

PLEASANT HILL PLAZA

Retail Coming Available | ±1,761 SF - ±1,969 SF



*Photography Source: Sierra Pacific Properties, Inc.



1912-1974 Contra Costa Boulevard, Pleasant Hill, CA 94523



2099 Mt. Diablo Blvd, Suite 206
Walnut Creek, CA 94596
License #01784084

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PLEASANT HILL PLAZA

SUMMARY & HIGHLIGHTS



SUMMARY

ADDRESS 1912-1974 Contra Costa Boulevard, Pleasant Hill, CA 94523

1ST FLOOR RETAIL

BASE RENT \$42.00 PSF Annually

NNN \$8.06 PSF Annually (2026 Estimate)

AVAILABLE Suite 1942 - ±1,761 SF
Suite 1954A - ±1,969 SF

BUILT 1978

TRAFFIC COUNTS

Contra Costa Boulevard	28,398 ADT
Gregory Lane	15,039 ADT
Monument Boulevard	38,269 ADT
Interstate 680	239,747 ADT

HIGHLIGHTS

- 108,234 SF Proven Grocery-Anchored Neighborhood Center
- Dunkin' Coming to the Center — New Daily Traffic Driver
- Great Visibility and Exposure Along Contra Costa Boulevard
- Complementary Tenant Mix of Daily Needs and Services
- Located at a High-Traffic, Four-Way Signalized Intersection
- Direct I-680 Access with 239,747 Average Daily Trips
- Strong Daytime Population of 131,630 Within 3-Mile Radius
- 28,398 ADT at Intersection to Pleasant Hill Plaza Shopping Center

*Traffic count: REGIS USA Online: 3/4/26

Pleasant Hill Plaza is a ±108,234 SF Neighborhood Center anchored by Safeway ideally located on Contra Costa Boulevard immediately off the I-680. Pleasant Hill Plaza is a proven and active center with a complementary tenant mix servicing the daily needs of the thriving community.



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RETAIL SITE DIRECTORY



239,747 ADT

SAFEWAY

#1978

#1974

#1972

#1968

#1966

#1962

#1954 B

#1954 A

#1952

#1948

#1946

#1944

#1942

#1938

#1926

#1924

#1922

#1920

#1918

#1914

#1912

GREGORY LANE - 15,039 ADT

CHASE

#1898



#1900



#1902

#1902A

CONTRA COSTA BOULEVARD - 28,398 ADT

Suite	Tenant	SF
1888B	Goldsmith Jewelry	±496 SF
1892	Trendy Nail And Spa	±1,934 SF
1894-1896	Pleasant Hill Dental	±2,501 SF
1898	JP Morgan Chase Bank	±5,000 SF
1900	Dunkin'	±1,740 SF
1900A	Nation's	±1,700 SF
1902	Union Bank	±4,878 SF
1902A	On Tap	±1,657 SF
1912	Han's Bistro Plaza Cafe	±1,104 SF
1914-1916	Matsu Sushi	±1,960 SF
1918	BodyBar Pilates	±2,340 SF
1920	Spa Blue	±1,092 SF
1922	Diablo Trophy And Bo	±1,766 SF
1924	Sourdough & Co.	±1,770 SF
1926	DalDal	±1,157 SF
1928	Gamer's Guild	±1,631 SF
1930	Delphi Reality Group	±770 SF
1932	McNabb Fitness	±562 SF

Suite	Tenant	SF
1934	Textmunication	±1,813 SF
1934A	Uncommon Journeys	±557 SF
1936	MD Cellular Repair	±1,014 SF
1938	Farrington's	±1,873 SF
1942	Coming Available	±1,761 SF
1944	Tj Salon & Spa	±1,985 SF
1946	Gmg Cleaners	±1,720 SF
1948	New Spring Day Spa	±2,491 SF
1952	Nupur Gupta DDS Inc	±1,438 SF
1954A	Coming Available	±1,969 SF
1954B	Berkshire Hathaway	±2,032 SF
1962	Mountain Mike's	±2,550 SF
1966	Havana Kitchen	±928 SF
1968	Thai Osha	±1,350 SF
1972	Milk Tea Lab	±1,850 SF
1974	Taqueria Los Gallos	±1,380 SF
1978	Safeway	±47,488 SF

