## Retail / Office Building



620 CONTRA COSTA BOULEVARD, PLEASANT HILL, CA







### Property Highlights

- > ±2,261 ±3,680 SF Available
- > Fronting busy Contra Costa Blvd (27,235 ADT)
- > Located at the entrance to DVC Plaza Center re-development
- > Ground floor retail divisible

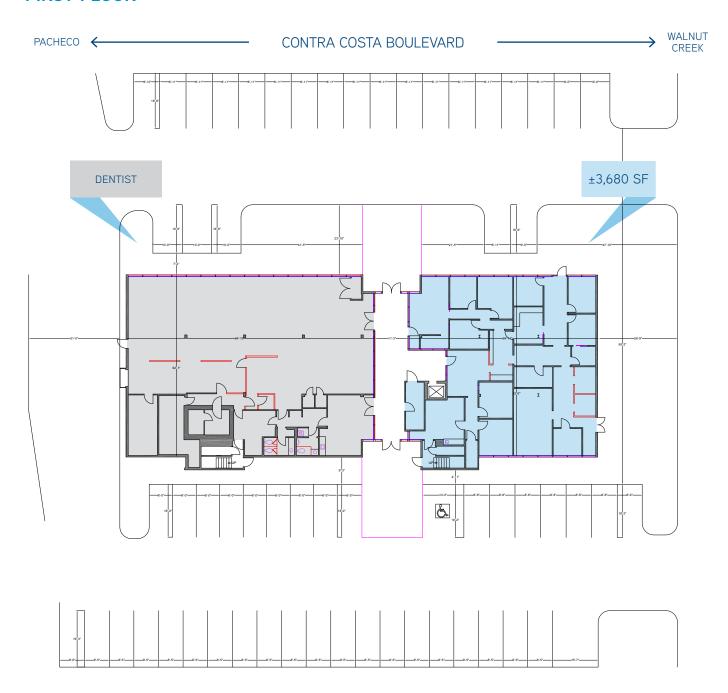
DEBORAH PERRY +1 925 279 4650 deb.perry@colliers.com Lic. 01236931 BRIAN CLACK +1 925 279 4654 brian.clack@colliers.com Lic. 01416362 COLLIERS INTERNATIONAL 1850 Mt. Diablo Blvd. Suite 200 Walnut Creek, CA 94596 www.colliers.com

