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Leased Investment Opportunity

140 Gregory Lane | Pleasant Hill, CA

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Executive Summary

Gregory Center is Pleasant Hill's premier Class B office property built in 1984, located directly off I-680 and Highway 242 with generous on-site parking and located across from the City Offices and [Downtown Pleasant Hill](#) retail amenities.

The ±31,092 SF RSF office building features a two-story atrium with mature landscaping. This property has a wide range of tenant uses and is 100% occupied.

\$6,500,000

Sale Price

7.61%

Cap Rate

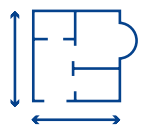




Investment Highlights

- Located in the heart of Downtown Pleasant Hill
- Stable and Diversified Tenant Mix
- Tenant signage opportunities on a busy intersection
- Parking ratio 3.54/1,000
- Zoning: PAO: Medical and dental uses are allowed
- Excellent freeway access to I-680, Highway 242 and Highway 4





Net Rentable Area:
±31,092



Parcel Size
±1.51 Acres



Sales Price:
\$6,500,000



Price Per SF:
\$209 SF



Current
Occupancy:
100%



Zoning:
Zoning: PAO, Medical
and dental uses are
allowed



APN:
APN 150-170-074-2



Parking:
Parking ratio 3.54/1,000

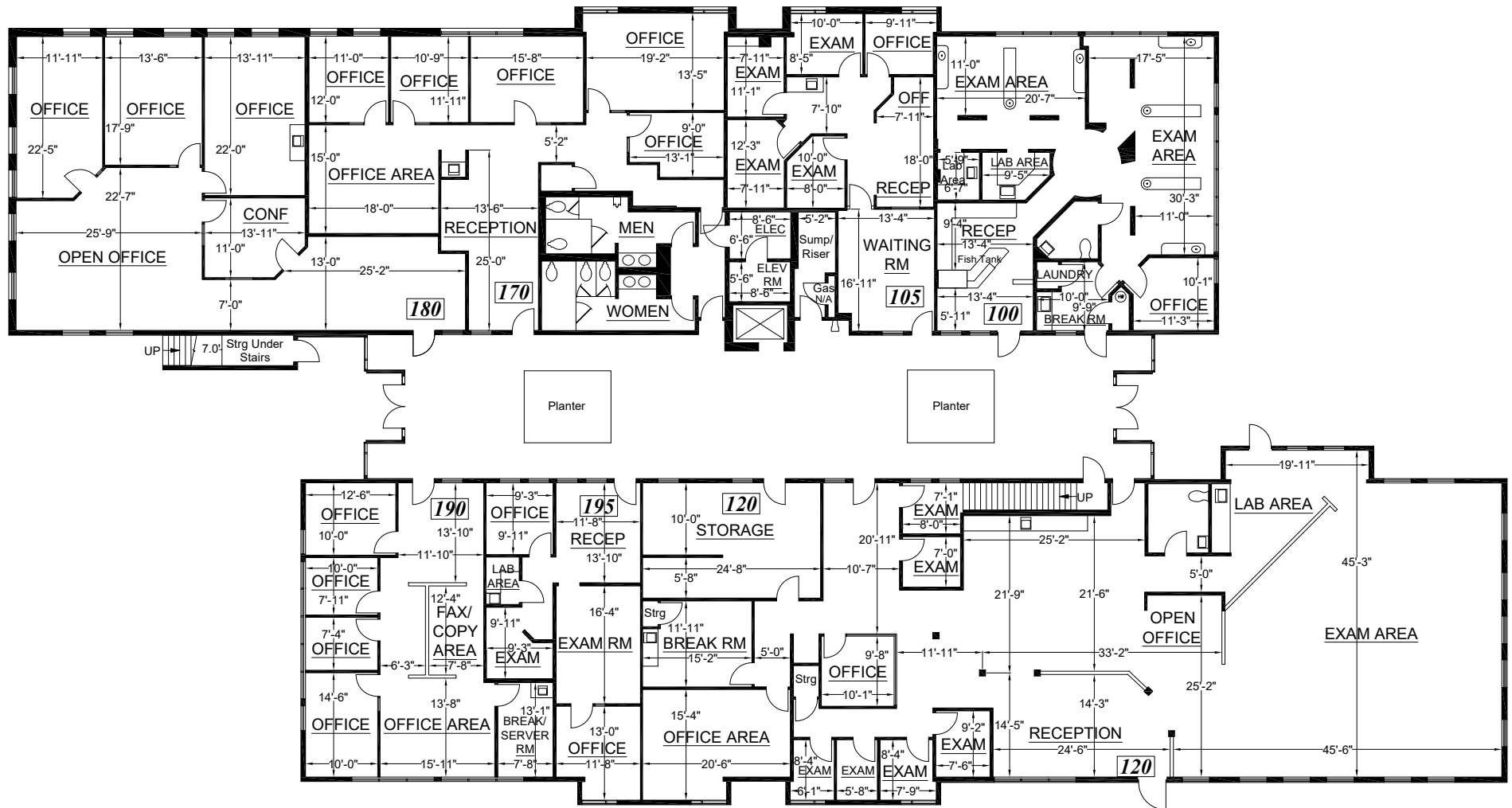
Aerial Overview



Property Photos



Floor Plan | First Floor



The floor plan illustrates the layout of the second floor, featuring a central corridor system and various functional rooms. The top portion of the plan includes examination rooms, offices, a reception area, waiting rooms, and specialized spaces like a lab area and server room. The bottom portion contains conference rooms, storage areas, and additional office spaces. Key features include:

- Top Section:** Includes EXAM RM, OFFICE, RECEPTION, WAITING RM, LAB AREA, SERVER RM, and MEN/WOMEN restrooms. Rooms are numbered 290, 280, 210, 200, and 270.
- Central Corridor:** A large area labeled "Open To Below (Void)" runs horizontally through the center.
- Bottom Section:** Includes CONF RM, OFF AREA, OFFICE, STRG, and ELEC. Rooms are numbered 275, 250, 245, 240, and 230.
- Staircase:** A staircase labeled "DN" is located near the center of the bottom section.
- Dimensions:** Each room and area is labeled with its dimensions in feet and inches.

