

# For Sale/For Lease

Development or Tenant Opportunity  
1160 E Leland Rd, Pittsburg, CA



## For More Information, Contact:

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SRS Real Estate Partners | 100 Pine Street, Suite 1550 | San Francisco, CA 94111

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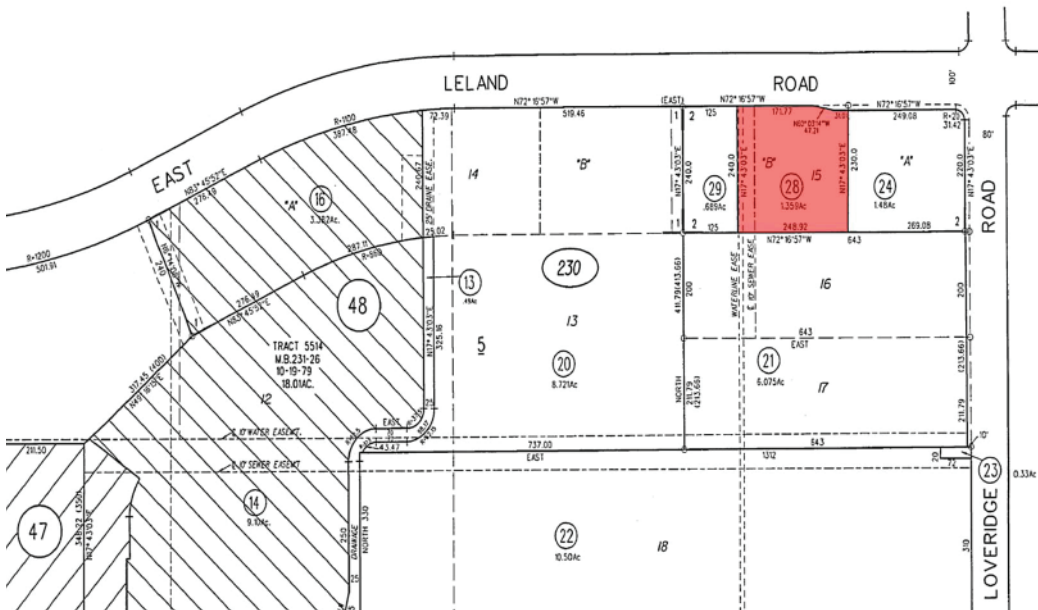
## Description:

This 1.36AC development opportunity with Commercial Community (CC) Zoning is well situated just off the NEC of E Leland Road & Loveridge Road. This parcel is located between Davita & AmPM, with other tenants in the immediate vicinity including Walmart, IHOP & Planet Fitness.

This site has the ability to build up to 10,000SF of retail, office, medical with the potential for a drive thru. Ownership will Sell, Ground Lease or Build to Suit for the right tenant and gives buyers and tenant flexibility for different users with ample parking due to the large parcel.

This site is in close proximity to the following:

- Los Medanos College, Black Diamond High School, Stoneman Elementary School, Legacy Christian School and many more.
- Pittsburg Health Center.
- Pittsburg BART Station, which is being extended.



## Property Highlights:

- Suited for retail, medical, office & other users
- 1.36 acres available
- Ability to build up to 10,000SF
- Community Commercial (CC) Zoning

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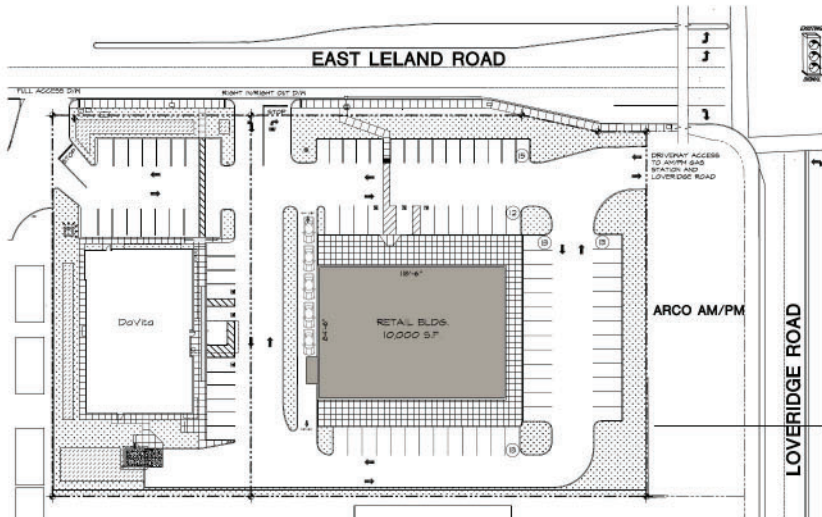
SRSRE.COM