## Retail / Office Building



620 CONTRA COSTA BOULEVARD, PLEASANT HILL, CA

#### **FIRST FLOOR**



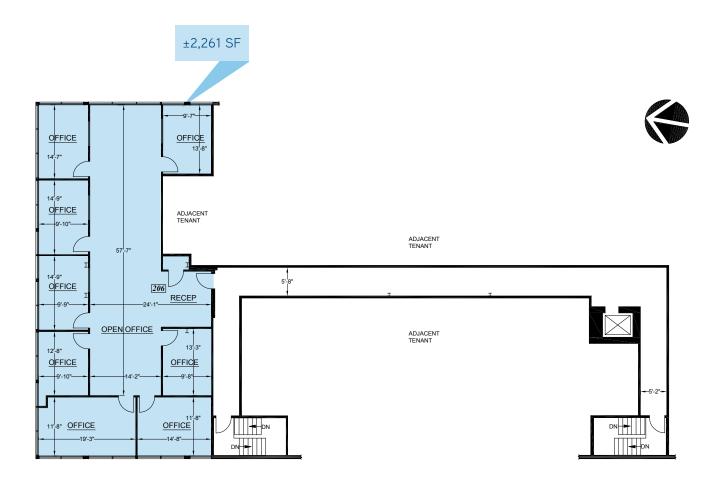


# Retail / Office Building



620 CONTRA COSTA BOULEVARD, PLEASANT HILL, CA

#### **SECOND FLOOR**





## Retail / Office Building



620 CONTRA COSTA BOULEVARD, PLEASANT HILL, CA

#### **DEMOGRAPHICS**

620 CONTRA COSTA BLVD, PLEASANT HILL, CA, 94523-1550	RADIUS 1	.0 MILE(S)	RADIUS 3.0 MILE(S)		RADIUS 5.0 MILE(S)	
	TOTAL	%	TOTAL	%	TOTAL	%
2016 EST. POPULATION BY SINGLE-CLASSIFICATION RACE	9,360		133,207		244,114	
WHITE ALONE	5,566	59.47%	85,762	64.38%	167,192	68.49%
BLACK OR AFRICAN AMERICAN ALONE	264	2.82%	4,763	3.58%	7,532	3.09%
AMERICAN INDIAN AND ALASKA NATIVE ALONE	37	0.40%	775	0.58%	1,440	0.59%
ASIAN ALONE	2,445	26.12%	15,828	11.88%	29,902	12.25%
NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE	27	0.29%	790	0.59%	1,206	0.49%
SOME OTHER RACE ALONE	452	4.83%	16,570	12.44%	21,341	8.74%
TWO OR MORE RACES	569	6.08%	8,719	6.55%	15,502	6.35%
2016 EST. POPULATION BY ETHNICITY (HISPANIC OR LATINO)	9,360		133,207		244,114	
HISPANIC OR LATINO	1,337	14.28%	38,898	29.20%	54,717	22.41%
NOT HISPANIC OR LATINO	8,023	85.72%	94,309	70.80%	189,397	77.59%
2016 OCCUPIED HOUSING UNITS BY TENURE	3,964		51,251		96,831	
OWNER-OCCUPIED	1,996	50.37%	29,628	57.81%	59,685	61.64%
RENTER-OCCUPIED	1,967	49.63%	21,623	42.19%	37,145	38.36%
2016 AVERAGE HOUSEHOLD SIZE	2.34		2.57		2.49	
2016 EST. HOUSEHOLDS BY HOUSEHOLD INCOME	3,964		51,251		96,831	
INCOME < \$15,000	502	12.66%	4,366	8.52%	7,423	7.67%
INCOME \$15,000 - \$24,999	257	6.48%	4,638	9.05%	7,513	7.76%
INCOME \$25,000 - \$34,999	296	7.47%	4,048	7.90%	6,935	7.16%
INCOME \$35,000 - \$49,999	406	10.23%	5,560	10.85%	9,745	10.06%
INCOME \$50,000 - \$74,999	751	18.94%	8,663	16.90%	15,224	15.72%
INCOME \$75,000 - \$99,999	491	12.39%	6,558	12.80%	12,400	12.81%
INCOME \$100,000 - \$124,999	433	10.91%	5,360	10.46%	10,469	10.81%
INCOME \$125,000 - \$149,999	268	6.77%	3,671	7.16%	7,430	7.67%
INCOME \$150,000 - \$199,999	254	6.41%	4,290	8.37%	9,325	9.63%
INCOME \$200,000 - \$249,999	122	3.07%	1,759	3.43%	3,956	4.09%
INCOME \$250,000 - \$499,999	130	3.29%	1,743	3.40%	4,595	4.75%
INCOME \$500,000+	54	1.37%	595	1.16%	1,815	1.87%
2016 EST. AVERAGE HOUSEHOLD INCOME	\$88,957		\$92,387		\$103,675	
2016 EST. MEDIAN HOUSEHOLD INCOME	\$67,354		\$70,238		\$78,176	