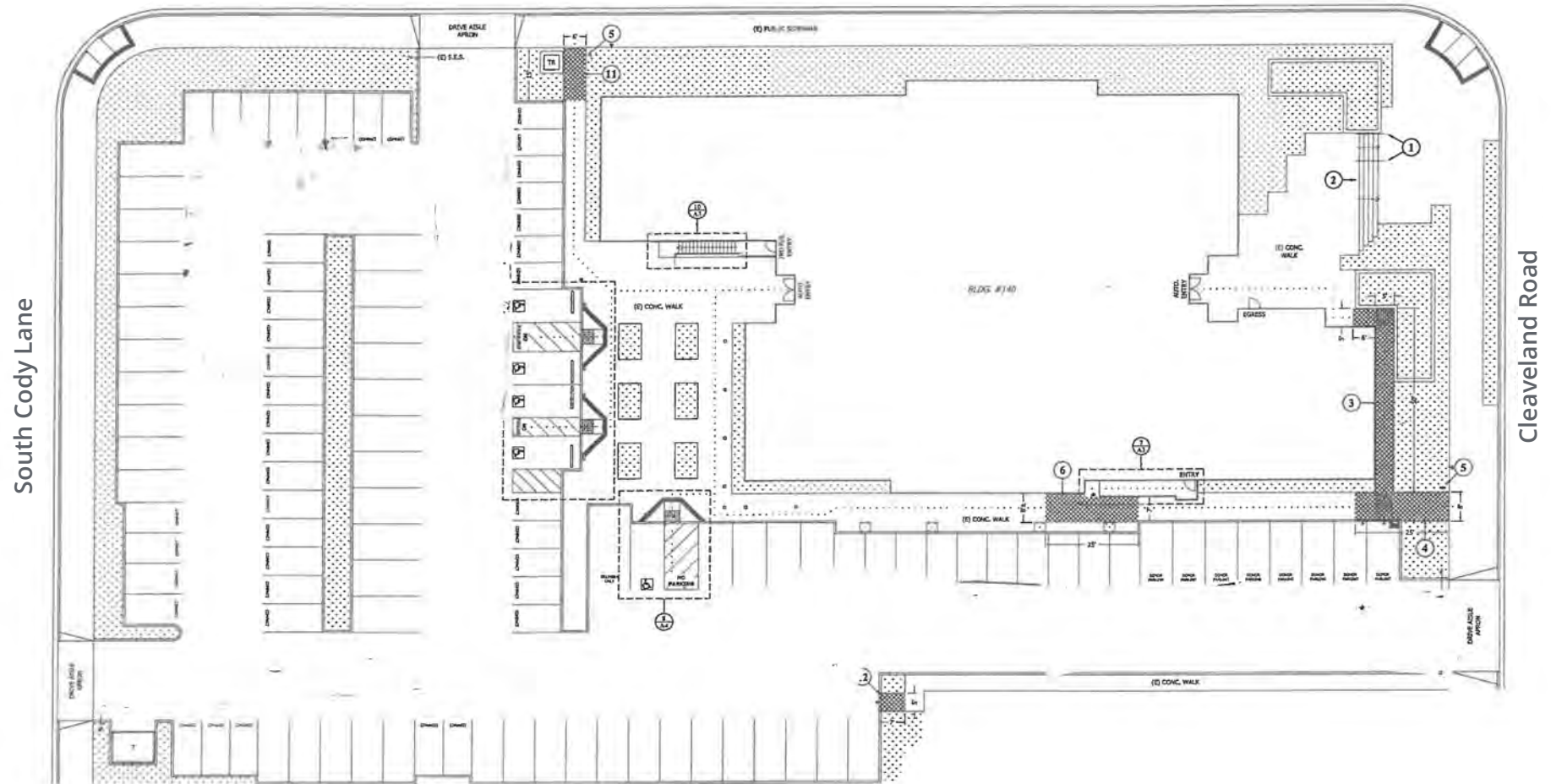
Parking Plan



Parking Stalls: ±110

Parking Ratio: 3.54/1,000

Gregory Lane





Area Highlights

Pleasant Hill, California, is a welcoming and vibrant city nestled in the heart of Contra Costa County. Known for its charming neighborhoods, family-friendly atmosphere, and strong sense of community, Pleasant Hill offers the perfect blend of suburban comfort and urban convenience. The city features a lively downtown area filled with restaurants, cafes, and local shops, as well as a range of parks and outdoor spaces that encourage recreation and relaxation. With a calendar full of community events, concerts, and seasonal festivals, there's always something to enjoy. Pleasant Hill also takes pride in its educational institutions and commitment to civic engagement, making it a great place to live, work, and visit.

Location Overview

140 Gregory Lane is ideally located in the thriving community of Pleasant Hill, CA—positioned between the dynamic business hubs of Walnut Creek and Concord. This prime East Bay location offers seamless access to major transportation corridors, including I-680, Highway 24, Highway 242 and Highway 4. Conveniently served by nearby BART stations, connecting businesses and residents to the broader Bay Area with ease. The East Bay continues to attract a wide range of industries thanks to its relative affordability compared to San Francisco and

the Peninsula, along with a deep talent pool and robust infrastructure. Pleasant Hill's central location makes it an appealing choice for businesses seeking visibility, accessibility, and proximity to both urban centers and residential communities. Ongoing investment in real estate development and public infrastructure continues to enhance the region's economic vitality, solidifying the East Bay as a strategic and forward-looking destination for growth.



Population

1 mile - 18,848
2 mile - 75,507
3 mile - 140,579



Median Household Income

1 mile - \$130,831
2 mile - \$130,813
3 mile - \$133,355



Households

1 mile - 7,833
2 mile - 30,113
3 mile - 57,263



Daytime Population

1 mile - 20,754
2 mile - 78,834
3 mile - 160,055

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