

87

CENTER AVENUE
PACHECO, CALIFORNIA



FOR LEASE | ±5,640 SF WAREHOUSE SPACE

Alex Peck
apeck@lee-associates.com
D 925.239.1414

Tanner Mandelaris
tmandelaris@lee-associates.com
D 925.239.1421

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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87 Center Ave, Pacheco, CA



PROPERTY HIGHLIGHTS

- ±5,640 SF standalone building with fenced yard
- Freeway signage and visibility opportunity
- Functional warehouse with office area
- Secure fenced yard for storage or operations
- Grade-level roll-up door access
- Ideal for contractor, storage, service, or light industrial users

LOCATION HIGHLIGHTS

- Immediate access to Highway 4 and Interstate 680
- High-visibility Pacheco location
- Centrally located between Concord, Pleasant Hill, Martinez, and Walnut Creek
- Minutes from Costco, The Veranda, Sunvalley Mall, and surrounding amenities

ECONOMIC DATA

\$1.45/SF IG

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FLOOR PLAN:



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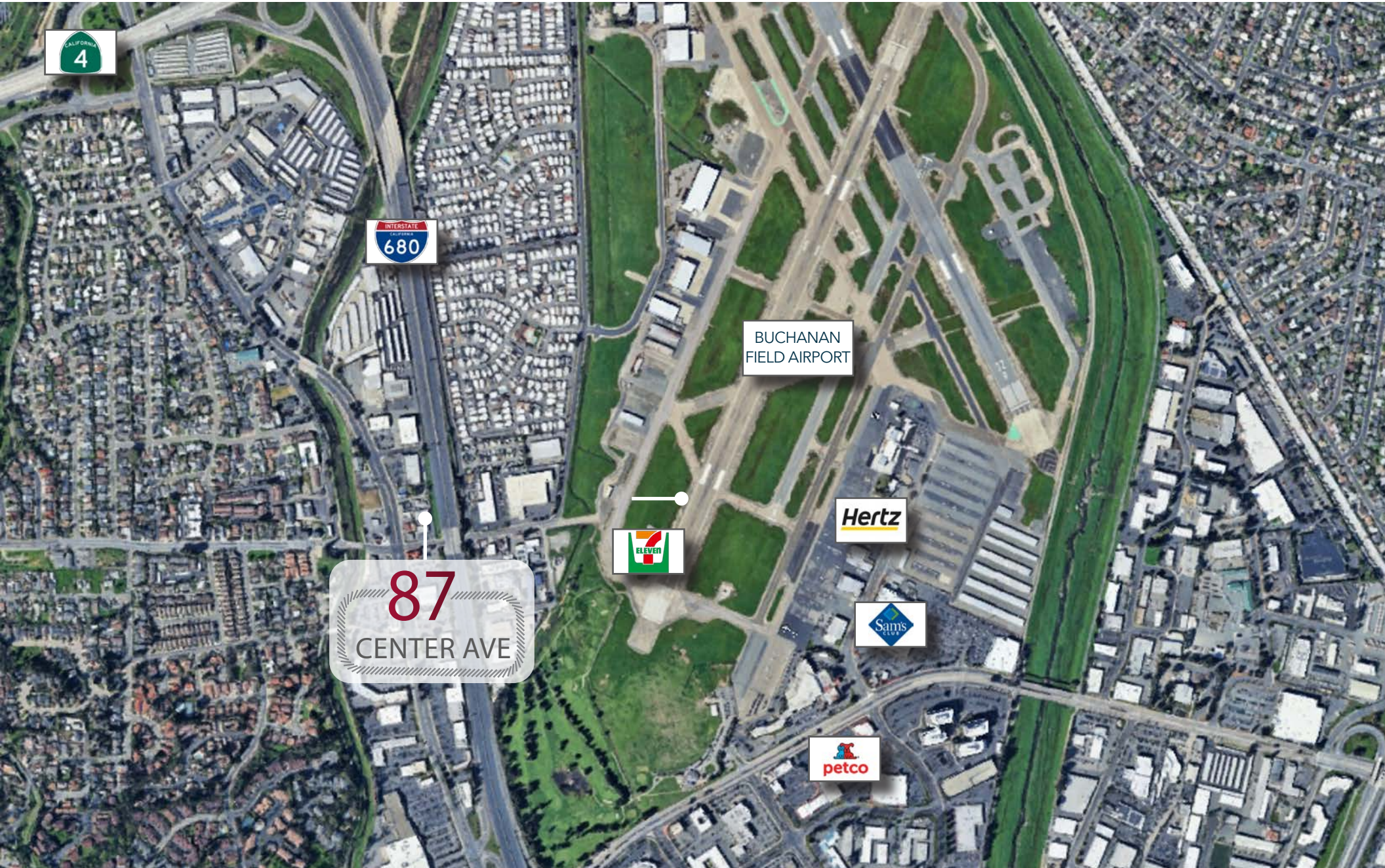
PROPERTY PHOTOS:



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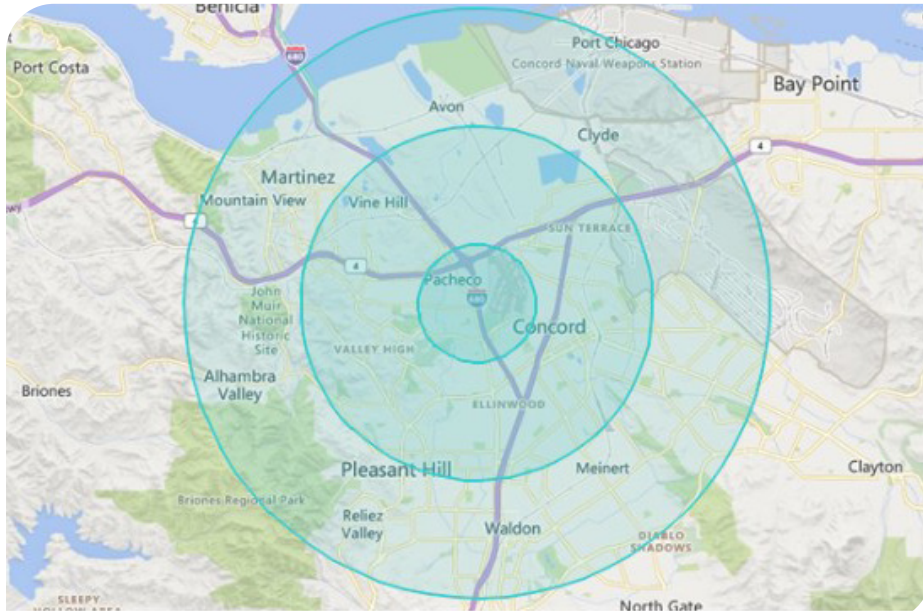
LOCATION OVERVIEW AND NEARBY AMENITIES:









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DEMOGRAPHICS:



	1 MILE	3 MILES	5 MILES
 POPULATION	9,356	114,515	220,047
 MEDIAN AGE	40	40	41
 AVERAGE HOUSEHOLD INCOME	\$132,180	\$130,194	\$142,719
 AVERAGE HOUSEHOLDS	3,943	44,942	90,020
 TOTAL ESTABLISHMENTS	520	3,616	8,764
 TOTAL CONSUMER SPENDING	\$307 M	\$3.6 B	\$7.5 B

*Demographics source: Landvison