## Retail / Office Building



620 CONTRA COSTA BOULEVARD, PLEASANT HILL, CA

#### **DEMOGRAPHICS**

2021 PROJECTION   9,751   138,971   254,056   2016 ESTIMATE   9,360   133,207   244,114   2010 CENSUS   8,955   126,991   233,457   20200 CENSUS   8,584   123,776   232,554   20200 CENSUS   8,584   123,776   232,554   20000 CENSUS   4,18%   4,33%   4,07%   4,52%   4,89%   4,56%   4,56%   4,52%   4,89%   4,56%   4,56%   4,33%   2,60%   0,39%   4,56%   4,33%   2,60%   0,39%   4,56%   4,33%   2,60%   0,39%   4,56%   4,33%   2,60%   0,39%   4,56%   4,56%   4,33%   2,60%   0,39%   4,56%   4,56%   4,56%   4,33%   2,60%   0,39%   4,60%   4,33%   2,60%   0,39%   4,60%   4,139   53,652   101,303   4,62%   4,56%   4,55%   4,55%   4,55%   4,55%   4,55%   4,55%   4,56%	620 CONTRA COSTA BLVD, PLEASANT HILL, CA, 94523-1550	RADIUS 1.0 MILE(S)		RADIUS 3.0 MILE(S)		RADIUS 5.0 MILE(S)	
2021 PROJECTION   9,751   138,971   254,056   2016 ESTIMATE   9,360   133,207   244,114   2010 CENSUS   8,955   126,991   233,457   20200 CENSUS   8,584   123,776   232,554   20200 CENSUS   8,584   123,776   232,554   20000 CENSUS   4,18%   4,33%   4,07%   4,52%   4,89%   4,56%   4,56%   4,52%   4,89%   4,56%   4,56%   4,33%   2,60%   0,39%   4,56%   4,33%   2,60%   0,39%   4,56%   4,33%   2,60%   0,39%   4,56%   4,33%   2,60%   0,39%   4,56%   4,56%   4,33%   2,60%   0,39%   4,56%   4,56%   4,56%   4,33%   2,60%   0,39%   4,60%   4,33%   2,60%   0,39%   4,60%   4,139   53,652   101,303   4,62%   4,56%   4,55%   4,55%   4,55%   4,55%   4,55%   4,55%   4,56%		TOTAL	%	TOTAL	%	TOTAL	%
2016 ESTIMATE	POPULATION						
2010 CENSUS	2021 PROJECTION	9,751		138,971		254,056	
2000 CENSUS	2016 ESTIMATE	9,360		133,207		244,114	
GROWTH 2016 - 2021         4.18%         4.33%         4.07%           GROWTH 2010 - 2016         4.52%         4.89%         4.56%           GROWTH 2000 - 2010         4.33%         2.60%         0.39%           HOUSEHOLDS           2021 PROJECTION         4.139         53,652         101,303           2016 ESTIMATE         3,964         51,251         96,831           2010 CENSUS         3,773         48,555         91,704           2020 CENSUS         3,749         47,927         91,517           GROWTH 2016 - 2021         4.43%         4.68%         4.62%           GROWTH 2010 - 2016         5,04%         5,55%         5,59%           GROWTH 2000 - 2010         0.64%         1,31%         0,20%           FAMILY HOUSEHOLDS           2021 PROJECTION         2,178         33,522         64,133           2021 PROJECTION         2,178         33,222         64,133           2021 PROJECTION         2,178         30,270         58,689           2021 PROJECTION         2,000         30,502         58,311           2020 CENSUS         2,000         30,502         58,311           2020 CENSUS         2,000         30,502 </td <td>2010 CENSUS</td> <td>8,955</td> <td></td> <td>126,991</td> <td></td> <td>233,457</td> <td></td>	2010 CENSUS	8,955		126,991		233,457	
GROWTH 2010 - 2016	2000 CENSUS	8,584		123,776		232,554	
