



FOR LEASE > RETAIL SPACE > 30-60 GOLF CLUB ROAD, PLEASANT HILL, CA

COLLEGE SQUARE



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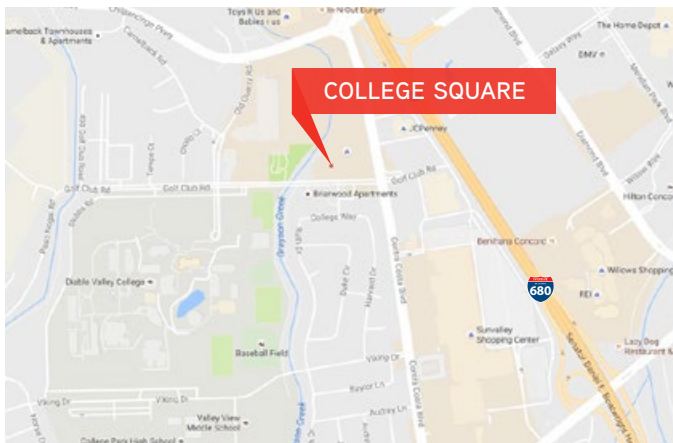
PROPERTY OVERVIEW

AVAILABLE SPACE

> ±1,200 SF Sublease (UPS) - Expiration 1/31/21

PROPERTY HIGHLIGHTS

- > ±18,404 SF retail strip center located less than one block from Diablo Valley College, one of the premier community colleges in the San Francisco Bay Area with over 20,000 students
- > The center is uniquely positioned near a major retail corridor, Contra Costa Boulevard which has over 30,000 AADT, and includes Sunvalley Mall (approximately 1.4 million square feet of retail), a new Safeway, Nordstrom Rack, Mountain Mike's Pizza, Target, Barnes & Noble, Ross, Toys'r'us, and In'N'Out Burger
