

548 Bliss Ave

Pittsburg, CA 94565

**Industrial
Lease Opportunity**

Leasing Brochure

Available Space | $\pm 9,000$ SF



MATTHEWS™

Exclusively Listed By



Belall Ahmed

Senior Associate

(925) 718-7522

belall.ahmed@matthews.com

License No. 02135621 (CA)

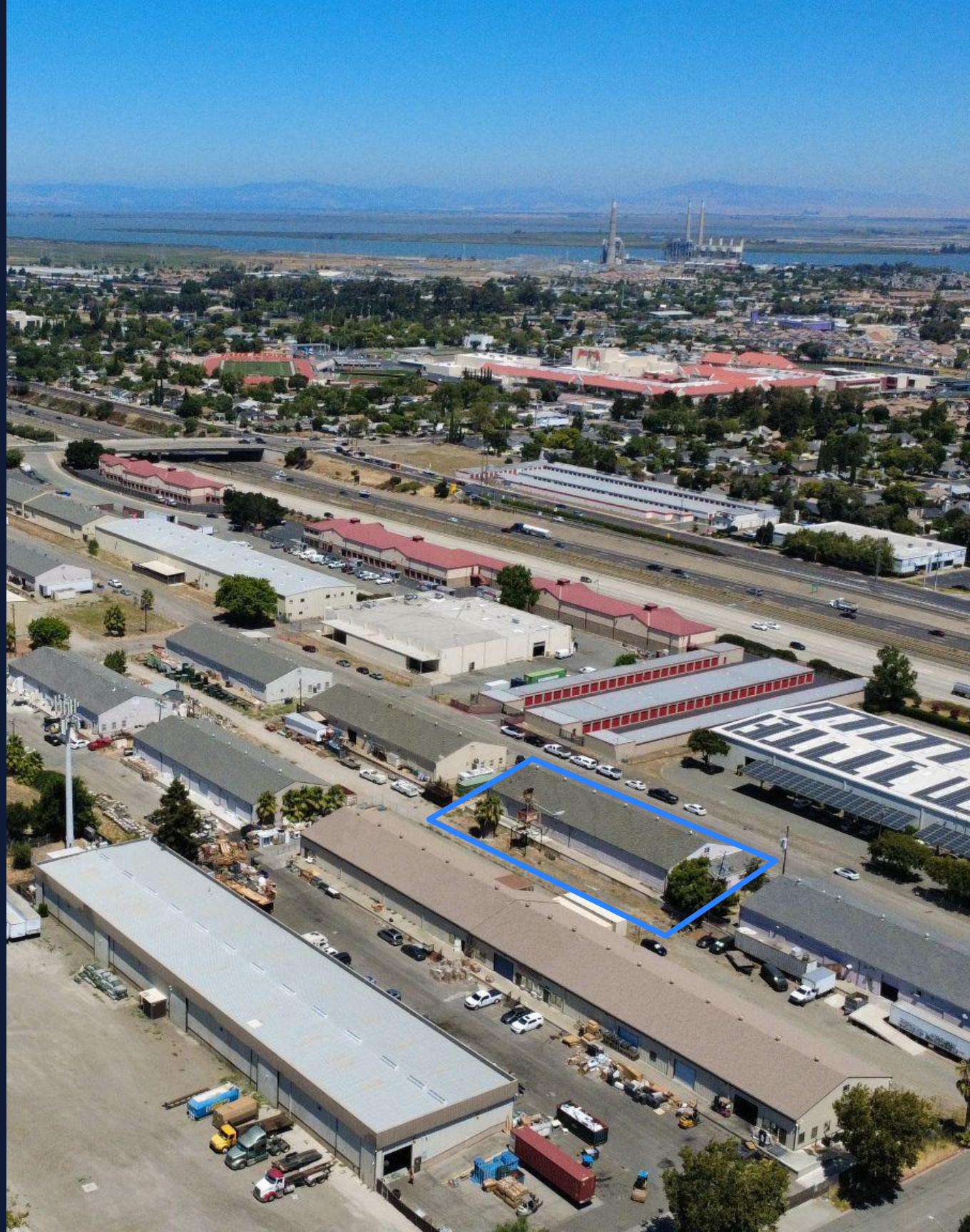
David Harrington

Broker of Record

Broker Lic No. 01320460 (CA)

Firm Lic No. 02168060 (CA)

