



DO NOT DISTURB TENANT

FOR SALE > PLEASANT HILL, CA > OWNER-USER BUILDING

1936 LINDA DRIVE

ERIC ERICKSON CCIM SIOB

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## BUILDING SUMMARY

Address	1936 Linda Drive
City, State	Pleasant Hill, CA
Offering Price	\$725,000
Gross Square Feet	±1,768 SF
Price per Gross Foot	\$410
Year Built	1956 (renovated 2004)
Land Area (SF)	±9,148 SF (±0.21 AC)
Zoning	Retail Business

- Excellent owner/user opportunity
- Free standing retail building
- Roof installed in 2004 with a 30 year warranty
- Four HVAC units installed in 2010
- Six parking spaces





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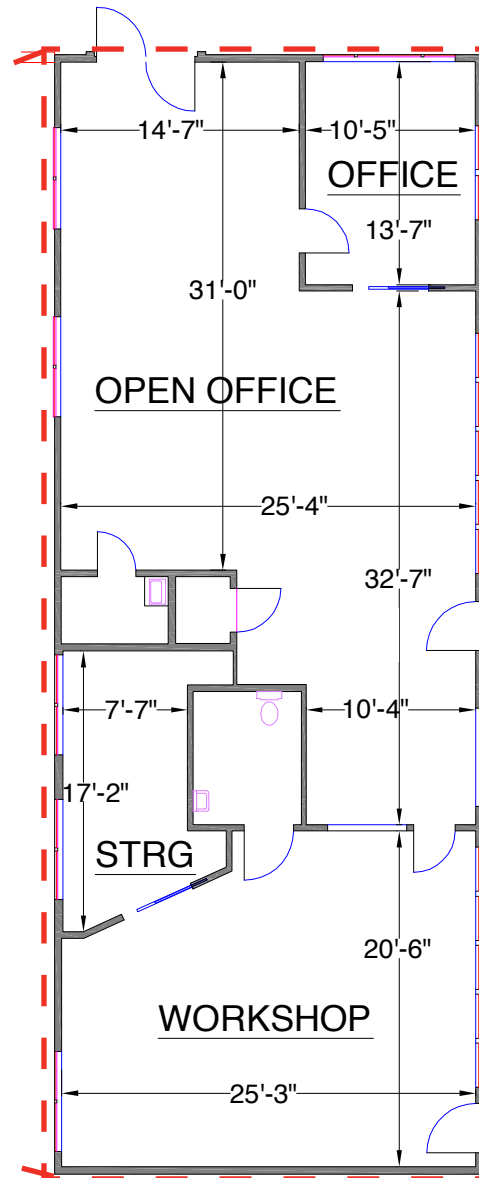
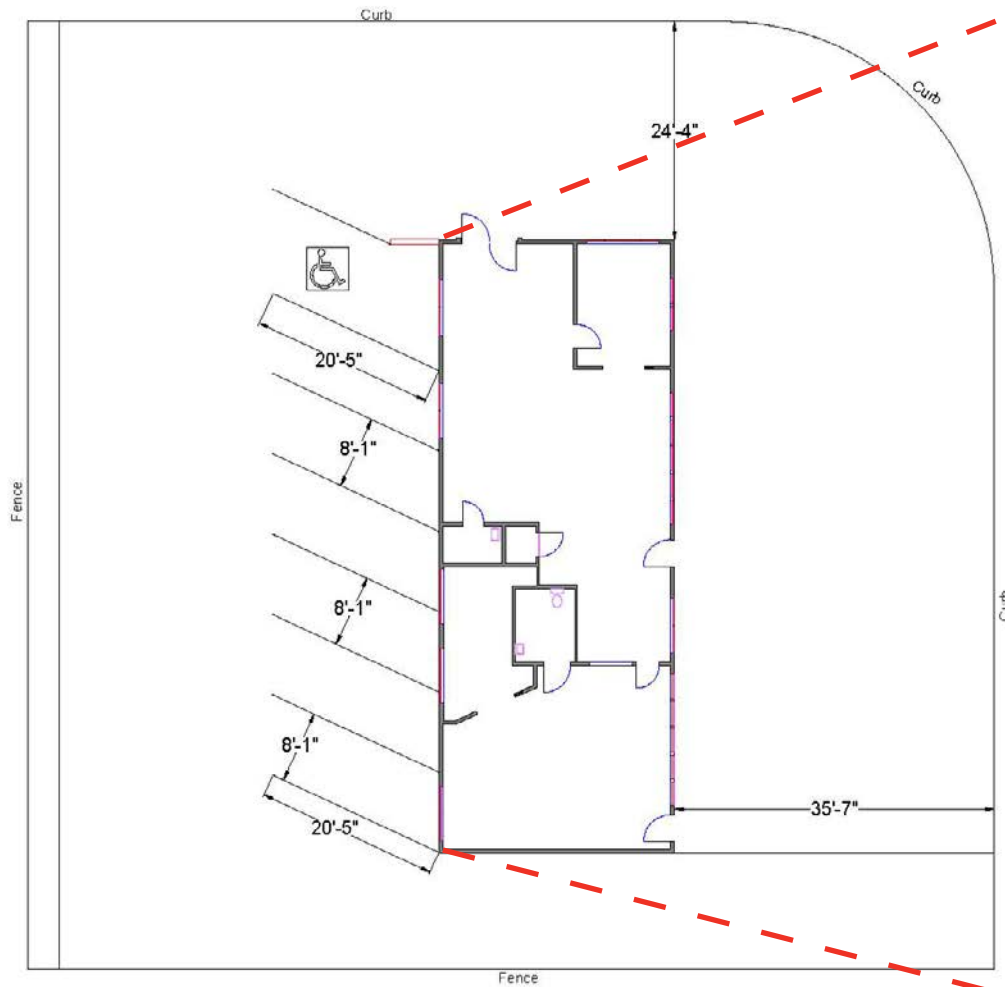
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## SITE & FLOOR PLAN







