

SALE

# ENTITLED DEVELOPMENT PROJECT

## 44 RESIDENTIAL UNITS

### 18,400 SF OF LAND



**10192 SAN PABLO AVENUE**  
**EL CERRITO CA 94530**

**Seller Financing:**

Below-market interest rate available!

**Entitled Plans:**

Redesigned at four stories to allow for more budget friendly wood frame construction.

**Overview:**

- A 44-unit development opportunity in the heart of El Cerrito along [San Pablo Avenue and Lincoln Ave](#)
- Developer could implement existing plans to achieve five (5) stories and 50-60 units if desired
- By ordinance, develop up to 85 feet in height (approx. 7 floors, ±100 units). **No maximum density!**
- **Corner lot** of ±18,400 SF comprised of two adjoining parcels (APN: 504-012-036-1 / 504-012-037)
- Less than ½-mile and a 10-minute walk to [El Cerrito Plaza and BART](#)
- Situated in the TOHIMU (Transit-Oriented Higher-Intensity Mixed Use) zoning district [[PDF](#)]
- Upper residential units to feature [bay](#), [city](#) and [hill](#) views
- Walking distance to many [national retailers and restaurants](#)
- Site boasts an impressive 94 WalkScore, a “Walker and Biker’s Paradise”
- El Cerrito is a highly desirable, urban infill location in the East Bay Area of the Greater San Francisco Bay Area
- Close to [Interstate 80 and 580](#), less than a half mile from BART
- [San Pablo Avenue](#) is a major transportation artery, connecting much of the central East Bay
- An AC Transit stop directly in front of the property, linking to the 72, 72M, 800 lines, and another stop is across the street, the L line, linking directly to San Francisco

**\$1,590,000**

[WAS \$2,300,000]

**Colby Katz**

510-450-1420

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CA DRE No. 01949015

[VIEW ONLINE](#)

[VICINITY DEVELOPMENTS](#) | [EL CERRITO PLAZA PROXIMITY](#) | [AERIAL + PLOT](#) | [PLANNING SUBMITTALS](#) | [DEMOGRAPHICS](#) | [ABOUT EL CERRITO](#)

