

# PRIME 700 SQ FT OFFICE SPACE FOR LEASE



3774 Railroad Ave, Unit C | Pittsburg, CA 94565

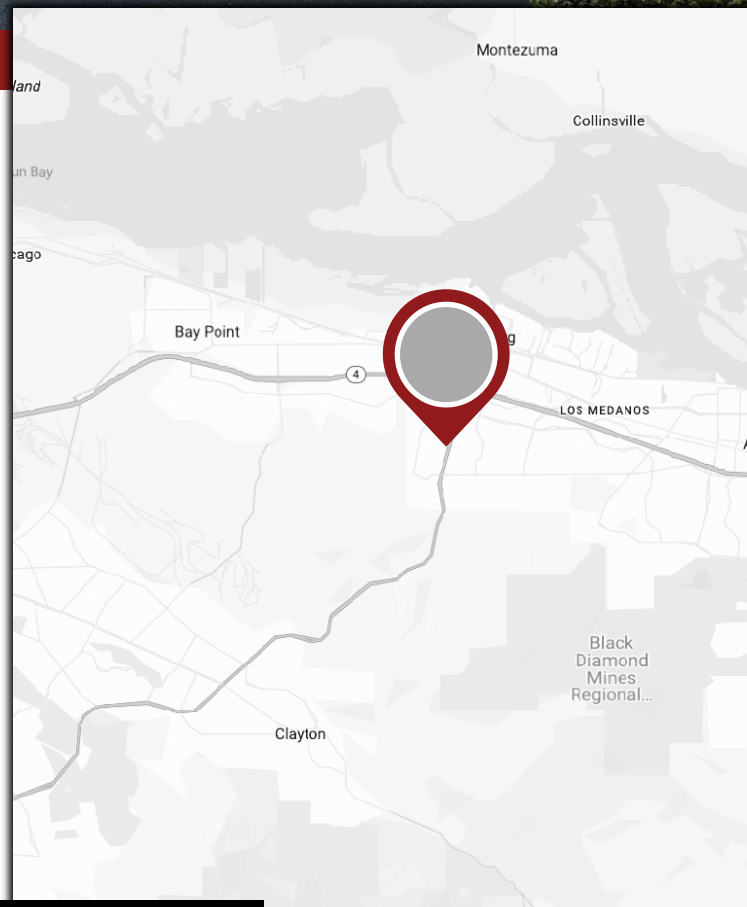


## PROPERTY DESCRIPTION

Unlock the perfect opportunity to elevate your business with this 700 sq ft office space located on one of the city's most heavily traveled streets. This highly visible location ensures maximum exposure, ideal for professionals seeking both convenience and curb appeal. Step inside to a fully updated interior featuring modern finishes, sleek flooring, fresh paint, and abundant natural light. Whether you're launching a new venture or expanding your operations, this well-located and stylish office is ready to support your success. Schedule a tour today and see how this space can work for you!

## PROPERTY HIGHLIGHTS

- High-traffic location with outstanding potential
- Bright, modern interior with turnkey readiness
- Ideal for small businesses, startups, or satellite offices
- Ample parking available for clients and staff