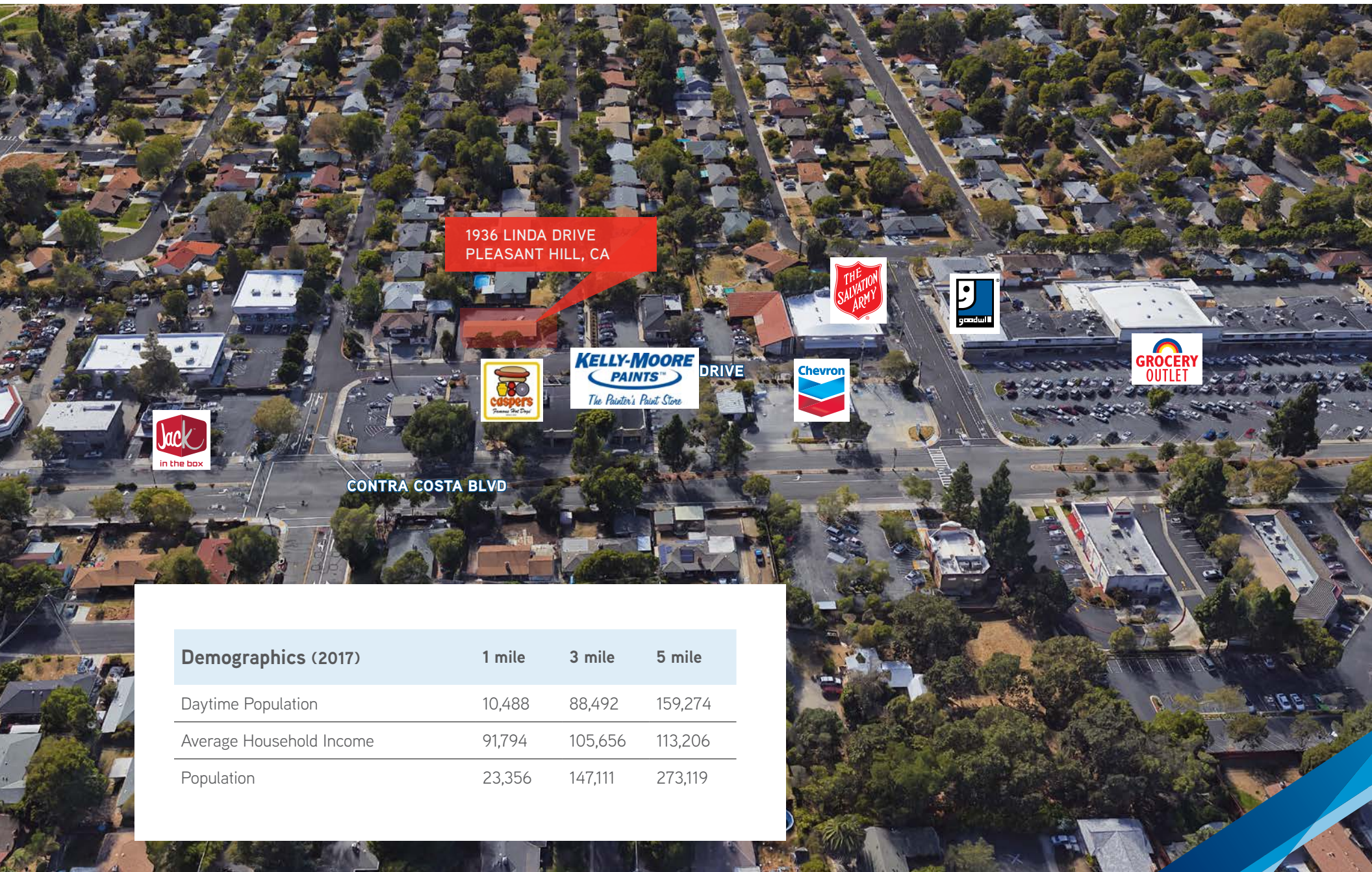
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CONTRA COSTA BLVD

## Demographics (2017)

	1 mile	3 mile	5 mile
Daytime Population	10,488	88,492	159,274
Average Household Income	91,794	105,656	113,206
Population	23,356	147,111	273,119