- > Existing co-tenants include El Tapatio, Supercuts, Hair Sensations, Eastwood Insurance, Nail Salon, Quickly, City Arms, Benjamin Moore Paint, and The UPS Store.



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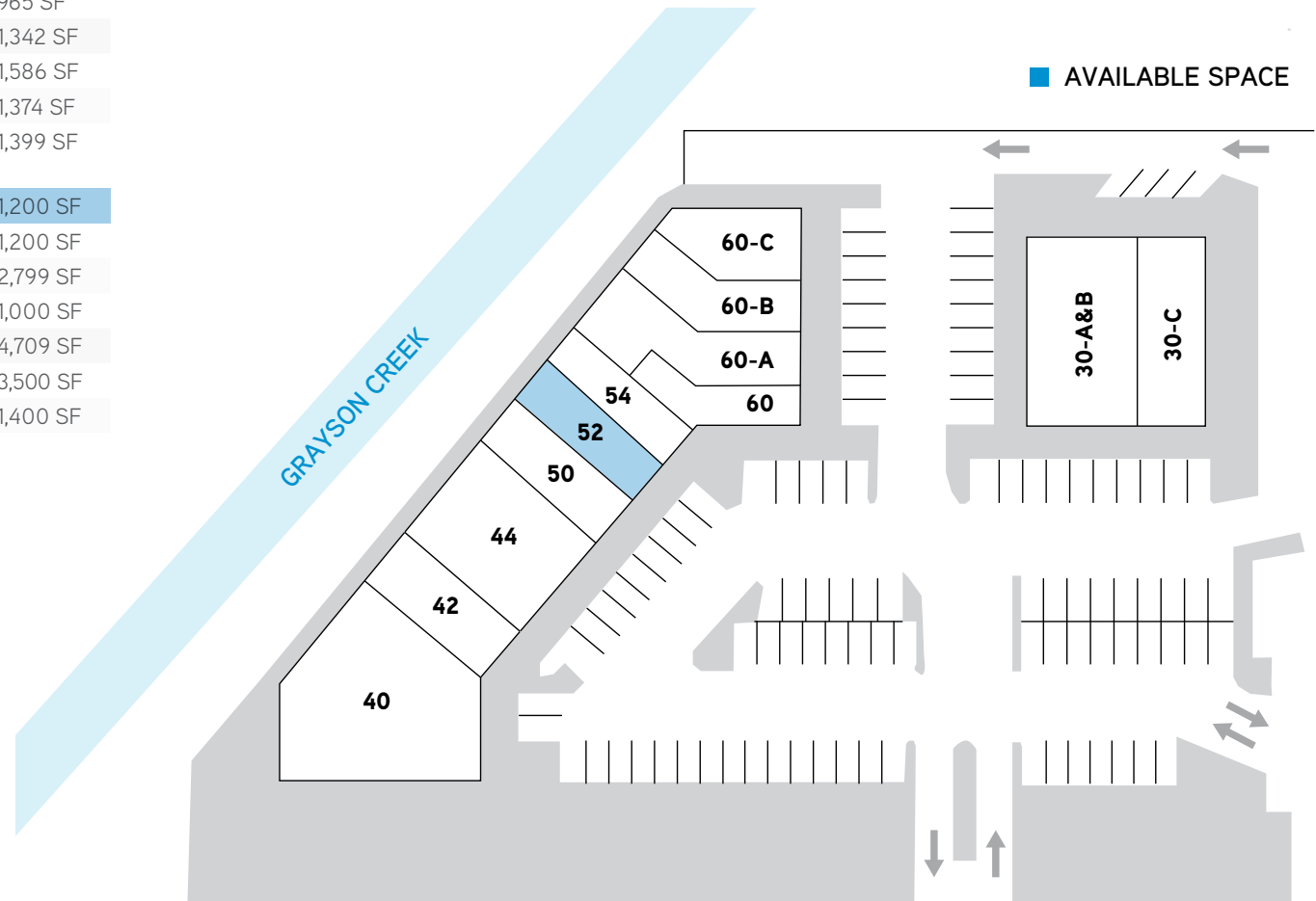
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	RETAIL/AVAILABILITY	SIZE
60C	Hair Sensations	965 SF
60B	City Arms	1,342 SF
60A	Quickly	1,586 SF
60	Nail Salon	1,374 SF
54	Eastwood Insurance (Nationwide)	1,399 SF
52	Available for Sublease	1,200 SF
50	Super Cuts	1,200 SF
44	Benjamin Moore Paint	2,799 SF
42	Hawaiian Poke	1,000 SF
40	El Tapatio Restaurant	4,709 SF
30B	Mountain Mike's Pizza	3,500 SF
30C	Yogurt	1,400 SF