MOUSEHOLDS	GROWTH 2016 - 2021		4.18%		4.33%		4.07%
HOUSEHOLDS  2021 PROJECTION 4,139 53,652 101,303  2016 ESTIMATE 3,964 51,251 96,831  2010 CENSUS 3,773 48,555 91,704  2000 CENSUS 3,773 48,555 91,704  2000 CENSUS 3,749 47,927 91,517  GROWTH 2016 - 2021 4,43% 4,68% 4,68% 4,62%  GROWTH 2010 - 2016 5,04% 5,55% 5,59%  GROWTH 2000 - 2010 0,64% 1,31% 0,20%  FAMILY HOUSEHOLDS  2021 PROJECTION 2,178 33,522 64,133  2016 ESTIMATE 2,091 32,088 61,405  2010 CENSUS 2,000 30,502 58,311  2000 CENSUS 2,000 30,502 58,311  2000 CENSUS 2,078 30,270 58,689  GROWTH 2010 - 2016 4,53% 5,20% 5,31%  GROWTH 2010 - 2016 5,375% 0,76% -0,64%  EDEBICATION RAISE SINGLE-CLASSIFICATION RACE  WHITE ALONE \$78,727 \$73,840 \$80,733  EBLACK OR AFRICAN AMERICAN ALONE \$84,831 \$50,703 \$58,592  AMERICAN INDIAN AND ALASKA NATIVE ALONE \$33,194 \$68,346 \$81,132  NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE \$34,941 \$58,820 \$60,617  SOME OTHER RACE ALONE \$76,007 \$51,524 \$58,212	GROWTH 2010 - 2016		4.52%		4.89%		4.56%
2021 PROJECTION 4,139 53,652 101,303 2016 ESTIMATE 3,964 51,251 96,831 2010 CENSUS 3,773 48,555 91,704 2000 CENSUS 3,749 47,927 91,517 GROWTH 2010 - 2021 4,43% 4,68% 4,62% GROWTH 2010 - 2016 5,04% 5,55% 5,55% 5,59% GROWTH 2000 - 2010 6,64% 1,31% 0,20%  FAMILY HOUSEHOLDS 2021 PROJECTION 2,178 33,522 64,133 2016 ESTIMATE 2,091 32,088 61,405 2010 CENSUS 2,000 30,502 58,311 2000 CENSUS 2,078 30,270 58,689 GROWTH 2010 - 2016 4,53% 5,20% 5,31% GROWTH 2010 - 2016 4,53% 5,20% 5,31% GROWTH 2010 - 2016 4,53% 5,20% 5,31% GROWTH 2010 - 2010 5,375% 0,76% -0.64%  2016 MEDIAN HH INC. BY SINGLE-CLASSIFICATION RACE WHITE ALONE \$78,727 \$73,840 \$80,733 ELACK OR AFRICAN AMERICAN ALONE \$84,831 \$50,703 \$58,592  AMERICAN INDIAN AND ALASKA NATIVE ALONE \$78,778 \$77,031 \$68,718 ASIAN ALONE \$78,778 \$77,031 \$68,718 ASIAN ALONE \$33,194 \$68,346 \$81,132  NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE \$70,807 \$51,524 \$58,212	GROWTH 2000 - 2010		4.33%		2.60%		0.39%
2016 ESTIMATE 3,964 51,251 96,831 2010 CENSUS 3,773 48,555 91,704 2000 CENSUS 3,749 47,927 91,517 GROWTH 2016 - 2021 4.43% 4.68% 4.68% 4.62% GROWTH 2010 - 2016 5.04% 5.55% 5.59% GROWTH 2000 - 2010 6.46% 1.31% 0.20%  FAMILY HOUSEHOLDS  2021 PROJECTION 2,178 33,522 64,133 2016 ESTIMATE 2,091 32,088 61,405 2010 CENSUS 2,000 30,502 58,311 2000 CENSUS 2,000 30,502 58,311 2000 CENSUS 2,078 30,270 58,689 GROWTH 2010 - 2016 4.45% 5.20% 5.31% GROWTH 2010 - 2016 4.45% 5.20% 5.31% GROWTH 2010 - 2016 4.53% 5.20% 5.31% GROWTH 2010 - 2016 4.53% 5.20% 5.31% GROWTH 2010 - 2016 5.31% 5.20% 5.31% GROWTH 2010 - 2010 7.375% 0.76% 0.06%  2016 MEDIAN HH INC. BY SINGLE-CLASSIFICATION RACE WHITE ALONE \$78,727 \$73,840 \$80,733 BLACK OR AFRICAN AMERICAN ALONE \$84,831 \$50,703 \$88,592 AMERICAN INDIAN AND ALASKA NATIVE ALONE \$78,778 \$77,031 \$68,718 ASIAN ALONE \$33,194 \$68,346 \$81,132 NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE \$34,941 \$58,820 \$60,617 SOME OTHER RACE ALONE \$70,807 \$51,524 \$58,212	HOUSEHOLDS						