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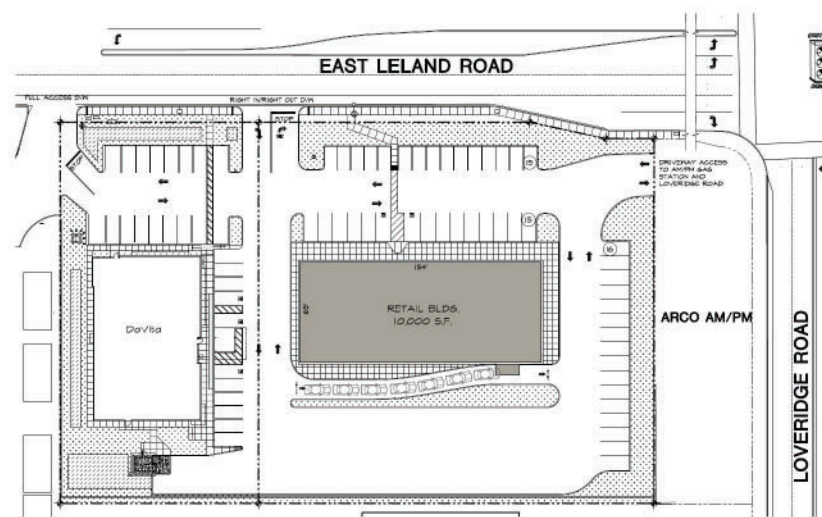
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### Conceptual Site Plan A