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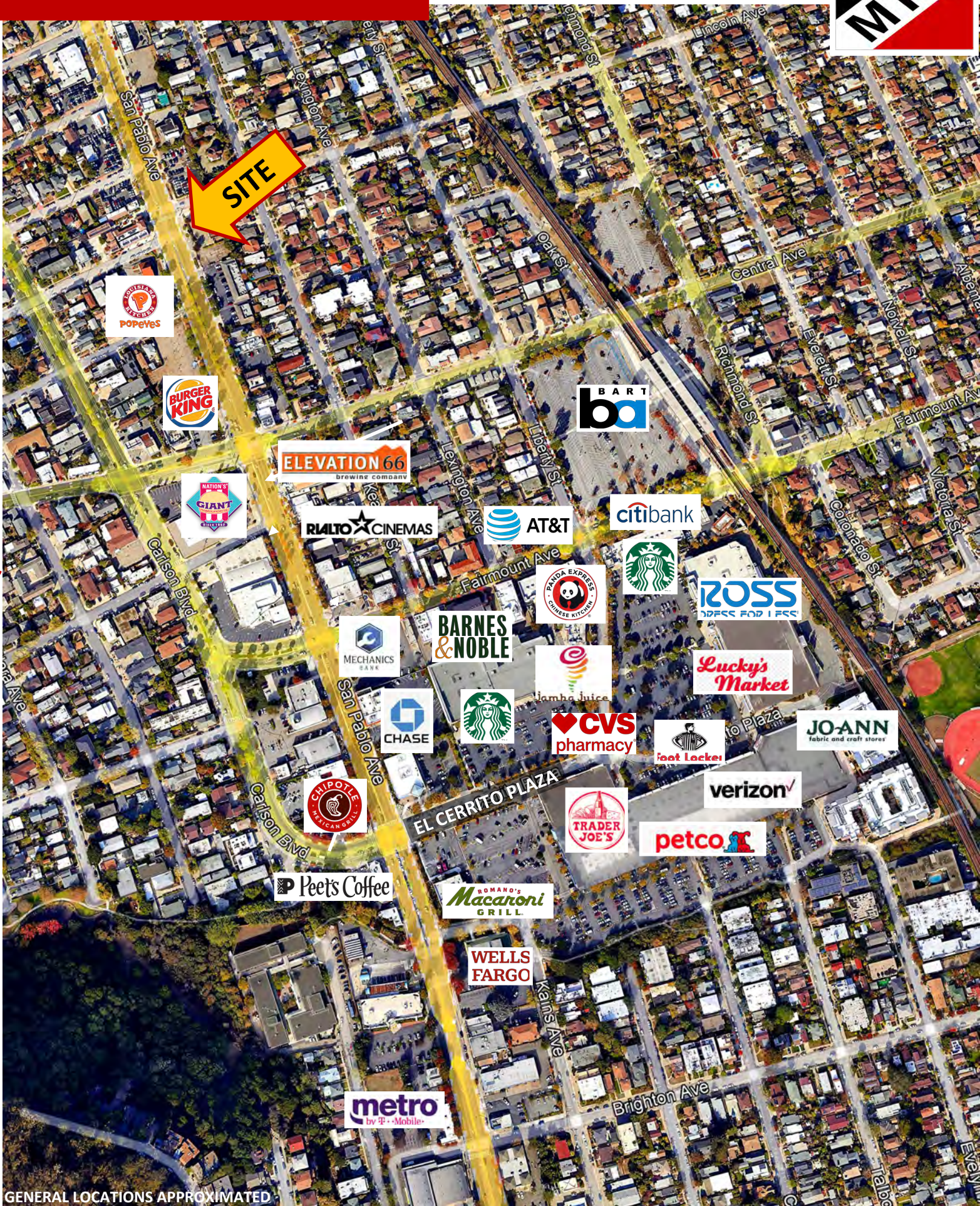
# VICINITY DEVELOPMENTS



