



DOWN TOWN PLEASANT HILL

NEWMARK



EXCLUSIVE AGENTS

MEGHAN BASSO

Associate Director

925.974.0117

mbasso@ngkf.com

CA RE License #01880016

DANIELLE BROMSTEAD

Managing Director

925.974.0235

dbromstead@ngkf.com

CA RE License #01339574

SANDY BERRY

Senior Managing Director

408.982.8474

sberry@ngkf.com

CA RE License #00880014



TABLE OF CONTENTS

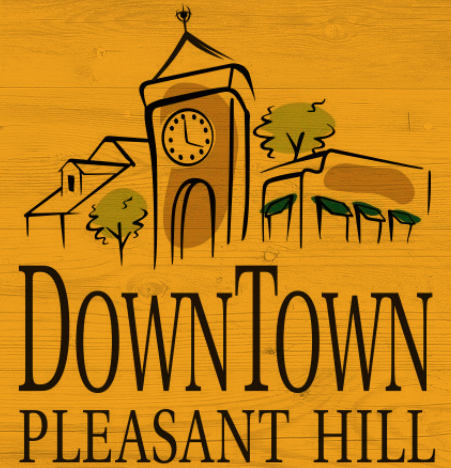
OVERVIEW

BAY AREA MAP

SITE PLAN

TRADE AREA OVERVIEW

COMPETITION AERIAL



MEGHAN BASSO

Associate Director

925.974.0117

mbasso@ngkf.com

CA RE License #01880016

DANIELLE BROMSTEAD

Managing Director

925.974.0235

dbromstead@ngkf.com

CA RE License #01339574

SANDY BERRY

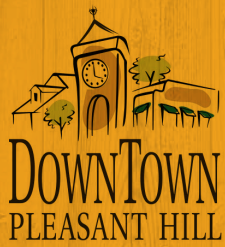
Senior Managing Director

408.982.8474

sberry@ngkf.com

CA RE License #00880014





the Pulse of Pleasant Hill

OVERVIEW

PROJECT DESCRIPTION

±345,000 square feet

LOCATION

Contra Costa Blvd @ Crescent Dr.

City of Pleasant Hill, County of Contra Costa

The site is served by I-680 with primary access off Monument Blvd. and signalized intersections at all main entries (Crescent Dr., Crescent Plaza, Boyd Rd., and Gregory Lane).

Adjacent to Walnut Creek, Concord and Lafayette.

Contra Costa Blvd is the major North-South thoroughfare connecting Martinez down to Pleasant Hill.

SITE DESCRIPTION

Downtown Pleasant Hill is ±345,000 SF of retail anchored by a newly remodeled 16-screen Century Theatres, Bed Bath & Beyond, Michaels, Ross, Ulta and more.

AVAILABLE SPACE

- B1** ±44,423 SF (Former OSH)
- 6** ±25,000 SF available 6/2022
- 5C** ±7,478 SF (End-Cap along Contra Costa Blvd) demisable
- 16A** ±2,604 SF
- 11C** ±2,591 SF (Restaurant Space)
- 10F** ±2,100 SF
- 14** ±1,243 - ±8,394 SF (Former Sweet Tomatoes) demisable
- 10C** ±1,228 SF (Former GNC)
- 9B** ±875 SF sublease