### Conceptual Site Plan B

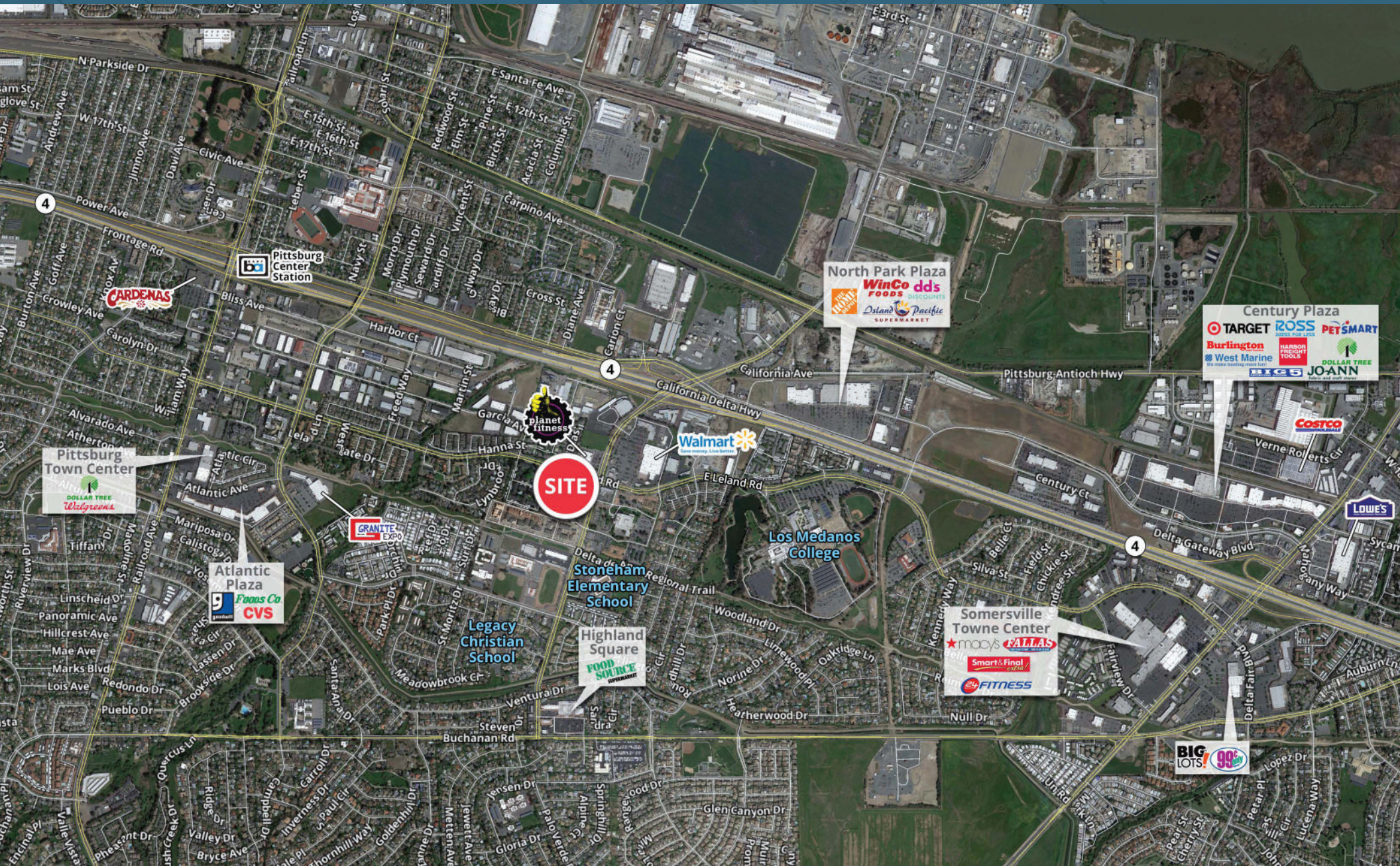


### Conceptual Elevations



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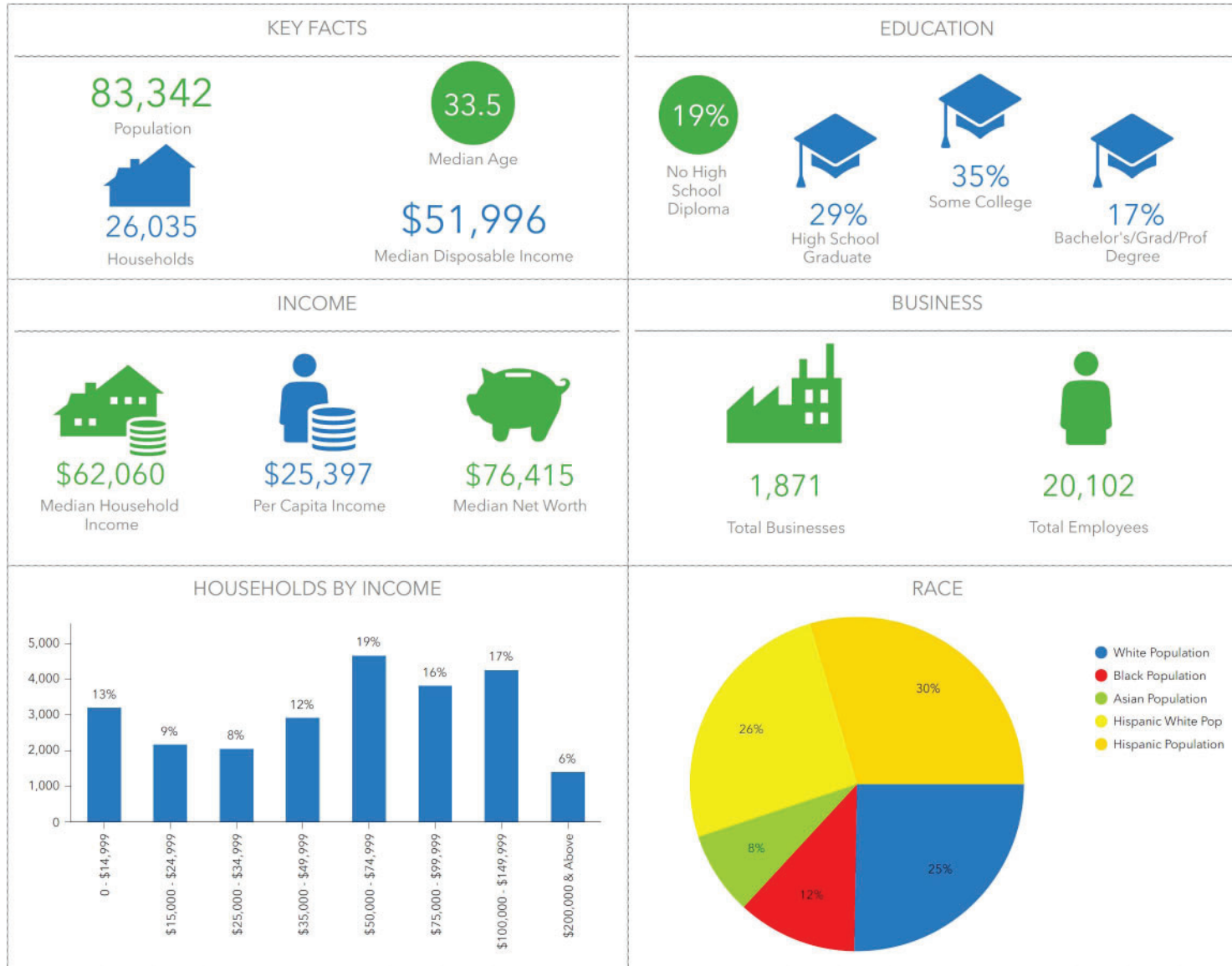