FOR MORE INFORMATION CONTACT

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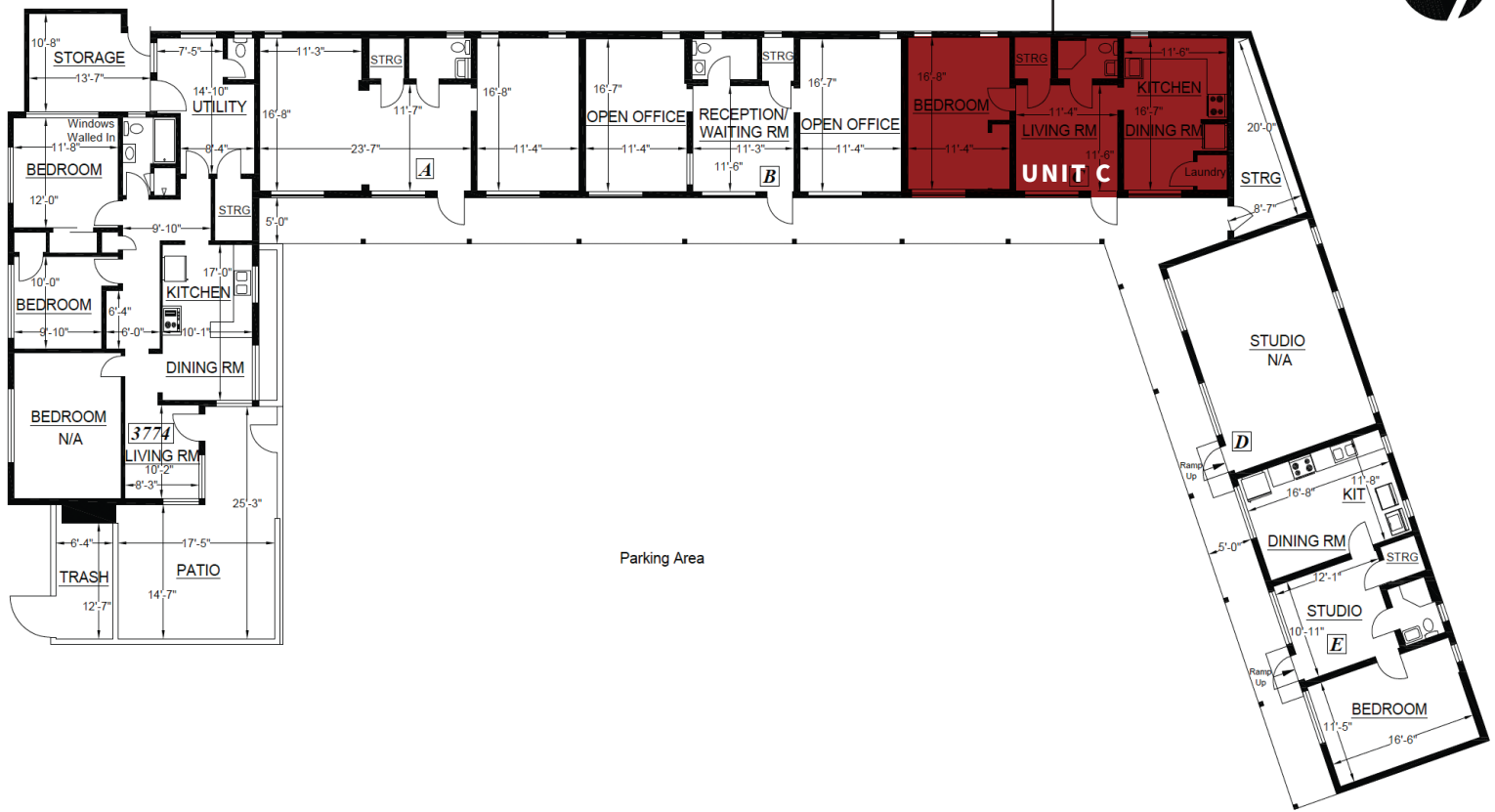
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## Floor Plan

### AVAILABLE: UNIT C

Versatile 700 sq ft live/work space ideal for entrepreneurs, artists, or small businesses seeking a flexible layout in a prime location. Natural light, and modern finishes—perfect for both living and professional use.



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## Aerial & Amenities Map



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## Location Overview



### 2024 Summary

	1 MILE	3 MILES	5 MILES
Population	20,872	78,598	159,957
Households	6,636	23,988	49,980
Families	4,707	17,713	36,950
Average Household Size	3.14	3.26	3.18
Owner Occupied Housing Units	3,357	13,070	28,397
Renter Occupied Housing Units	3,279	10,918	21,583
Median Age	36.4	36.5	37.2
Median Household Income	\$87,753	\$90,892	\$93,144
Average Household Income	\$103,025	\$115,572	\$123,900

### 2029 Summary

	1 MILE	3 MILES	5 MILES
Population	20,707	78,604	160,702
Households	6,537	23,798	49,778
Families	4,635	17,565	36,798
Average Household Size	3.16	3.28	3.21
Owner Occupied Housing Units	3,398	13,225	28,814
Renter Occupied Housing Units	3,139	10,573	20,964
Median Age	37.4	37.4	38.1
Median Household Income	\$101,420	\$105,600	\$107,786
Average Household Income	\$118,135	\$136,115	\$145,447



**Pittsburg** is a historic waterfront city located in Contra Costa County, in the East Bay region of the San Francisco Bay Area. Situated along the southern shore of the Suisun Bay, Pittsburg offers convenient access to major highways, including State Route 4 and State Route 242, making it well connected to neighboring cities such as Concord, Antioch, and Walnut Creek.

Downtown Pittsburg features a charming, revitalized Old Town district with a variety of restaurants, shops, and arts venues. The area regularly hosts community events, including the Pittsburg Farmers' Market and the popular Seafood and Music Festival. The city has invested in waterfront redevelopment and beautification, including the Pittsburg Marina, which offers boat slips, a yacht club, dining, and scenic walking paths along the bay.

With a growing residential population, access to BART via the Pittsburg Center Station, and proximity to regional employment hubs, Pittsburg continues to attract investment and interest throughout the Bay Area.

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## DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

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