

CONTRA COSTA COUNTY PINOLE

REQUEST FOR PROPOSALS COMMERCIAL MIXED-USE PROPERTY FOR SALE IN OLD TOWN PINOLE

THE "COMMUNITY CORNER"
2301 SAN PABLO AVENUE (0.18 ACRES)
CITY OF PINOLE
CONTRA COSTA COUNTY

The City of Pinole is pleased to announce the opportunity to purchase and develop **2301 San Pablo Avenue** in the heart of Old Town Pinole. This 7,860 s.f. landscaped level-finished lot is ready to be developed with a vibrant mixed-use development. The City is excited to partner with an experienced developer to revitalize the gateway to Old Town Pinole.



Community Corner (0.18 acres) 2301 San Pablo Ave

A level-finished vacant lot located on the main intersection of Old Town Pinole

If interested in learning more about this opportunity, contact Suzy Kim with RSG at 510.295.4867 or skim@rsgsolutions.com

Prepared and
presented by



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Community Corner

2301 San Pablo Avenue

A 7,860 s.f. vacant lot located on the main intersection of Old Town Pinole



2301 San Pablo Avenue (the “Property”) is a 7,860 s.f. landscaped level-finished lot ready to be developed in the heart of Old Town Pinole. Current zoning allows for commercial and residential mixed-use (with at least 51% commercial). Adjacent businesses capitalize on the vibrant pedestrian activity in the area, offering restaurants, coffee shops, outdoor spaces, a weekend farmer’s market, ample public and street parking, and more. Upper residential units could take advantage of beautiful Bay views.



Trade Area

Nearly 130,000 residents within a 10 minute drive



Strong Consumer Base

Median Household Income \$120,000



Supportive Staff

City staff dedicated to permitting process

The Vision

2301 San Pablo Avenue is located on a major intersection in the City's charming Old Town. This level-finished vacant lot is ready to be developed. The City envisions a vibrant commercial gathering space on the ground floor – such as a restaurant, brewery, or retail establishment– complemented by residential units on the upper floors that take full advantage of stunning Bay views and central downtown location. The Pinole Farmer's Market is located behind the lot, bringing foot traffic on weekends. Adjacent businesses capitalize on the lively pedestrian activity in the area, offering restaurants, coffee shops, outdoor recreation spaces, and more.

Nearby office, personal services, retail, and restaurant uses contribute to steady foot, bike, and vehicle traffic in the area. Popular eateries within walking distance include Tina's Place, Pear Street Bistro, and East Bay Coffee Company. Just a block away, visitors can enjoy Pinole's beloved Fernandez Park, the Pinole Youth Center, and the Community Playhouse.

The Community

Incorporated in 1903, Pinole is located in the San Francisco Bay Area on the shores of San Pablo Bay in Western Contra Costa County. Pinole's strategic location includes easy access to Interstate 80, which connects Pinole to San Francisco and Oakland to the south and Sacramento to the north. State Route 4 links Pinole to nearby cities such as Concord, Martinez, Pleasant Hill, and Walnut Creek.

Pinole is celebrated for its architectural heritage and rich historic past, offering energetic retail centers alongside the welcoming atmosphere of a small-town community. The City offers a superb quality of life and has a growing population of just under 20,000 residents with a median household income of over \$120,000. Its location in the thriving Bay Area and easy access to a trade area population of nearly 130,000 people within a 10-minute drive time provides an ideal market for a commercial, residential, or mixed-use development. Pinole hosts several major national retailers such as Sprouts, Trader Joe's, Best Buy, Target, Nordstrom Rack, Home Goods, In N Out, and Habit Burger.



Nearby, the Park View Plaza, Del Monte Center, Pinole Valley Shopping Center, Pinole Vista Crossing and Pinole Vista Shopping Centers are just five of many nearby shopping centers that provide residents with ample opportunities for grocery and retail shopping. Downtown Pinole also provides access to schools at the pre-school, elementary, middle, and high school levels within 1.5 miles, and Contra Costa Community College is within 5 miles. Exciting new housing developments are shaping the future of Pinole. [Visit www.pinole.gov/projects](http://www.pinole.gov/projects) to explore all the projects transforming our community!