EL CERRITO DEVELOPMENTS  
MAP LOCATIONS APPROXIMATED



# EL CERRITO PLAZA PROXIMITY

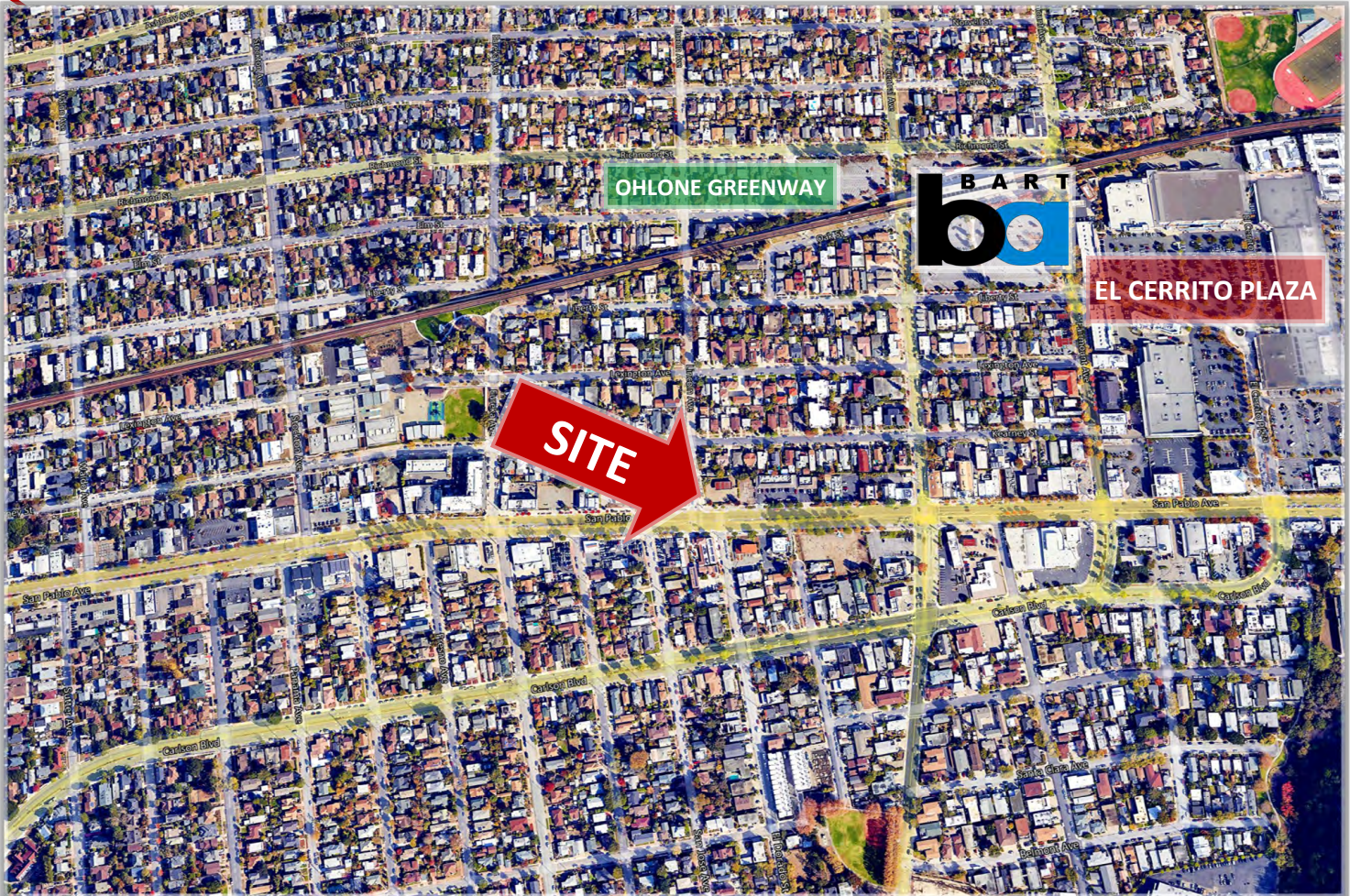
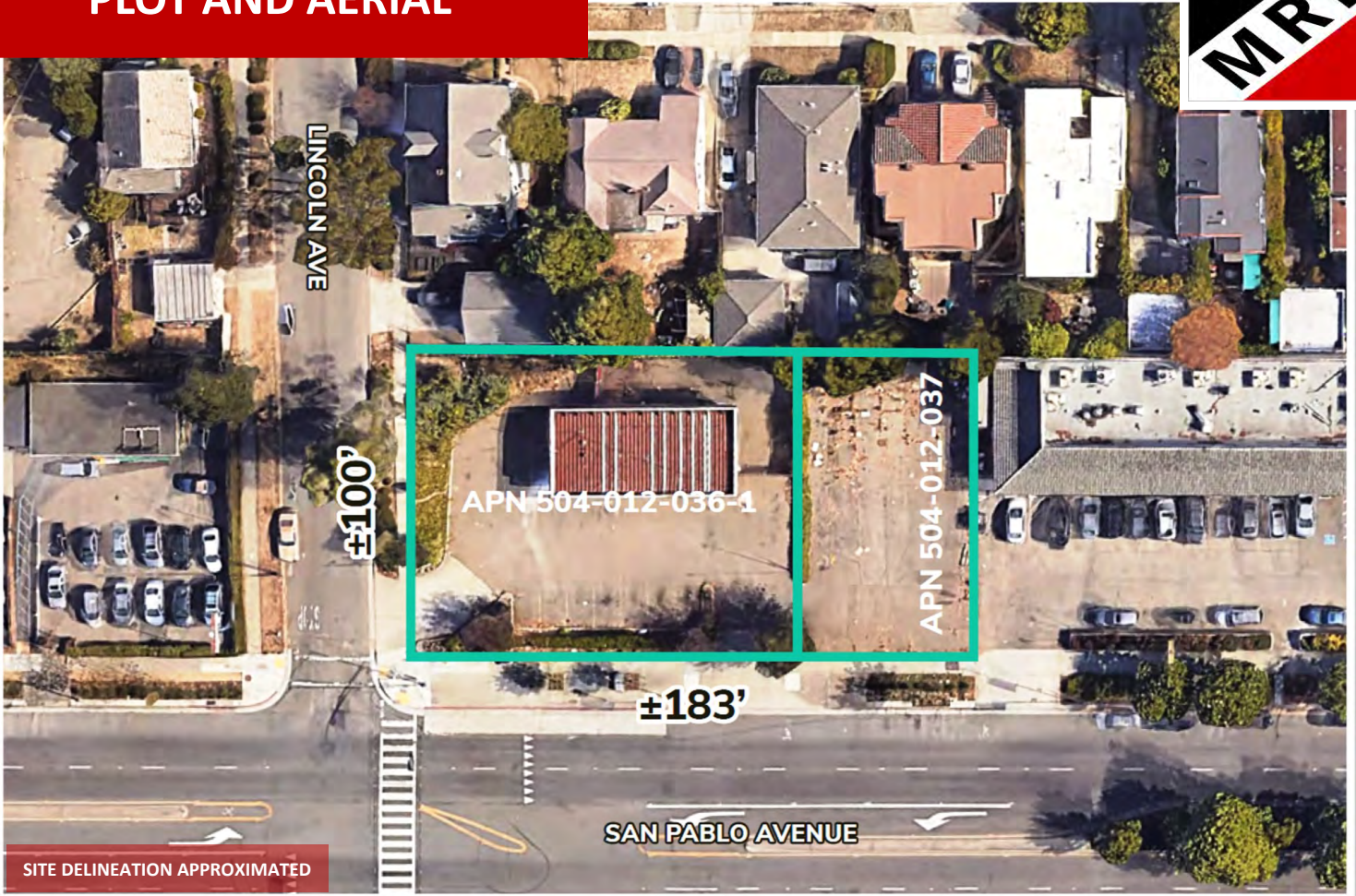


