

# 2255 Contra Costa Blvd

Contra Costa Blvd & Crescent Plaza – Pleasant Hill, CA

7,000 sf ground floor retail space in premier location

With immediate proximity to Downtown Pleasant Hill, the site benefits from the same clientele that shop this established ±345,000 SF open air shopping center.



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premier location



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high altitude aerial



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busy retail &  
business hub



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highlights

## Highly Visible Retail Space in Premier Location/Trade Area

7,000 sf ground level freestanding retail space for lease in downtown Pleasant Hill. The building is comprised of retail ground floor space + second/third floor office space. The space can be demised to meet a variety of uses.

Surrounded by a diverse variety of retail, services and daily needs, the site benefits from ample daytime pedestrian traffic driven by the clientele of Downtown Pleasant Hill shopping center. In addition, the evening activity is buoyed at night by the theatre, bars and restaurants in the center.

The site offers excellent access off I-680 via Monument Boulevard (40,072 ADT).

The trade area serves draws customers from Walnut Creek, Concord, and Martinez due to its central location and easy access.



Immediate proximity to Downtown Pleasant Hill Shopping Center



Captures an affluent market (\$184,498 average income)



Flexible layout for variety of users



Highly visible corner location with large sunny windows



Surrounded by the thriving retail, dining & services



Ample free street parking & parking garage nearby

Space 100



Space 102



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convenient access

Convenient access from I-680 (250,000 ADT)  
via the Monument Boulevard exit (40,072 ADT)



## CROSSROADS

Kohl's, Marshalls, Dollar Tree,  
DSW, Dick's Sporting Goods

250,000 ADT



Monument Blvd Exit

## COURTYARD SHOPPING CENTER

Smart & Final, Rite Aid, Staples  
Pet Food Express, The Vitamin Shoppe

SONESTA  
select

2255 Contra Costa Blvd

GOLF GALAXY

verizon

CLUB PILATES

Outdoor  
Public Plaza

## DOWNTOWN PLEASANT HILL

Ross Dress for Less, Cinemark  
Michael's, Golf Galaxy

JACK'S  
RESTAURANT & BAR

# 2255 Contra Costa Blvd

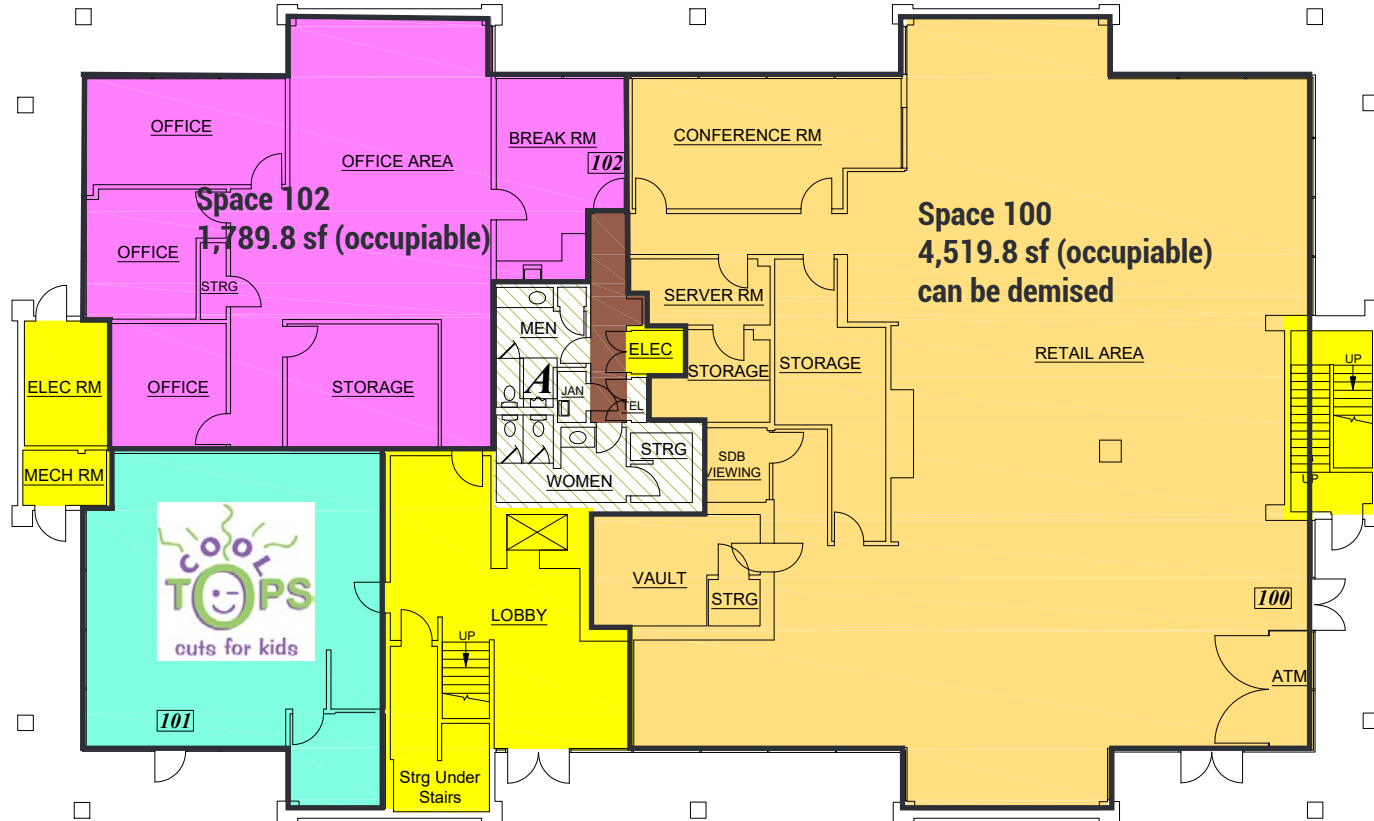
Contra Costa Blvd & Crescent Plaza - Pleasant Hill, CA