Outstanding Match for the Right Developer

The City seeks proposals from experienced developers that will enhance the vibrancy of the historic downtown area with a dynamic commercial or mixed-use project that attracts visitors and enriches Old Town Pinole. The City encourages proposals from developers with innovative designs who have a vision that honors the area's historic roots while driving economic revitalization.

The City welcomes proposals that contribute to the historic downtown area with vibrant commercial or commercial/residential mixed-use projects that draw visitors to the City's commercial core.



	COMMUNITY CORNER
ADDRESS	2301 SAN PABLO AVENUE
APN	401-162-001-2
Appraised Value	\$240,000 AS OF FEBRUARY 2025
Current Improvements	<ul style="list-style-type: none"> • Level-finished vacant lot with landscaping and walkways. • Full utility access, sidewalks, curbs, gutters, and driveway cut outs in place. • Two ingress/egress points from San Pablo Avenue and Tennent Avenue.
Building Size	n/a
Lot Size	7,860 s.f. / 0.18 acres
Zoning District	Three Corridor Specific Plan San Pablo Avenue Sub-Area - RMU
Name/Description	<p>Commercial Mixed Use. The predominant use is commercial. This category is designed to provide for the integration of retail and service commercial uses with office and/or residential uses to create vibrant commercial and mixed-use development.</p> <p>At least 51% of the total floor area should be commercial retail and service use. Up to 100% may be residential with an approved affordable housing agreement and community benefits as specified in the General Plan; proposers responsible for evaluating compliance and costs associated with legal requirements such as prevailing wage.</p> <p>Properties in the Three Corridors Specific Plan are governed by the Specific Plan development standards, unless there is a standard that is silent, in which case the Pinole Zoning Code applies.</p>
Minimum Density (units/ac.)	20.1
Maximum Stories	3 (40 ft.)
Permitted and Conditional Uses	See City of Pinole Three Corridor Specific Plan Table 6.2. If affordable housing is pursued, the City may consider concessions under applicable density bonus laws.
Notes	<p>Any projects with four or more residential units will be subject to the City's inclusionary housing requirements. At least 15% of total units must be offered for sale or rent as an affordable unit. See Municipal Code Section 17.32 for details.</p> <p>2301 San Pablo Ave is a former LUST cleanup site. Cleanup was completed in 2007. The case closure letter and other information may be found at https://geotracker.waterboards.ca.gov/profile_report?global_id=T0601300264. Prospective buyers are responsible for any desired environmental and other due diligence related to the Property, and any clean-up required for the new development.</p>



Photo Credit: Earl Combs

Proposal Instructions

Experienced developers are invited to submit a proposal with the following:

- **Site Concept:** General site concept and ideas that conform with the above vision. This may include overview of design, proposed land use, renderings, etc. Detailed site plans are not required at this time. Innovative designs with community spaces and active uses may be given preference, due to its central location in downtown Pinole.
- **Timeline:** Estimated development timeline from negotiations, entitlements, breaking ground, and completion of construction. Projects with a commitment to an accelerated development timeline may receive preference.
- **Terms and Conditions:** Offer price and other terms and conditions. 2301 San Pablo Ave must be acquired at fair market value due to legal requirements related to redevelopment dissolution. Entitlements and building permits will be required to be approved during escrow before transferring ownership.
- **Financial Capacity:** Demonstration of financial capacity to purchase and develop the project as proposed.
- **Experience:** Provide examples of at least three representative projects of similar scale and type (i.e. commercial/residential mixed-use, new construction, etc).
- **References:** Contact information for public-agency references from previous projects, if applicable.
- **Contact Information:** Provide name, phone, and e-mail of primary contacts for the proposal.

Proposals are due October 29, 2025 via e-mail to the City's consultant, Suzy Kim (Director with RSG, Inc.) via e-mail at skim@rsgsolutions.com.

The City welcomes proposals that contribute to the historic downtown, whether through a lively commercial space or dynamic mixed-use development that draws visitors and strengthens the commercial core.

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