the Pulse of Pleasant Hill



INCOME

5 Mile Radius
\$135,926
 15 Minute Drive
\$145,809



POPULATION

5 Mile Radius
284,829
 15 Minute Drive
479,551



DAYTIME POPULATION

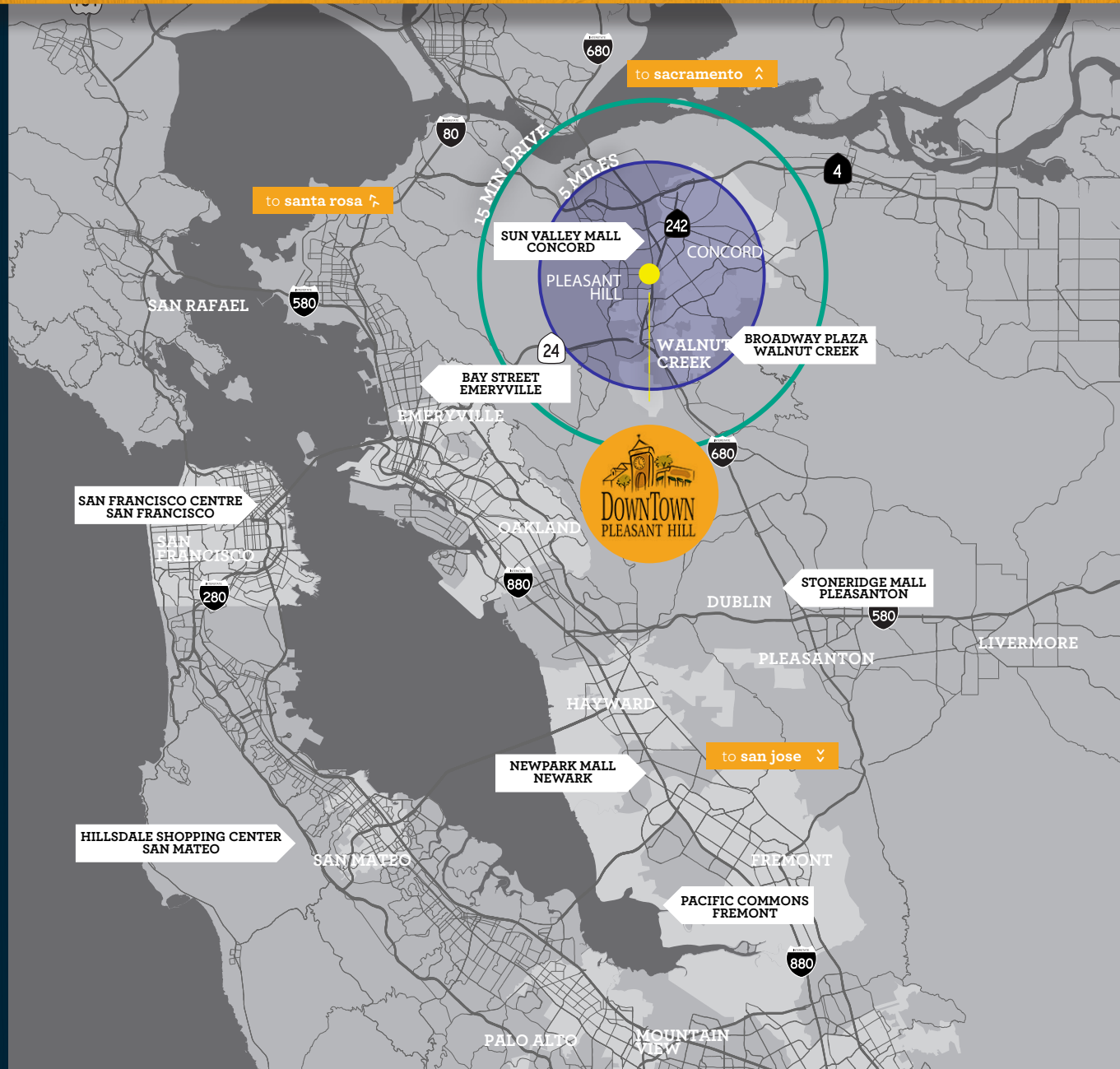
5 Mile Radius
194,399
 15 Minute Drive
319,146