leasing plan

CONTRA COSTA BLVD

FIRST FLOOR

(As Measured: July 2019)  
(Last Updated: July 2023)



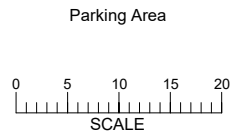
BUILDING SUMMARY	SQ.FT.
Total Rentable	29,172
Total Occupant Storage	0
Total Usable	24,765
Total Tenant	24,684
Total Ancillary	86
Total Occupant	24,765
Floor Service	1,951
Building Service	2,136
Inter-Building Service	321
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	972
Total Unenclosed Covered Gallery	6
Total Parking	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	8,090
Total Occupant Storage	0
Total Usable	7,194
Total Tenant	7,114
Total Ancillary	80
Total Occupant	7,194
Floor Service	0
Building Service	966
Inter-Building Service	321
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	0
Total Unenclosed Covered Gallery	0
Total Parking	0

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
100	4,519.8	5,110.8	5,110.8	1,130.8	17.5
101	884.3	955.0	955.0	1,060.0	3.3
102	1,789.8	2,023.8	2,023.8	1,130.8	6.9

AREAS COMPUTED IN ACCORDANCE WITH ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD, METHOD A (Multiple Load Factors Method).

Survey Accuracy: +/- 0.09 %



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space 100

- Highly visible corner location
- 5,110.8 sf rentable (4,519.8 sf occupiable)
- Large floor to ceiling windows
- Space is divisible



