



Colliers

N Main Street



±2.48 Acres Available

Land for Sale

3131 N Main Street | Pleasant Hill, CA

Contact Broker

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Vice President

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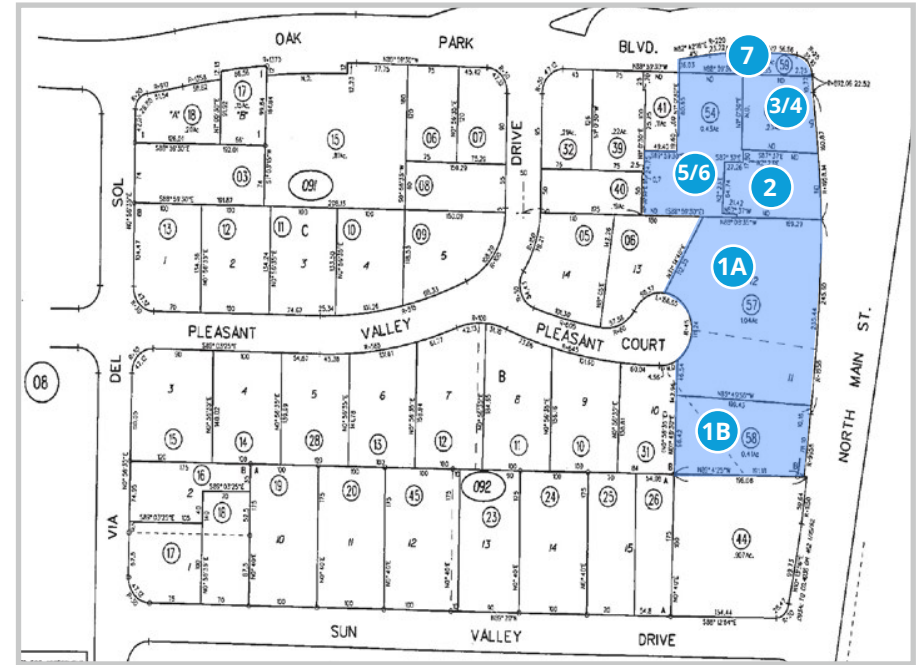
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Property Overview

Permitted Uses

Schedule PUD XXX Land Use Regulations	P Permitted Uses U Use Permit Required T Temporary Use Permit Required
Additional Use Regulations	PUD XXX
Automobile, vehicle/equipment sales and rentals.	U
Commercial recreational and entertainment	U
Eating and drinking establishments	P
With Live entertainment/dancing inside of a building	
Type A	P
Type B	U
With up to 12 outdoor seats	P
With more than 12 outdoor seats	U
With drive-through service	U
Food and Beverage Sales	P
Hotels	P
Live entertainment	
Type C	U
All types, outside of a building	U
Motels	P
Offices, general and medical	P
Retail Sales	P
With enclosed or unenclosed outdoor drop-off, display or storage of goods	U
Temporary Uses	T



Property Features

- Size: 2.48 Acres

	APN	GROSS LAND SF	GROSS ACRES
PARCEL 1 A	170-092-057	45,302	1.04
PARCEL 1 B	170-092-058	17,860	0.41
PARCEL 2	170-092-055	11,326	0.26
PARCEL 3 & 4	170-092-050	10,019	0.23
PARCEL 5 & 6	170-092-054	18,731	0.43
PARCEL 7	170-092-059	4,574	0.11
	TOTAL	107,812	2.48

Location Overview

The site is ideally situated on the Walnut Creek border, which is home to its own burgeoning retail and hotel scene as well as several large office projects. With close proximity to the Pleasant Hill BART Station, this location provides the hotel with access to a thriving economy and a strong demand for lodging options.

Retail Amenities

1	Best Buy, Total Wine & More, Bassett Furniture
2	BevMo!, Starbucks, IHOP, Walgreens, Wendy's, The Habit Burger
3	24 Hour Fitness
Downtown Walnut Creek	Century Theaters, Shake Shack, Sauced BBQ & Spirits, Peet's Coffee, Va de Vi Bistro, Il Fornaio, Vineyard Vines, Pottery Barn, Starbucks
Broadway Plaza	Macy's, Nordstrom, Lululemon, Apple, Athleta, True Food Kitchen, H&M, P.F. Chang's, Old Navy
Downtown Pleasant Hill	Century Theaters, Jack's Restaurant & Bar, Zachary's Chicago Pizza, Five Guys, Chipotle



Walnut Creek Amenities

The property is conveniently located just 8 miles from Walnut Creek's vibrant downtown, a bustling hub of top-rated restaurants and lively entertainment.

