

FOR LEASE > RETAIL / OFFICE BUILDING



Retail / Office Building

620 CONTRA COSTA BOULEVARD, PLEASANT HILL, CA



Property Highlights

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

FOR LEASE > RETAIL / OFFICE BUILDING

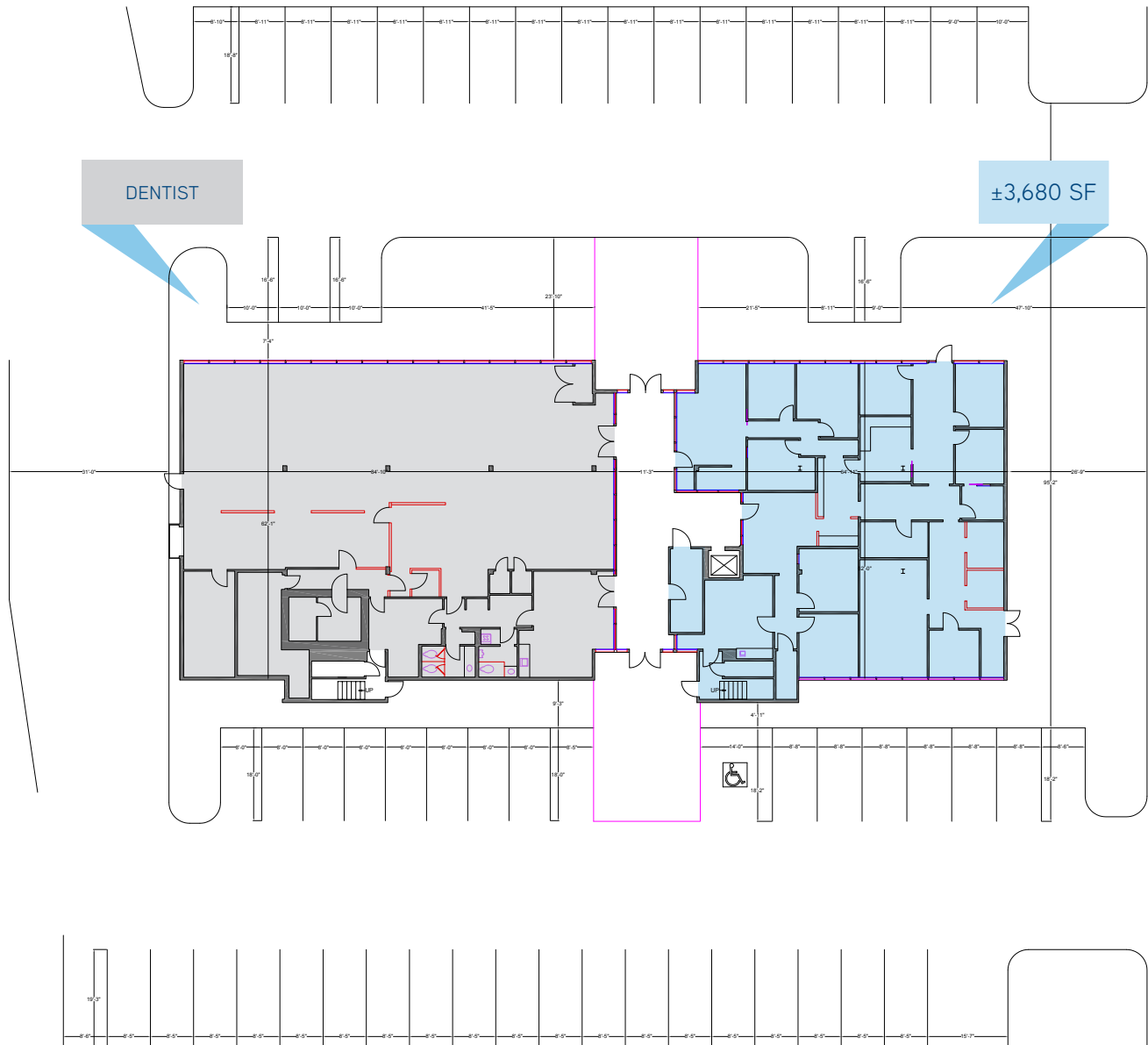


Retail / Office Building

620 CONTRA COSTA BOULEVARD, PLEASANT HILL, CA

FIRST FLOOR

PACHECO ← CONTRA COSTA BOULEVARD → WALNUT CREEK



DEBORAH PERRY
+1 925 279 4650
deb.perry@colliers.com
Lic. 01236931

BRIAN CLACK
+1 925 279 4654
brian.clack@colliers.com
Lic. 01416362



Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

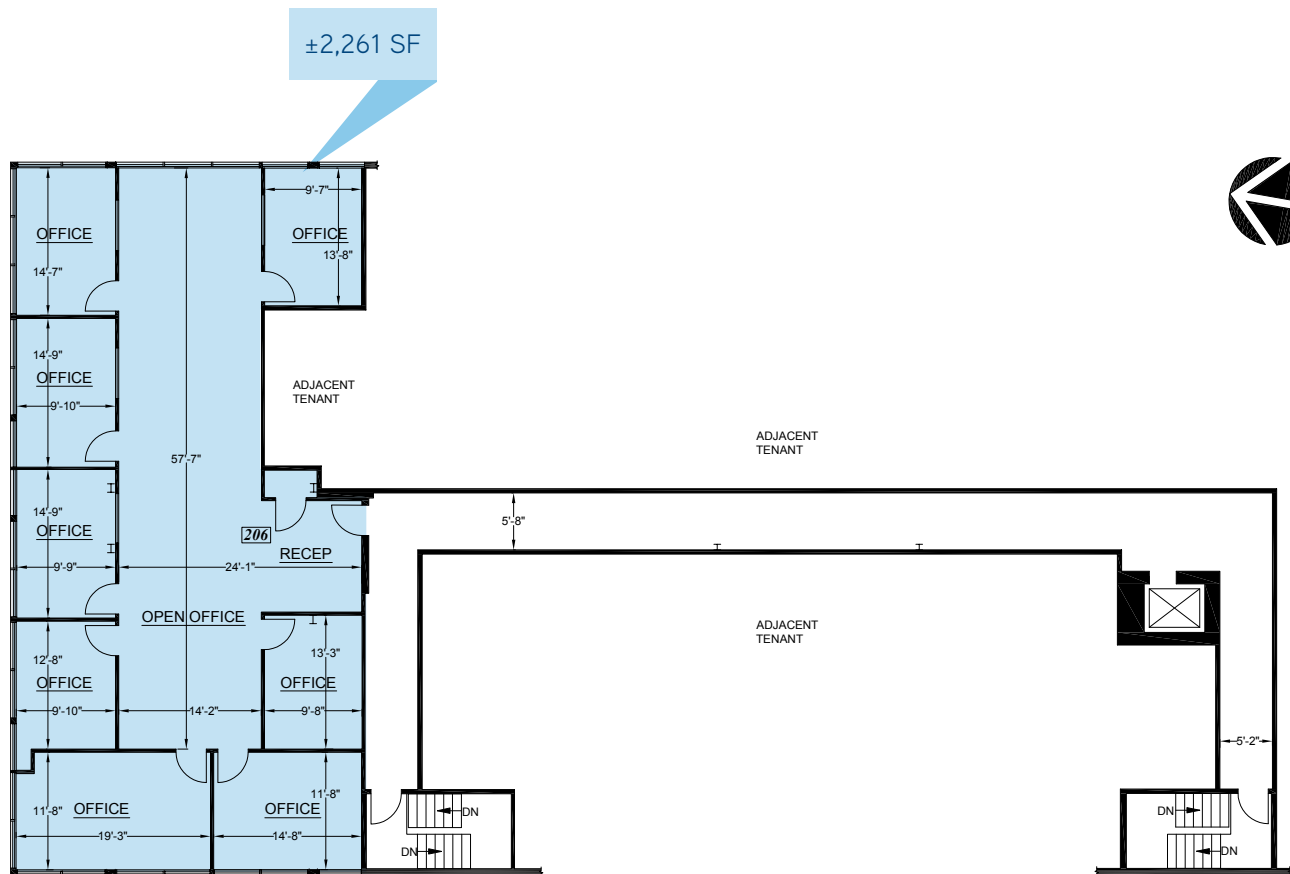
FOR LEASE > RETAIL / OFFICE BUILDING



Retail / Office Building

620 CONTRA COSTA BOULEVARD, PLEASANT HILL, CA

SECOND FLOOR



DEBORAH PERRY
+1 925 279 4650
deb.perry@colliers.com
Lic. 01236931

BRIAN CLACK
+1 925 279 4654
brian.clack@colliers.com
Lic. 01416362



Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

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	

BRIAN CLACK
+1 925 279 4654
brian.clack@colliers.com
Lic. 01416362

DEBORAH PERRY
+1 925 279 4650
deb.perry@colliers.com
Lic. 01236931



Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

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	%
POPULATION						
2021 PROJECTION	9,751		138,971		254,056	
2016 ESTIMATE	9,360		133,207		244,114	
2010 CENSUS	8,955		126,991		233,457	
2000 CENSUS	8,584		123,776		232,554	
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	
2000 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	
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	\$34,941		\$58,820		\$60,617	
SOME OTHER RACE ALONE	\$70,807		\$51,524		\$58,212	
TWO OR MORE RACES	\$47,566		\$68,442		\$84,433	

BRIAN CLACK
+1 925 279 4654
brian.clack@colliers.com
Lic. 01416362

DEBORAH PERRY
+1 925 279 4650
deb.perry@colliers.com
Lic. 01236931



Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.