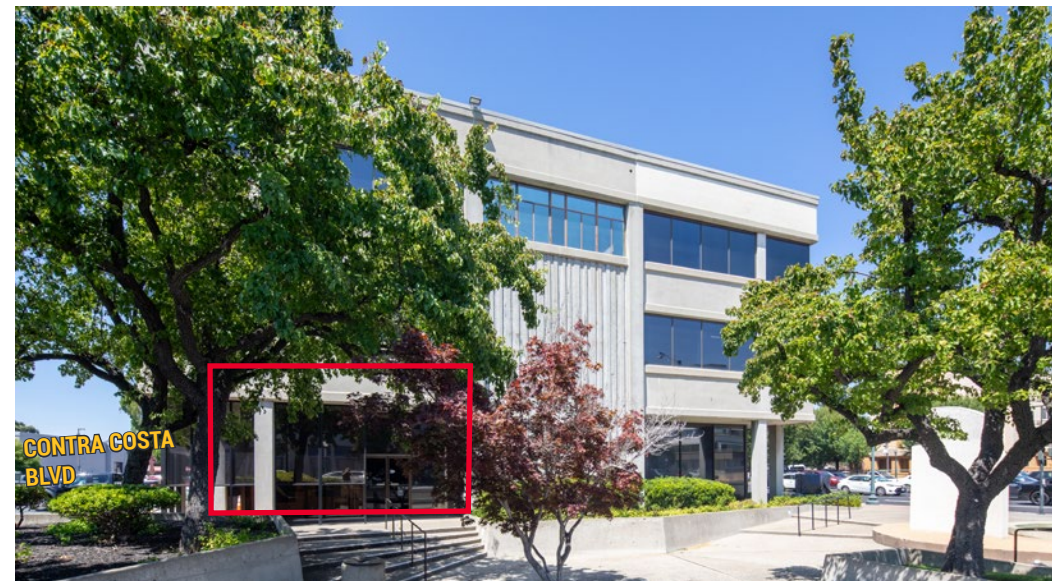


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space 102

- Highly visible corner location
- 2,023.8 sf rentable (1,789.8 sf occupiable)
- Large floor to ceiling windows
- Space has direct access from Contra Costa Blvd



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the interior



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PARTNER **XTEAM**  
RETAIL ADVISORS

JohnCumbelich  
& Associates

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## demographics

		1 mile	3 mile	5 mile
<b>POPULATION</b>	2023 Estimated Population	23,672	146,987	277,160
	2028 Projected Population	24,369	151,839	285,375
	2020 Census Population	23,542	146,357	275,676
	2010 Census Population	22,332	137,494	260,044
	Projected Annual Growth 2023 to 2028	0.6%	0.7%	0.6%
	Historical Annual Growth 2010 to 2023	0.5%	0.5%	0.5%
	2023 Median Age	38	40	41
<b>DAYTIME POPULATION</b>	Adjusted Daytime Demographics Age 16 Years +	14,757	134,465	222,292
<b>HOUSEHOLDS</b>	2023 Estimated Households	9,609	58,929	109,908
	2028 Projected Households	10,447	64,188	119,329
	2020 Census Households	9,446	57,989	108,003
	2010 Census Households	9,111	55,317	103,338
	Projected Annual Growth 2023 to 2028	1.7%	1.8%	1.7%
	Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.5%
<b>RACE &amp; ETHNICITY</b>	2023 Estimated White	54.4%	55.9%	58.7%
	2023 Estimated Black or African American	4.0%	3.9%	3.7%
	2023 Estimated Asian or Pacific Islander	15.9%	17.0%	16.2%
	2023 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
	2023 Estimated Other Races	24.8%	22.5%	20.8%
	2023 Estimated Hispanic	25.5%	23.0%	21.1%
<b>INCOME</b>	2023 Estimated Average Household Income	\$151,793	\$172,535	\$180,858
	2023 Estimated Median Household Income	\$120,594	\$136,108	\$141,378
	2023 Estimated Per Capita Income	\$61,779	\$69,297	\$71,843
<b>EDUCATION (AGE 25+)</b>	2023 Estimated Elementary (Grade 0 -8)	4.9%	4.2%	3.7%
	2023 Estimated Some High School (Grade 9-11)	4.9%	3.4%	3.1%
	2023 Estimated High School Graduate	15.9%	13.7%	14.4%
	2023 Estimated Some College	19.3%	18.2%	19.0%
	2023 Estimated Associates Degree Only	8.8%	7.7%	7.6%
	2023 Estimated Bachelors Degree Only	30.4%	32.4%	31.5%
	2023 Estimated Graduate Degree	15.9%	20.5%	20.7%
<b>BUSINESS</b>	2023 Estimated Total Businesses	1,221	9,061	14,892
	2023 Estimated Total Employees	8,713	92,684	140,077
	2023 Estimated Employee Population per Business	7.1	10.2	9.4
	2023 Estimated Residential Population per Business	19.4	16.2	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, multiplex theater, and many other amenities. The City Hall complex is conveniently located adjacent to the downtown.



For more information on this exciting opportunity contact **Joe Kuvetakis** [joe@cumbelich.com](mailto:joe@cumbelich.com) t. 925.935.5400 x124

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**JohnCumbelich**  
& Associates

**PARTNER XTEAM**  
RETAIL ADVISORS