2nd Floor

#1936	#1940
#1932	#1934
#1930	#1934A



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LOCKEHOUSE

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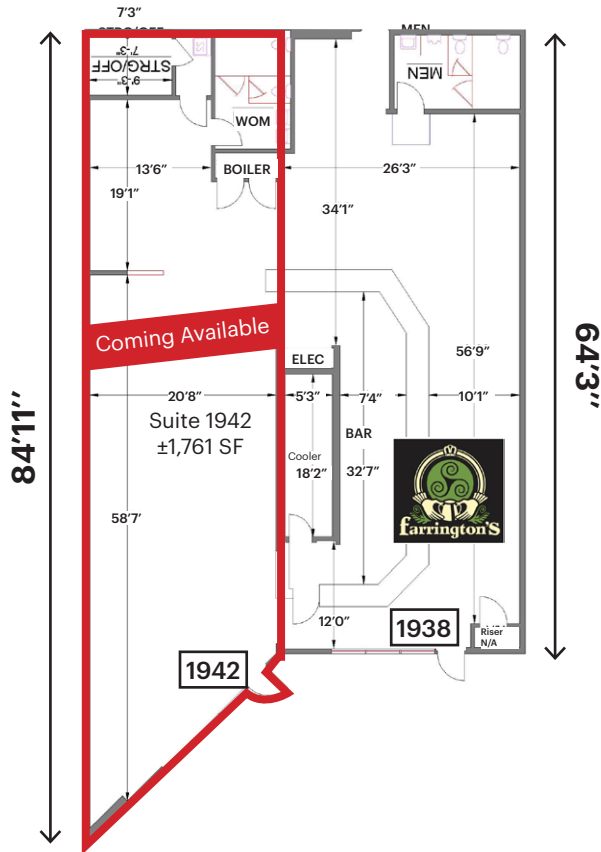


1st FLOOR: ±1,761 SF | Retail Coming Available

Suite 1942: ±1,761 SF

RENT - \$42.00 PSF Annually Plus \$8.06 NNN (2026 Estimate)

Currently occupied by Farrington's Bar, the tenant will be downsizing and remaining in the adjacent suite only, making Suite 1942 available for lease.



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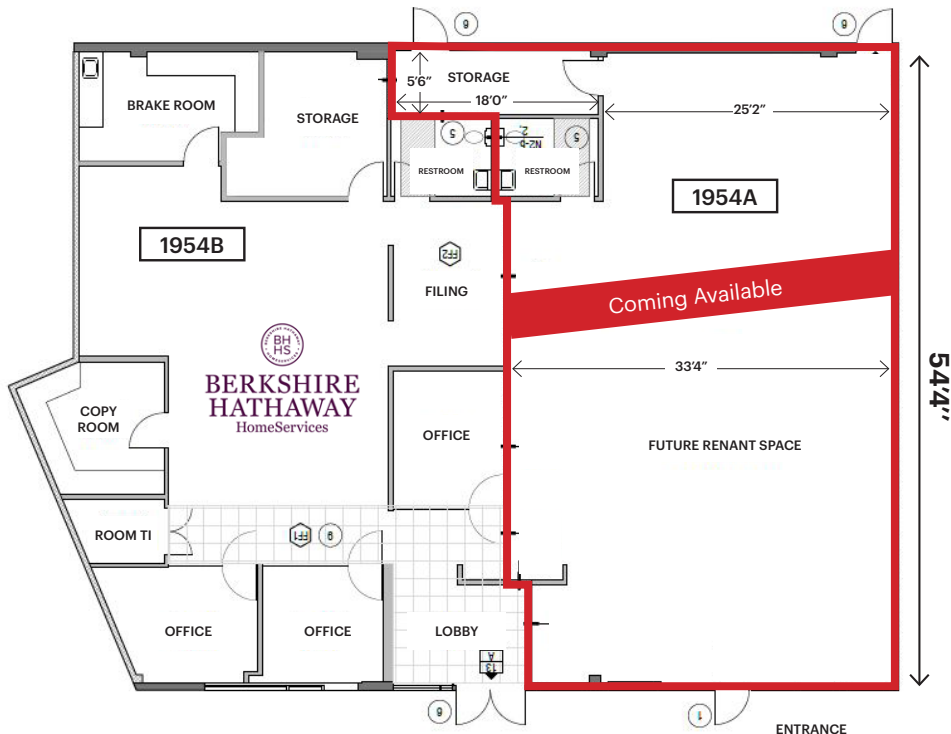
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1st FLOOR: ±1,969 SF | Retail Coming Available