GOLF CLUB ROAD > 9,811 AADT

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DEMOGRAPHIC OVERVIEW

	1 Mile Radius	2 Mile Radius	3 Mile Radius		1 Mile Radius	2 Mile Radius	3 Mile Radius
POPULATION				2016 EST. HOUSEHOLDS BY INCOME			
2021 PROJECTION	10,651	72,280	140,516	\$15,000 OR LESS	4,338	25,882	51,960
2016 ESTIMATE	10,209	69,405	134,649	\$15,000 TO \$24,999	11.90%	9.32%	8.47%
2010 CENSUS	9,749	66,422	128,248	\$25,000 TO \$34,999	6.42%	10.51%	9.08%
2000 CENSUS	9,408	64,745	124,898	\$35,000 TO \$49,999	7.40%	8.84%	7.83%
PROJECTED GROWTH 2016 - 2021	4.33%	4.14%	4.36%	\$50,000 TO \$74,999	9.91%	11.91%	10.72%
ESTIMATED GROWTH 2010 - 2016	4.72%	4.49%	4.99%	\$75,000 TO \$99,999	18.89%	17.61%	16.87%
GROWTH 2000 - 2010	3.63%	2.59%	2.68%	\$100,000 TO \$124,999	12.46%	11.80%	12.81%
HOUSEHOLDS				\$125,000 TO \$149,999	11.30%	9.57%	10.46%
2021 PROJECTION	4,542	27,040	54,416	\$150,000 TO \$199,999	6.98%	6.48%	7.13%
2016 ESTIMATE	4,338	25,882	51,960	\$200,000 TO \$249,999	6.51%	7.17%	8.39%
2010 CENSUS	4,115	24,623	49,166	\$250,000 TO \$499,999	3.00%	3.00%	3.48%
2000 CENSUS	4,078	24,727	48,492	\$500,000 OR MORE	3.71%	2.87%	3.52%
GROWTH 2010 - 2016	5.44%	5.11%	5.68%		1.52%	0.90%	1.24%
2016 EST. POPULATION BY RACE/ETHNICITY				2016 EST. AVERAGE HH INCOME	\$91,710	\$84,902	\$93,213
WHITE ALONE	10,209	69,405	134,649	2016 EST. MEDIAN HH INCOME	\$69,031	\$63,359	\$70,601
BLACK ALONE	60.86%	60.26%	64.53%	2016 EST. POPULATION BY HOUSEHOLD TYPE			
AMER. INDIAN/ALASKAN ALONE	2.78%	3.82%	3.56%	FAMILY HOUSEHOLDS	4,338	25,882	51,960
ASIAN ALONE	0.37%	0.64%	0.57%	NON FAMILY HOUSEHOLDS	53.61%	62.34%	62.46%
HAWAIIAN/PACIFIC ISLANDER ALONE	25.33%	12.11%	11.99%		46.39%	37.66%	37.54%
SOME OTHER ALONE	0.31%	0.58%	0.58%	2016 EST. MARITAL STATUS PERSONS 15+			
TWO OR MORE RACES	4.48%	16.40%	12.23%	SINGLE MALE, NEVER MARRIED	8,796	56,215	110,511
NOT OF HISPANIC ORIGIN	5.87%	6.19%	6.55%	SINGLE FEMALE, NEVER MARRIED	22.77%	20.69%	18.78%
HISPANIC ORIGIN	86.34%	63.33%	71.24%	MARRIED	16.76%	15.36%	14.70%
	13.66%	36.67%	28.76%	DIVORCED	41.61%	45.80%	48.46%
2016 EST. HISP. OR LATINO POP by SINGLE-CLASS RACE				WIDOWED	13.51%	12.85%	12.33%
WHITE ALONE	1,394	25,447	38,731		5.36%	5.30%	5.73%
BLACK ALONE	49.15%	45.78%	46.66%	2016 EST. HOUSEHOLDS BY TYPE			
AMER. INDIAN/ALASKAN ALONE	1.88%	0.89%	0.98%	SINGLE MALE	2,326	16,136	32,454
ASIAN ALONE	1.09%	1.08%	1.07%	SINGLE FEMALE	8.84%	9.99%	8.97%
HAWAIIAN/PACIFIC ISLANDER ALONE	1.56%	0.60%	0.77%	MARRIED COUPLE FAMILIES	21.29%	20.94%	19.06%
SOME OTHER ALONE	0.56%	0.12%	0.16%	OTHER FAMILY - MALE HEAD	66.44%	65.49%	68.06%
TWO OR MORE RACES	31.83%	44.30%	41.75%	OTHER FAMILY - FEMALE HEAD	8.03%	10.42%	9.53%
	13.93%	7.24%	8.62%	NON FAMILY - MALE HEAD	21.10%	22.45%	21.00%
2016 EST. POPULATION BY SEX				NON FAMILY - FEMALE HEAD	2.25%	1.12%	0.96%
MALE	10,209	69,405	134,649		2.18%	0.52%	0.44%
FEMALE	49.73%	50.49%	49.77%	2016 EST. HOUSEHOLDS BY POVERTY STATUS			
	50.27%	49.51%	50.23%	ABOVE POVERTY LEVEL	2,326	16,136	32,454
				BELOW POVERTY LEVEL	91.65%	86.92%	90.00%
					8.35%	13.08%	10.00%