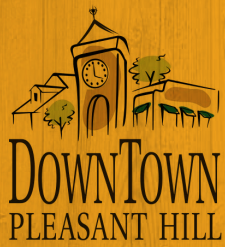


TRAFFIC COUNTS

I-680 & Monument
272,000 ADT
 Contra Costa Blvd & Crescent Dr
27,060 ADT

BAY AREA MAP

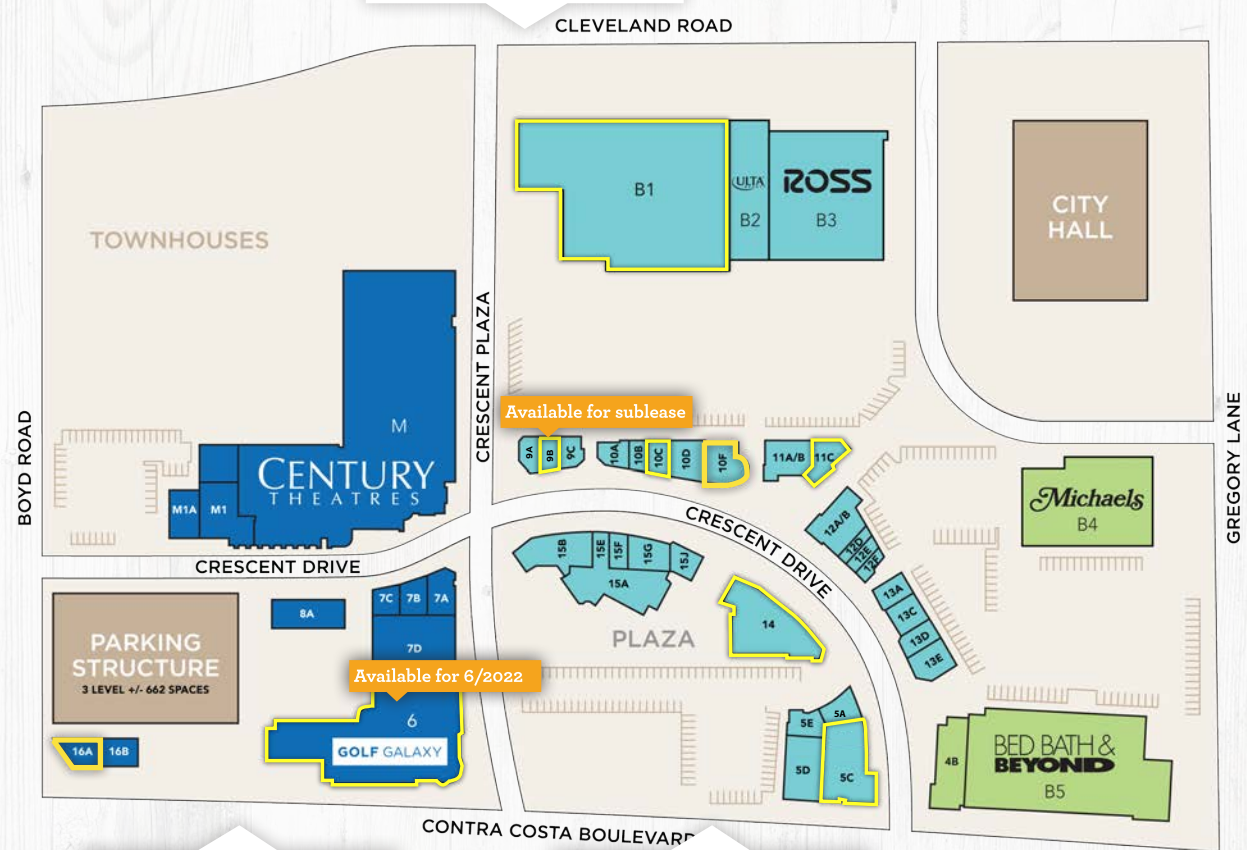


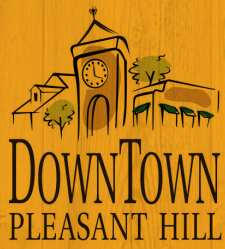


AVAILABLE SPACE

- B1** ±44,423 SF (Former OSH)
- 6** ±25,000 SF *available 6/2022*
- 5C** ±7,478 SF (End-Cap along Contra Costa Blvd) *demisable*
- 16A** ±2,604 SF
- 11C** ±2,591 SF (Restaurant Space)
- 10F** ±2,100 SF
- 14** ±1,243 - ±8,394 SF (Former Sweet Tomatoes) *demisable*
- 10C** ±1,228 SF (Former GNC)
- 9B** ±875 SF *sublease*

