.9%
	2023 Estimated Bachelors Degree Only	33.9%	29.7%	30.8%
	2023 Estimated Graduate Degree	16.3%	16.5%	19.3%
BUSINESS	2023 Estimated Total Businesses	1,325	7,220	14,097
	2023 Estimated Total Employees	15,349	76,356	137,529
	2023 Estimated Employee Population per Business	11.6	10.6	9.8
	2023 Estimated Residential Population per Business	11.1	20.2	18.6



STAY
Pleasant
PLEASANT HILL, CA.

Pleasant Hill is a vibrant City, rich in education resources, recreational open space and a flourishing business community.

Located just 20 miles east of San Francisco and a few miles west of one of Northern California's major landmarks, Mount Diablo State Park, the City of Pleasant Hill is approximately eight square miles and has a population of over 35,000.

The City boasts a beautiful downtown that offers a variety of restaurants, retail shops, a multiplex theater, and many other amenities. The City Hall complex is conveniently located adjacent to the downtown.

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For more information on this exciting opportunity contact

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