MATTHEWS™



Leasing Highlights

\$1.25/SF
Asking Rate

±9,000 SF
Available Space

Property Highlights

- ±9,000 SF Freestanding Industrial Warehouse
- Functional 60' x 150' Building Dimensions
- Three (3) Dock-High Loading Doors
- Ramp Providing Grade-Level Access
- 14' Clear Height
- Concrete Loading/Dock Apron Surrounding the Building
- Small Office and Restroom
- Industrial Park (IP) Zoning
- ±0.30 AC
- Less Than 1 Mile to Pittsburg Center BART
- Immediate Access to Highway 4
- Asking Rate: \$1.25/SF Modified Gross



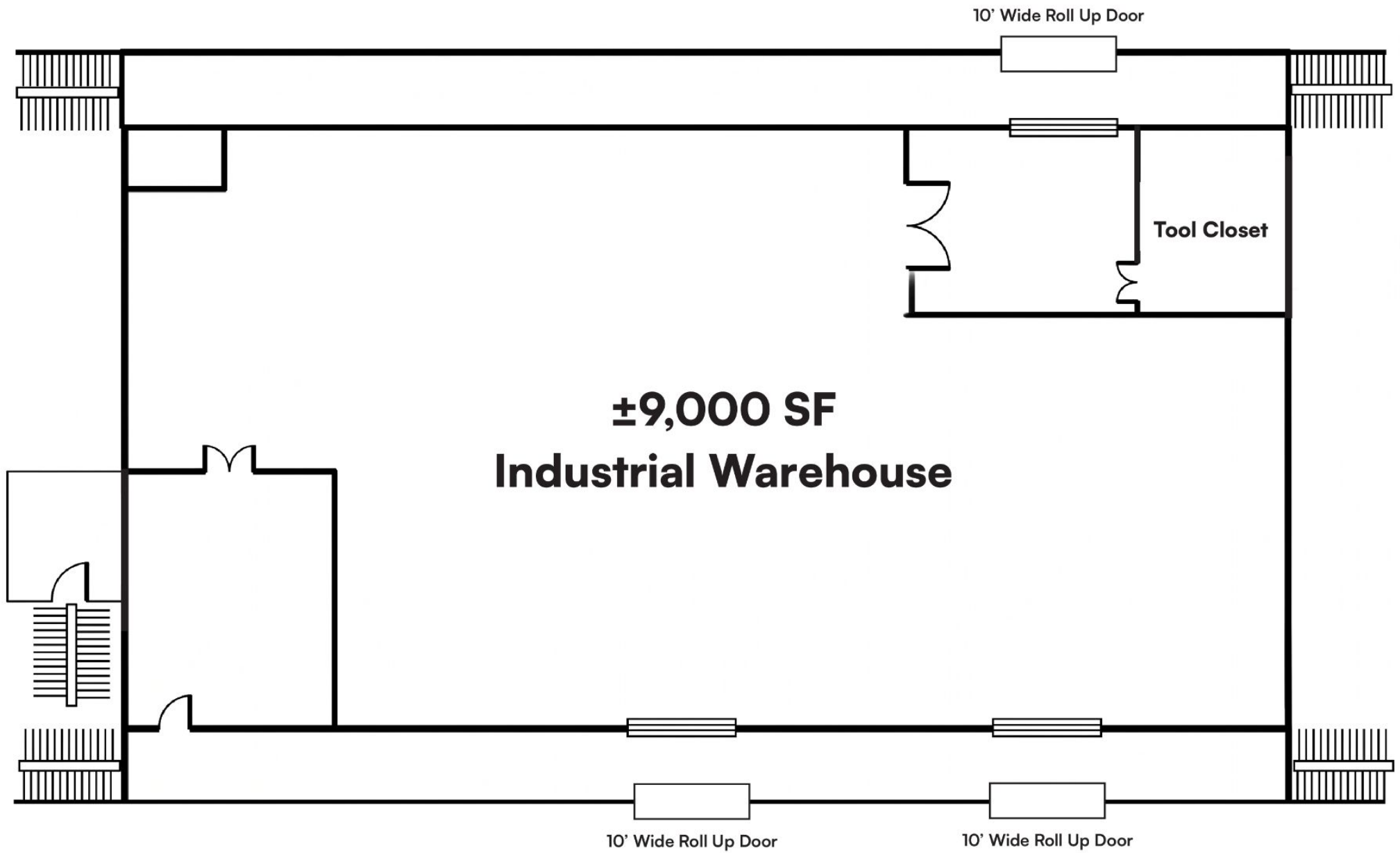
10' Wide Roll Up Door

Tool Closet

±9,000 SF
Industrial Warehouse

10' Wide Roll Up Door

10' Wide Roll Up Door





Railroad Ave

4

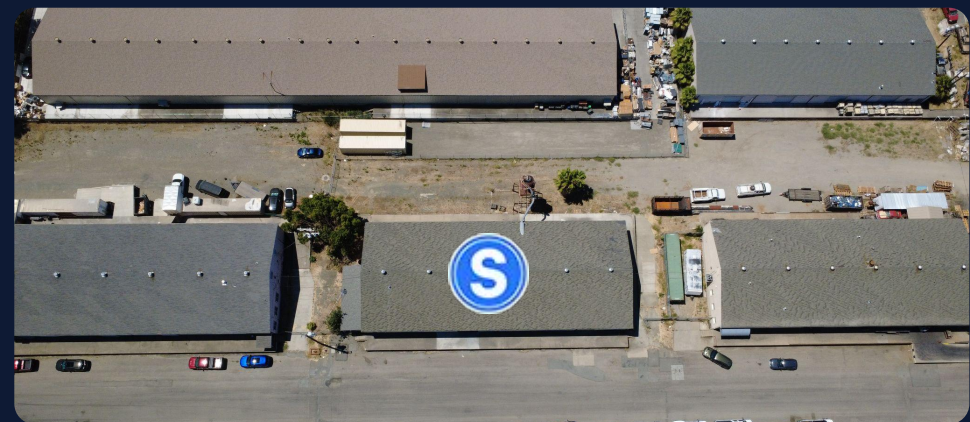
± 148,000 VPD



Somersville Rd ±15,000 VPD

Google Earth

PROPERTY PHOTOS



Financial Summary

\$1.25/SF
Asking Rate

14'
Clear Height

±0.30 AC
Lot Size

±9,000 SF
GLA

Financial Summary

Property Name	548 Bliss Ave
---------------	---------------

Address	548 Bliss Ave Pittsburg CA
---------	----------------------------

Rent	\$1.25 modified gross
------	-----------------------

Year Built	1950
------------	------

Lot Size	±0.3 AC ±13,068 SF
----------	----------------------

GLA	±9,000 SF
-----	-----------

Clear Height	14' vaulted
--------------	-------------

Door	3 dock high
------	-------------

zoning	IP - Industrial
--------	-----------------

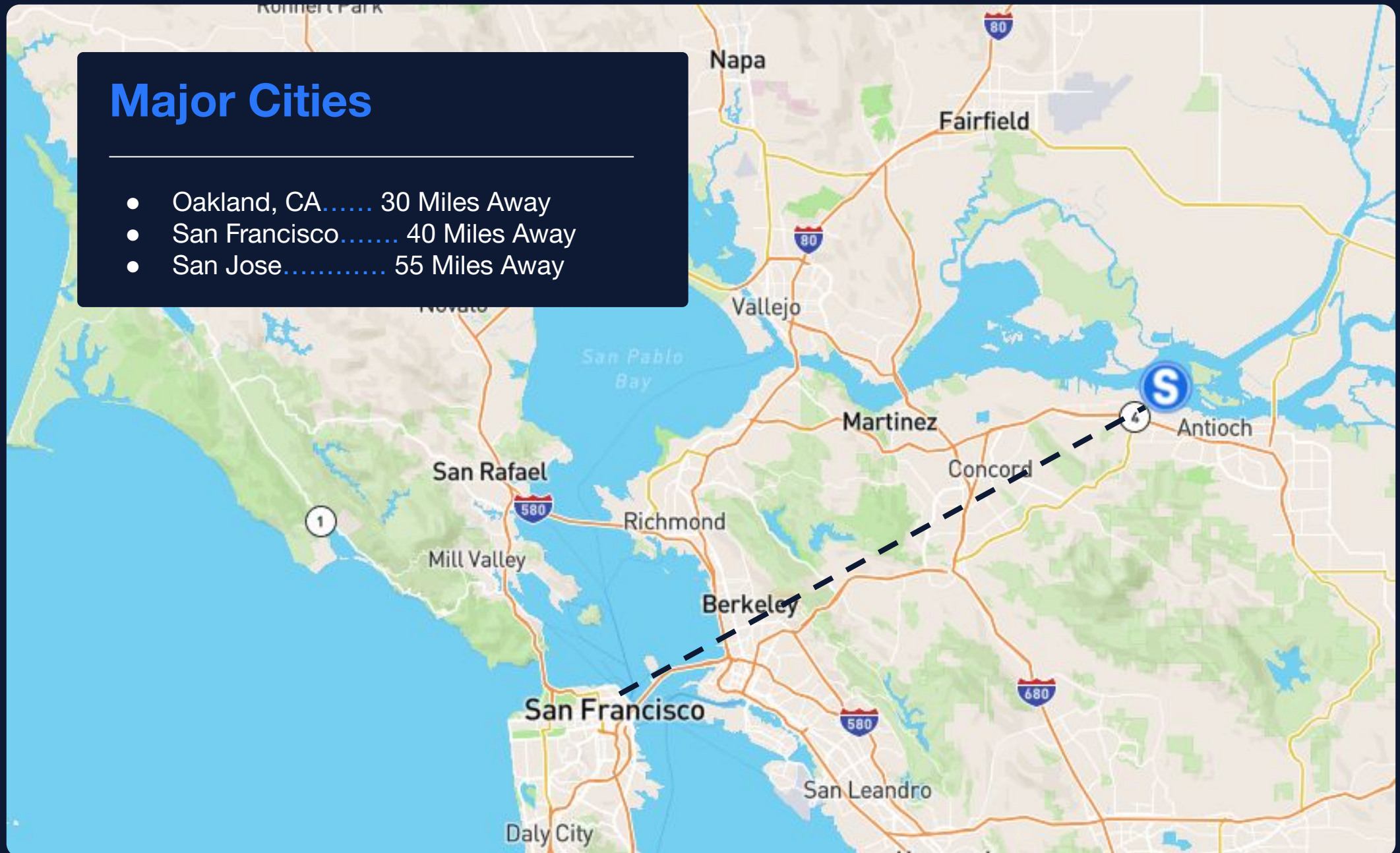


MARKET OVERVIEW

548 Bliss Ave
Pittsburg, CA 94565

Major Cities

- Oakland, CA..... 30 Miles Away