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GROWTH 2010 - 2016         5.04%         5.55%         5.59%           GROWTH 2000 - 2010         0.64%         1.31%         0.20%           FAMILY HOUSEHOLDS           2021 PROJECTION         2,178         33,522         64,133           2016 ESTIMATE         2,091         32,088         61,405           2010 CENSUS         2,000         30,502         58,311           2000 CENSUS         2,078         30,270         58,689           GROWTH 2016 - 2021         4.16%         4.47%         4.44%           GROWTH 2010 - 2016         4.53%         5.20%         5.31%           GROWTH 2000 - 2010         -3.75%         0.76%         -0.64%           2016 MEDIAN HH INC. BY SINGLE-CLASSIFICATION RACE           WHITE ALONE         \$78,727         \$73,840         \$80,733           BLACK OR AFRICAN AMERICAN ALONE         \$84,831         \$50,703         \$58,592           AMERICAN INDIAN AND ALASKA NATIVE ALONE         \$78,778         \$77,031         \$68,718           ASIAN ALONE         \$33,194         \$68,346         \$81,132           NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE         \$70,807         \$51,524         \$58,212	2000 CENSUS	3,749		47,927		91,517	
Community   Comm	GROWTH 2016 - 2021		4.43%		4.68%		4.62%
FAMILY HOUSEHOLDS  2021 PROJECTION 2,178 33,522 64,133  2016 ESTIMATE 2,091 32,088 61,405  2010 CENSUS 2,000 30,502 58,311  2000 CENSUS 2,078 30,270 58,689  GROWTH 2016 - 2021 4.16% 4.47% 4.44%  GROWTH 2010 - 2016 4.53% 5.20% 5.31%  GROWTH 2000 - 2010 - 3,75% 0,76% -0.64%  2016 MEDIAN HH INC. BY SINGLE-CLASSIFICATION RACE  WHITE ALONE \$78,727 \$73,840 \$80,733  BLACK OR AFRICAN AMERICAN ALONE \$84,831 \$50,703 \$58,592  AMERICAN INDIAN AND ALASKA NATIVE ALONE \$78,778 \$77,031 \$68,718  ASIAN ALONE \$33,194 \$68,346 \$81,132  NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE \$70,807 \$51,524 \$58,212	GROWTH 2010 - 2016		5.04%		5.55%		5.59%
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2,078 30,270 58,689  GROWTH 2016 - 2021 4.16% 4.47% 4.44%  GROWTH 2010 - 2016 4.53% 5.20% 5.31%  GROWTH 2000 - 2010 -3.75% 0.76% -0.64%  2016 MEDIAN HH INC. BY SINGLE-CLASSIFICATION RACE  WHITE ALONE \$78,727 \$73,840 \$80,733  BLACK OR AFRICAN AMERICAN ALONE \$84,831 \$50,703 \$58,592  AMERICAN INDIAN AND ALASKA NATIVE ALONE \$78,778 \$77,031 \$68,718  ASIAN ALONE \$33,194 \$68,346 \$81,132  NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE \$34,941 \$58,820 \$60,617  SOME OTHER RACE ALONE \$70,807 \$51,524 \$58,212	2016 ESTIMATE	2,091		32,088		61,405	
GROWTH 2016 - 2021 4.16% 4.47% 4.44% GROWTH 2010 - 2016 4.53% 5.20% 5.31% GROWTH 2000 - 2010 -3.75% 0.76% -0.64%  2016 MEDIAN HH INC. BY SINGLE-CLASSIFICATION RACE WHITE ALONE \$78,727 \$73,840 \$80,733 BLACK OR AFRICAN AMERICAN ALONE \$84,831 \$50,703 \$58,592 AMERICAN INDIAN AND ALASKA NATIVE ALONE \$78,778 \$77,031 \$68,718 ASIAN ALONE \$33,194 \$68,346 \$81,132 NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE \$34,941 \$58,820 \$60,617 SOME OTHER RACE ALONE \$70,807 \$51,524 \$58,212	2010 CENSUS	2,000		30,502		58,311	