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	1 Mile Radius	2 Mile Radius	3 Mile Radius		1 Mile Radius	2 Mile Radius	3 Mile Radius
2016 EST. POPULATION BY AGE	10,209	69,405	134,649	2016 EST. HH BY NUMBER OF VEHICLES	4,338	25,882	51,960
0 TO 4 YEARS	4.39%	6.38%	5.82%	NO VEHICLES	7.68%	8.71%	7.15%
5 TO 9 YEARS	5.02%	6.55%	6.21%	1 VEHICLE	41.54%	35.41%	33.84%
10 TO 14 YEARS	4.43%	6.07%	5.90%	2 VEHICLES	31.61%	35.48%	38.28%
15 TO 17 YEARS	4.48%	3.88%	3.64%	3 VEHICLES	15.64%	14.56%	14.60%
18 TO 20 YEARS	4.55%	3.60%	3.34%	4 VEHICLES	3.04%	4.32%	4.27%
21 TO 24 YEARS	7.33%	4.92%	4.53%	5 OR MORE VEHICLES	0.49%	1.52%	1.85%
25 TO 34 YEARS	15.61%	15.83%	14.78%	2016 EST. WORKERS TRANS. TO WORK	4,859	32,432	63,660
35 TO 44 YEARS	13.47%	14.63%	14.31%	DROVE ALONE	68.86%	65.94%	67.22%
45 TO 54 YEARS	13.46%	13.41%	14.06%	CAR POOLED	8.71%	12.15%	10.66%
55 TO 64 YEARS	13.21%	12.04%	13.09%	PUBLIC TRANSPORTATION	12.27%	11.72%	12.01%
65 TO 74 YEARS	8.74%	7.54%	8.35%	WALKED	2.76%	3.15%	2.74%
75 TO 84 YEARS	3.62%	3.42%	3.94%	BICYCLE	0.53%	1.16%	1.09%
85+ YEARS	1.69%	1.72%	2.03%	OTHER MEANS	0.89%	1.56%	1.42%
MEDIAN AGE	38	37	39	WORKED AT HOME	5.98%	4.32%	4.86%
2016 EST. POP. 25+ BY EDUCATION	7,125	47,608	95,011	2016 EST. OWNER OCC PROPERTY VALUES	2,184	13,452	29,946
ELEMENTARY (K-8)	2.35%	8.49%	5.85%	UNDER \$20,000	2.23%	3.21%	2.33%
SOME HIGH SCHOOL (9-11)	3.04%	7.54%	6.08%	\$20,000 TO \$39,999	1.85%	2.28%	1.87%
HIGH SCHOOL GRAD. (12)	17.15%	21.27%	20.88%	\$40,000 TO \$59,999	1.96%	2.65%	2.02%
SOME COLLEGE (13-15)	24.20%	22.72%	23.59%	\$60,000 TO \$79,999	1.24%	1.47%	1.07%
ASSOCIATE DEGREE	8.86%	7.73%	8.07%	\$80,000 TO \$99,999	0.52%	1.32%	0.86%
BACHELOR'S DEGREE	32.10%	22.74%	24.21%	\$100,000 TO \$149,999	1.15%	2.63%	2.45%
MASTER'S DEGREE	7.59%	6.20%	7.42%	\$150,000 TO \$199,999	2.75%	3.27%	2.76%
PROFESSIONAL SCHOOL DEGREE	2.97%	2.15%	2.66%	\$200,000 TO \$299,999	9.85%	12.45%	10.91%
DOCTORATE DEGREE	1.72%	1.17%	1.24%	\$300,000 TO \$399,999	13.71%	15.37%	15.86%
2016 EST. POP. 16+ BY OCCUPATION	4,996	33,328	65,666	\$400,000 TO \$499,999	19.98%	17.50%	18.39%
ARCHITECT/ENGINEER	3.19%	1.88%	1.92%	\$500,000 TO \$749,999	32.35%	25.86%	25.90%
ARTS/ENTERTAIN/SPORTS	1.86%	1.96%	2.01%	\$750,000 TO \$999,000	9.72%	8.29%	9.56%
BUILDING GROUNDS MAINT	1.62%	8.14%	6.10%	\$1,000,000 OR MORE	2.69%	3.69%	6.01%
BUSINESS/FINANCIAL OPS	6.81%	5.45%	6.06%				
COMMUNITY/SOC SVCS	1.77%	1.16%	1.24%	MEDIAN PROPERTY VALUE	\$473,787	\$430,520	\$453,671
COMPUTER/MATHEMATICAL	4.50%	2.75%	3.61%				
CONSTRUCTION/EXTRACTION	3.68%	6.44%	6.03%				
EDU/TRAINING/LIBRARY	5.10%	4.26%	4.84%				
FARM/FISH/FORESTRY	0.02%	0.25%	0.18%				
FOOD PREP/SERVING	7.38%	9.31%	6.76%				
HEALTH PRACTITIONER/TEC	5.32%	4.65%	4.80%				
HEALTHCARE SUPPORT	2.41%	2.16%	2.20%				
MAINTENANCE REPAIR	2.46%	3.02%	2.84%				
LEGAL	1.41%	1.21%	1.48%				
LIFE/PHYS/SOC SCIENCE	1.20%	1.02%	1.14%				
MANAGEMENT	10.97%	9.39%	11.72%				
OFFICE/ADMIN SUPPORT	16.41%	13.19%	13.21%				
PRODUCTION	1.83%	3.46%	3.00%				
PROTECTIVE SVCS	2.42%	1.73%	2.10%				
SALES/RELATED	13.41%	10.61%	10.89%				
PERSONAL CARE/SVC	2.76%	3.96%	3.94%				
TRANSPORTATION/MOVING	3.46%	3.99%	3.93%				