GENERAL LOCATIONS APPROXIMATED

All information herein is offered in good faith and deemed accurate, but not guaranteed.



# PLOT AND AERIAL













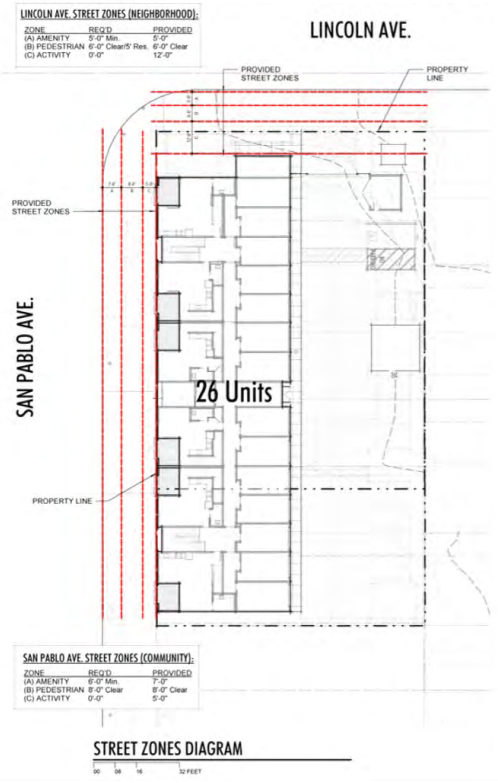
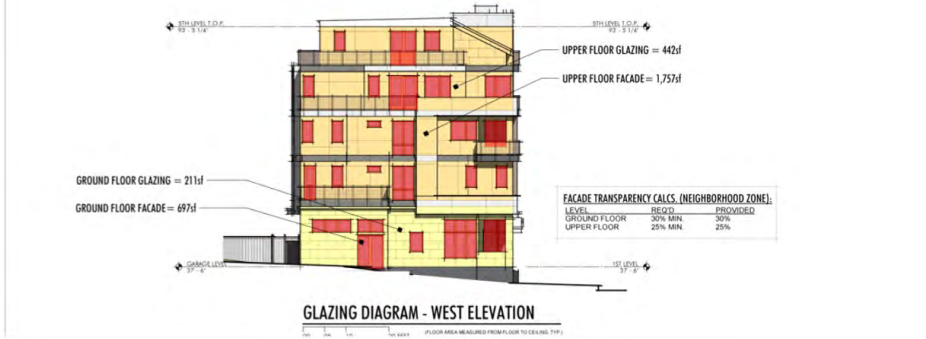
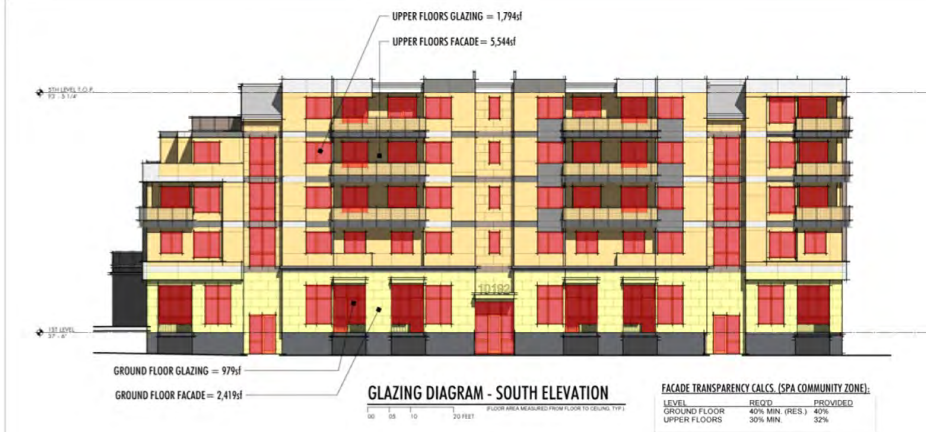