STE	TENANT	SF
B1	AVAILABLE	44,423
B2	Ultra Beauty	10,000
B3	Ross Dress for Less	28,622
B4	Michaels	21,169
B5	Bed Bath & Beyond	35,877
4B	Carter's / OshKosh	5,172
5A	Row House	2,020
5C	AVAILABLE (divisible)	7,478
5D	Verizon Wireless	4,168
5E	Club Pilates	1,833
6	AVAILABLE (6/2022)	25,000
7A	Five Guys	2,481
7B	C2 Education	1,741
7C	Vitality Bowl	1,500
7D	Paul Mitchell-The School	11,000
8A	Zachary's Pizza	3,263
9A	Peet's Coffee & Tea	2,375
9B	AVAILABLE SUBLEASE	875
9C	Jamba Juice	1,111
10A	Togo's	1,272
10B	Supercuts	1,142
10C	AVAILABLE	1,228
10D	America's Best Contacts & Eyeglasses	3,151
10F	AVAILABLE	2,100
11A/B	Spavia	2,432
11C	AVAILABLE	2,591
12A/B	Friends of the Pleasant Hill Library	3,976
12D	Haya Ramen	835
12E	Coco Swirl	939
12F	Gotta Eatta Pita	816
13A	The UPS Store	1,238
13C	Travis Credit Union	1,869
13D	Sally Beauty	1,510
13E	T-Mobile	2,060
14	AVAILABLE (divisible)	8,394
15A	Jack's Restaurant & Bar	6,479
15B	Urban Plates	4,253
15E	Jack's Taps	851
15F	European Wax Center	1,232
15G	Chipotle Mexican Grill	2,418
15J	Cold Stone Creamery	1,193
16A	AVAILABLE	2,604
16B	Escobar Tailors	984
M	Century 16 Theatres	65,517
M1	Health Career College	5,001
M1A	Leasing Office	2,200





● Workforce ● Residential

the Pulse of Pleasant Hill

TRADE AREA OVERVIEW



PLEASANT HILL TRADE AREA
Residential Population
101,020

PLEASANT HILL TRADE AREA
Workforce Population
96,170



CRECENT DR.
CONTERA COSTA BLVD 27,000 ADT

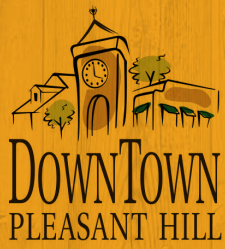
GEARY ROAD



212,000 ADT

TREAT BOULEVARD

MONUMENT BLVD



the Pulse of Pleasant Hill

COMPETITIVE AERIAL



SUN VALLEY MALL

- H&M
- FOREVER 21
- macy's
- sears
- rack
- JCPenney
- UNI QLO

THE WILLOWS

- LAZY D-G
- OLD NAVY

PLEASANT HILL MARKETPLACE

- buy baby
- Total Wine
- Bassett

Downtown Pleasant Hill

- BED BATH & BEYOND
- CENTURY THEATRES
- ULTA
- ROSS DRESS FOR LESS
- GOLF GALAXY
- Michaels

PLEASANT HILL SHOPPING CENTER

- TARGET
- MEN'S WEARHOUSE
- HomeGoods
- ROSS DRESS FOR LESS
- Burlington

PLEASANT HILL PLAZA

- SAFeway
- CHASE

THE CROSSROADS

- DICK'S SPORTING GOODS
- Marshall's
- KOHL'S
- DSW

THE VERANDA

- 365
- LUXE CINEMA
- TJ-maxx
- BANANA REPUBLIC
- OLD NAVY
- NIKE
- CITY SPORTS



DOWNTOWN PLEASANT HILL

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

18-0141 | 10.20

NEWMARK



MEGHAN BASSO
Associate Director
925.974.0117
mbasso@ngkf.com
CA RE License #01880016

EXCLUSIVE AGENTS
DANIELLE BROMSTEAD
Managing Director
925.974.0235
dbromstead@ngkf.com
CA RE License #01339574

SANDY BERRY
Senior Managing Director
408.982.8474
sberry@ngkf.com
CA RE License #00880014

1333 N. California Blvd., Suite 343, Walnut Creek | 3055 Olin Ave., Suite 2200, San Jose 95128