PLAZA Escuela

- OUTBACK STEAK HOUSE
- BUCKHORN
- The Cheesecake Factory
- TALBOTS

- THYSVANCO
- ANTHROPOLOGIE
- URBAN OUTFITTERS
- VANS "OFF THE WALL"
- Va de Va
- QUALITY MEN'S

BROADWAY PLAZA
WALNUT CREEK

- macy's
- Apple
- TESLA
- Tommy Bahama
- Crate&Barrel
- NORDSTROM
- VICTORIA'S SECRET
- H&M
- SEPHORA
- LOUIS VUITTON
- lululemon
- LUSH FRESH HANDMADE PRODUCTS
- THE NORTH FACE
- OLD NAVY
- SOULCYCLE
- TRUE FOOD KITCHEN
- LIFETIME
- ATHLETA
- alo
- ZARA
- free people

Historic Core Downtown Walnut Creek

- WILLIAMS SONOMA CALIFORNIA
- POTTERY BARN
- RH
- vineyard vines
- SLICE HOUSE
- MODEL BAKERY
- Brandy Melville
- Sassi
- SHAKE SHACK
- WARBY PARKER
- sweetgreen
- Elia
- LIMÓN
- MASSIMO
- Itta

TRADER JOE'S

ROSS DRESS FOR LESS

OLYMPIC BLVD

MT DIABLO BLVD

Leshner Center for the Arts

Downtown Walnut Creek
N BROADWAY

TARGET

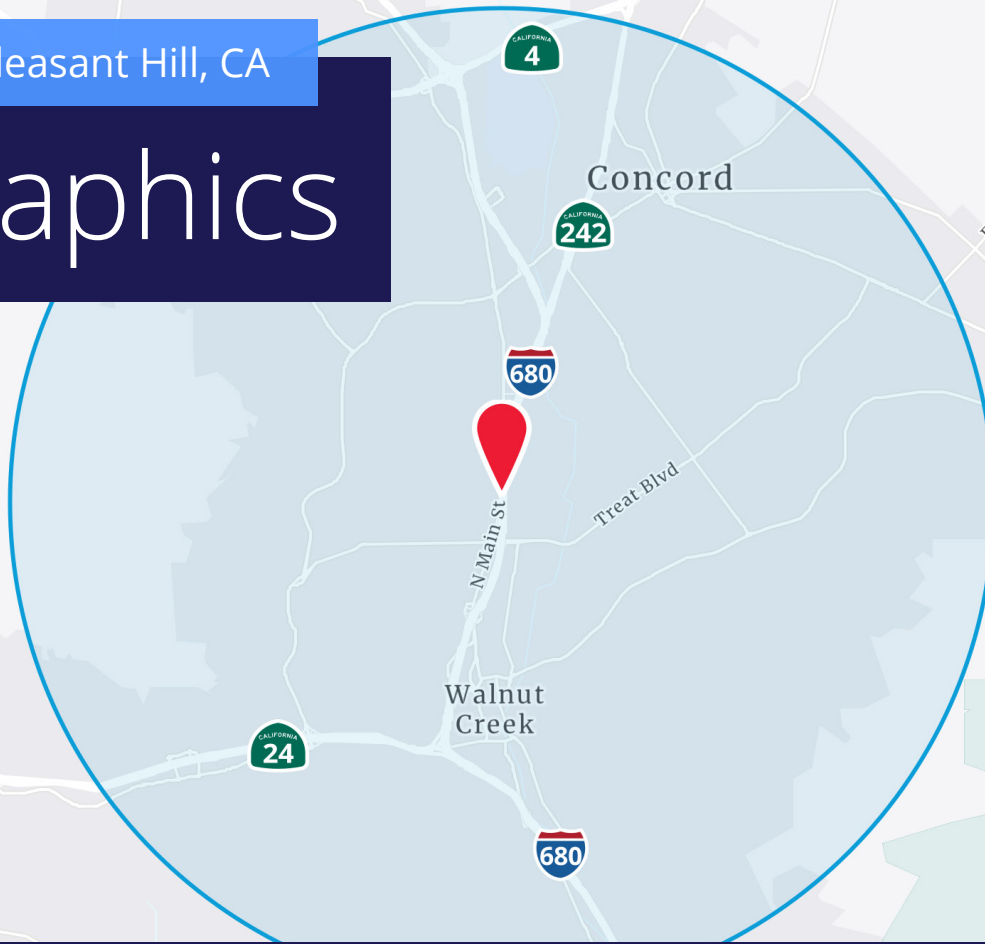
BART

YGNACIO VALLEY RD

City Hall

Library

Demographics



5 Mile Radius



286,051

Total Population



109,249

Total Daytime Population



\$113,386

Average Household Income