GROWTH 2010 - 2016 4.53% 5.20% 5.31% GROWTH 2000 - 2010 -3.75% 0.76% -0.64%  2016 MEDIAN HH INC. BY SINGLE-CLASSIFICATION RACE  WHITE ALONE \$78,727 \$73,840 \$80,733  BLACK OR AFRICAN AMERICAN ALONE \$84,831 \$50,703 \$58,592  AMERICAN INDIAN AND ALASKA NATIVE ALONE \$78,778 \$77,031 \$68,718  ASIAN ALONE \$33,194 \$68,346 \$81,132  NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE \$34,941 \$58,820 \$60,617  SOME OTHER RACE ALONE \$70,807 \$51,524 \$58,212	2000 CENSUS	2,078		30,270		58,689	
### Company of the part of the	GROWTH 2016 - 2021		4.16%		4.47%		4.44%
2016 MEDIAN HH INC. BY SINGLE-CLASSIFICATION RACE  WHITE ALONE \$78,727 \$73,840 \$80,733  BLACK OR AFRICAN AMERICAN ALONE \$84,831 \$50,703 \$58,592  AMERICAN INDIAN AND ALASKA NATIVE ALONE \$78,778 \$77,031 \$68,718  ASIAN ALONE \$33,194 \$68,346 \$81,132  NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE \$34,941 \$58,820 \$60,617  SOME OTHER RACE ALONE \$70,807 \$51,524 \$58,212	GROWTH 2010 - 2016		4.53%		5.20%		5.31%
WHITE ALONE       \$78,727       \$73,840       \$80,733         BLACK OR AFRICAN AMERICAN ALONE       \$84,831       \$50,703       \$58,592         AMERICAN INDIAN AND ALASKA NATIVE ALONE       \$78,778       \$77,031       \$68,718         ASIAN ALONE       \$33,194       \$68,346       \$81,132         NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE       \$34,941       \$58,820       \$60,617         SOME OTHER RACE ALONE       \$70,807       \$51,524       \$58,212	GROWTH 2000 - 2010		-3.75%		0.76%		-0.64%
BLACK OR AFRICAN AMERICAN ALONE \$84,831 \$50,703 \$58,592  AMERICAN INDIAN AND ALASKA NATIVE ALONE \$78,778 \$77,031 \$68,718  ASIAN ALONE \$33,194 \$68,346 \$81,132  NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE \$34,941 \$58,820 \$60,617  SOME OTHER RACE ALONE \$70,807 \$51,524 \$58,212	2016 MEDIAN HH INC. BY SINGLE-CLASSIFICATION RACE						
AMERICAN INDIAN AND ALASKA NATIVE ALONE \$78,778 \$77,031 \$68,718  ASIAN ALONE \$33,194 \$68,346 \$81,132  NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE \$34,941 \$58,820 \$60,617  SOME OTHER RACE ALONE \$70,807 \$51,524 \$58,212	WHITE ALONE	\$78,727		\$73,840		\$80,733	
ASIAN ALONE \$33,194 \$68,346 \$81,132  NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE \$34,941 \$58,820 \$60,617  SOME OTHER RACE ALONE \$70,807 \$51,524 \$58,212	BLACK OR AFRICAN AMERICAN ALONE	\$84,831		\$50,703		\$58,592	
NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE       \$34,941       \$58,820       \$60,617         SOME OTHER RACE ALONE       \$70,807       \$51,524       \$58,212	AMERICAN INDIAN AND ALASKA NATIVE ALONE	\$78,778		\$77,031		\$68,718	
SOME OTHER RACE ALONE         \$70,807         \$51,524         \$58,212	ASIAN ALONE	\$33,194		\$68,346		\$81,132	
	NATIVE HAWAIIAN AND OTHER PACIFIC ISLANDER ALONE	\$34,941		\$58,820		\$60,617	
TWO OR MORE RACES \$47,566 \$68,442 \$84,433	SOME OTHER RACE ALONE	\$70,807		\$51,524		\$58,212	
	TWO OR MORE RACES	\$47,566		\$68,442		\$84,433	