- San Francisco..... 40 Miles Away
- San Jose..... 55 Miles Away



PITTSBURG, CA



Local Market Overview

Pittsburg is a well-established community in East Contra Costa County, offering convenient access to employment centers, shopping, recreation, and transportation throughout the greater Bay Area. Its location along the Sacramento–San Joaquin River Delta, combined with access to BART and major regional roadways, provides strong connectivity to surrounding communities and employment hubs while offering an alternative to the Bay Area’s more urbanized markets.

The city supports a diverse economic base that includes retail, education, healthcare, industrial and logistics activity, transportation, and locally owned businesses. Pittsburg continues to encourage redevelopment and new investment while supporting existing businesses and pursuing opportunities in emerging industries. With its established residential base, regional transportation access, available development opportunities, and continued public and private investment, Pittsburg remains well positioned for ongoing growth within East Contra Costa County.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	11,283	95,413	157,287
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,714	31,552	50,800
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$107,485	\$116,036	\$124,717

OAKLAND, CA MSA

Local Market Overview

Oakland is one of the East Bay's largest and most strategically positioned industrial markets, benefiting from the Port of Oakland, interstate highway access, rail infrastructure, Oakland San Francisco Bay Airport, and proximity to the dense Bay Area consumer base. These transportation advantages support warehouse/distribution, logistics, manufacturing, food and beverage, cold storage, last-mile delivery, and other industrial users.

Economic Drivers

Oakland's economy is supported by several key sectors, including transportation and logistics, healthcare, government, education, professional services, and technology. The Port of Oakland is a major economic engine, supporting trade, warehousing, distribution, and related industrial activity. Oakland's central Bay Area location and access to I-880, I-580, rail networks, and Oakland San Francisco Bay Airport further strengthen its role as a regional employment and logistics hub.



SAN FRANCISCO, CA MSA

Recently Ranked

#1 MOST WALKABLE US CITY

REDFIN

Career Magnet

#1 CITY FOR TECH JOBS

SIGNALFIRE

Ranked Among the

TOP 20 MOST LIVABLE US METROS

THEBAYLINKBLOG



Total Population
836,000+

Tourism Economic Impact
\$8.8B

Annual Visitors
**23
MILLION**

Regional GDP
\$600B+

MATTHEWS™

Exclusively Listed By



Belall Ahmed

Senior Associate

(925) 718-7522

belall.ahmed@matthews.com

License No. 02135621 (CA)

David Harrington

Broker of Record

Broker Lic No. 01320460 (CA)

Firm Lic No. 02168060 (CA)

548 Bliss Ave

Pittsburg, CA 94565

This Leasing Package contains select information pertaining to the business and affairs of 548 Bliss Ave, Pittsburg, CA 94565 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.