Suite 1954A: ±1,969 SF

RENT - \$42.00 PSF Annually Plus \$8.06 NNN (2026 Estimate)

Berkshire Hathaway has downsized, creating a new ±1,969 SF retail opportunity adjacent to their existing office. The premises can be fully demised within 60 days of lease execution for Suite 1954A. The space will be delivered with one restroom, 200 amps of power, and a 5-ton HVAC unit. Ceiling heights are approximately 11' clear throughout most of the space, with heights tapering to about 8'11" toward the rear.



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CLOSE-UP MARKET AERIAL



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MARKET AERIAL



Pleasant Hill Shopping Center

TARGET	ROSS DRESS FOR LESS	HomeGoods
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Willows Shopping Center

AKREI www.akrei.com	ULTA	OLD NAVY	UFC GYM	Jamba Juice
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The Veranda

VERANDA CINEMA	365	TY-MAX
OLD NAVY	GAP	BARNES & NOBLE
WORLD MARKET	CITY SPORTS	AAA Insurance
sleep & number	SUPER DUPER	EMC
MOD	Peet's	

Sun Valley Mall

JCPenney	sears
macy's	FITNESS
ROUND1	FOREVER 21
calendars, games & toys	UNIQLO
MOD	Peet's
HOLLISTER	H&M
RESTAURANT	LOCA'S BAC-B-Q
Starbucks	McDonald's

Pleasant Hill Plaza

SAFEWAY	UnionBank
MOUNTAIN MICES	CHASE
PLEASANT HILL DENTAL Family, Cosmetic & Sedation Dentistry	
GIANT	DUNKIN'
Sourdough & Co	Curry House
BODYBAR	UNCOMMON JOURNEYS

Crossroads

KOHL'S	DICK'S SPORTING GOODS
Marshalls	DOLLAR TREE
DSW DESIGNER SHOE WAREHOUSE	FRIEDMAN'S APPLIANCE
NUTRI SHOP	WELLS FARGO
GameStop	Rubio's
Starbucks	
Ohana Hawaiian BBQ	

Downtown Pleasant Hill

CINEMARK	BED BATH & BEYOND	Michaels
carter's	FIVE GUYS	UPS
verizon	SALLY BEAUTY	JACK'S RESTAURANT & BAR
YALLA		
VITALITY BOWLS	Jamba Juice	
Peet's	TRAVIS CREDIT UNION	

The Courtyard Shopping Center

Staples	Smart Final	Bank of America
RITE AID	COURTYARD Market	
LEN'S CLOTHES	pet food express	Great Clips



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DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
24,552	147,600	275,211



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
9,492	59,584	109,565



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$156,058	\$173,455	\$186,572



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.57 M	\$1.83 M	\$1.93 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
45.4%	52.3%	52.6%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$435.28 M	\$2.95 B	\$5.75 B

Pleasant Hill is home to over 24,552 residents within a 1-mile radius and an average income of \$156,058. The city is centrally located in Contra Costa County along I-680. Pleasant Hill has a small town charm, and yet has a vibrant downtown that attracts thousands of visitors on a regular basis.