# PRIOR 26-UNIT PLAN + PERSPECTIVES



CONTEXT MAP



VIEW #2 - EXISTING



VIEW #1 - EXISTING



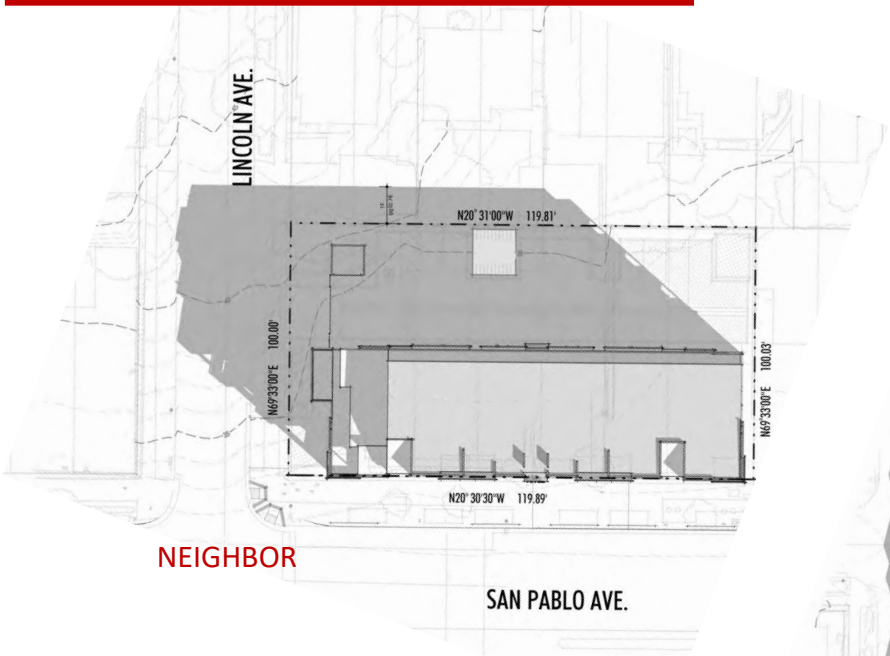
VIEW #2 - FROM THE BART PLATFORM



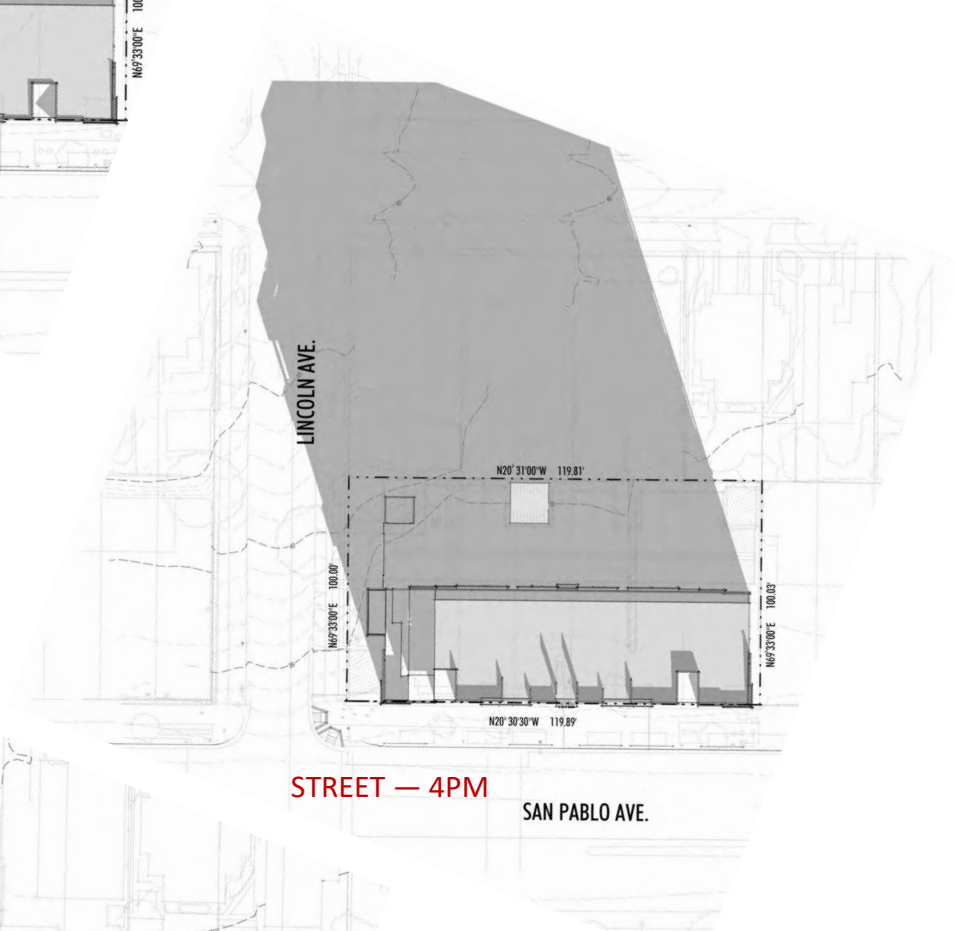
VIEW #2 - FROM LINCOLN & KEARNEY LOOKING WEST



# PREEXISTING SHADOW STUDY



NEIGHBOR



STREET — 4PM



STREET — 10AM



# DEMOGRAPHICS



El Cerrito Population Pyramid 2022



El Cerrito Median Age

41.8 41.7 42.1



El Cerrito Adults

There are 20,836 adults, (4,861 of whom are seniors) in El Cerrito.