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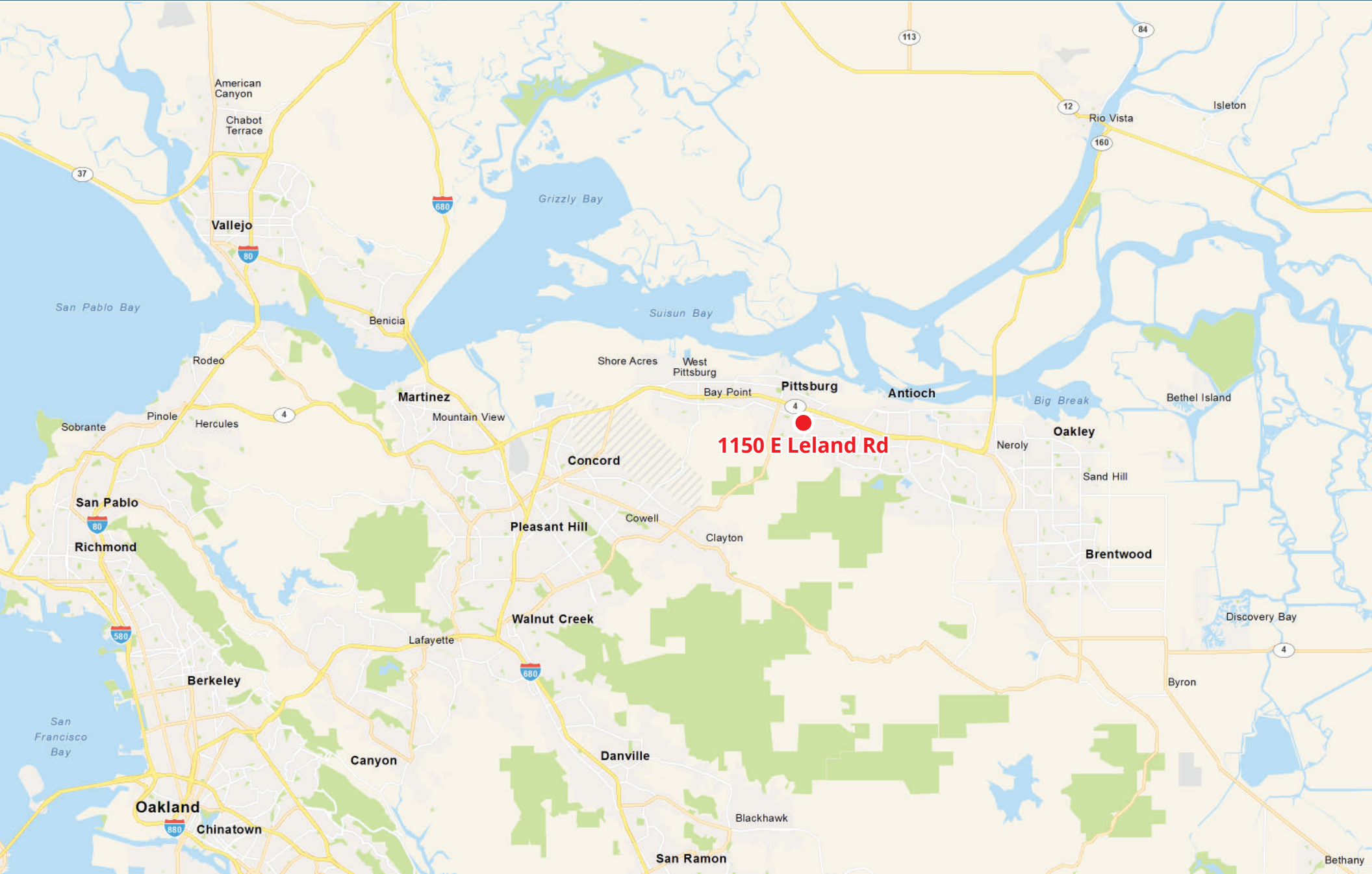
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## 3 Mile InfoGraphics



Source: ESRI - 2019



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