El Cerrito Age Dependency

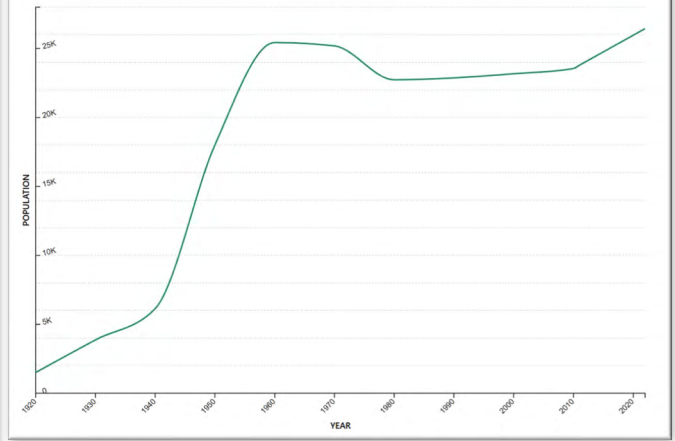
Age Dependency Ratio  
30.4 Old Age Dependency Ratio  
27.8 Child Dependency Ratio

El Cerrito Sex Ratio

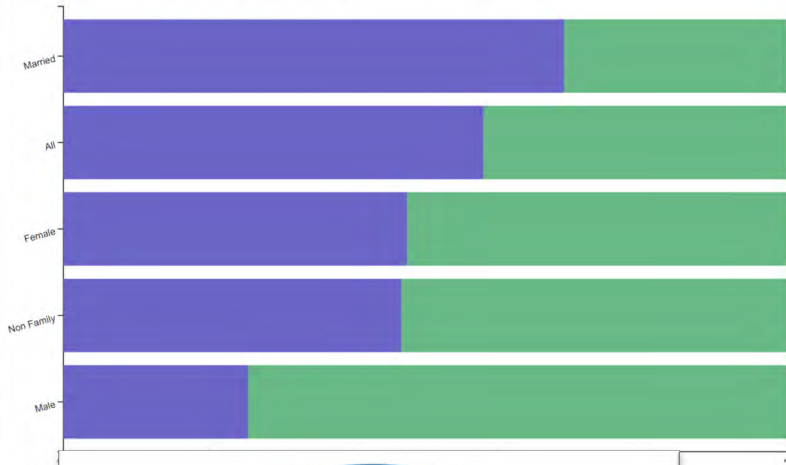
Female 13,340 52.77%  
Male 11,940 47.23%

El Cerrito, California Population 2022

26,444



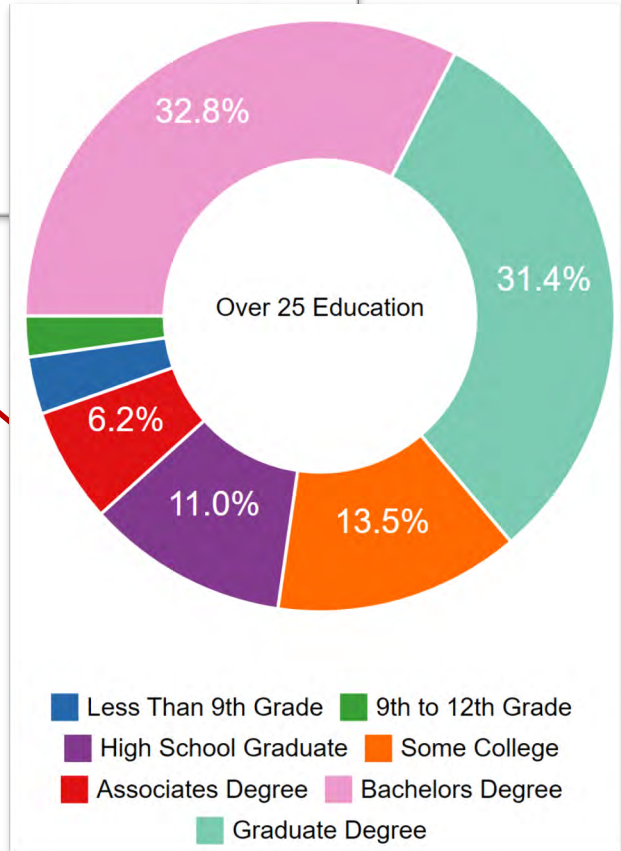
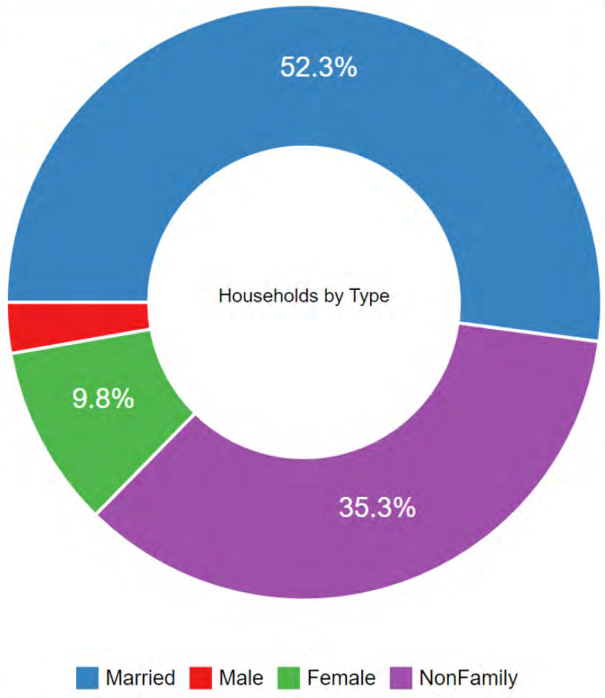
El Cerrito Renter vs Owner Occupied by Household Type



El Cerrito Household Types

Type	Owner	Renter
Male	25.4%	74.6%
Non Family	46.5%	53.5%
Female	47.3%	52.7%
All	57.8%	42.2%
Married	68.9%	31.1%

57.8% Rate of Home Ownership





# ABOUT EL CERRITO



El Cerrito is located on the eastern shore of San Francisco Bay. The hilly areas of El Cerrito provide spectacular views of its famous neighbor and the [Golden Gate Bridge](#). El Cerrito is located along Interstate 80, and nearby Interstate 580. The city is less than 30 miles from two major airports. El Cerrito is bordered by [Albany](#) and [Kensington](#) to the south, the [Richmond annex](#) to the west, [East Richmond Heights](#) to the north, and [Wildcat Canyon Regional Park](#) to the east. Local landmark [Albany Hill](#) is in Albany, just across the border with El Cerrito. (El Cerrito—Spanish, "the little hill"—takes its name from Albany Hill.) El Cerrito is within 150 meters (500 feet) of [Berkeley](#) to the southeast.



El Cerrito is approximately 5 miles (8.0 km) from the [University of California Berkeley campus](#) and it has two [BART \(Bay Area rapid transit\)](#) stations: [El Cerrito del Norte](#) and [El Cerrito Plaza](#). The city's primary transportation infrastructure consists of the El Cerrito Plaza and El Cerrito del Norte BART stations along with several local bus lines, operated by [AC Transit](#), providing access to the surrounding area and the nearby cities of Albany, Berkeley and Richmond. In addition to this local service, El Cerrito is also served by AC Transit's trans-bay buses to the [San Francisco Transbay Terminal](#), as well as its late night service from the del Norte station through Richmond, San Pablo, and Pinole, and one of the [All Nighter](#) routes, which follows the [Richmond-Millbrae BART line](#). [FAST](#), [Golden Gate Transit](#), [Vallejo Transit](#), [Napa VINE](#), and [WestCat](#) provide feeder service between the del Norte Station and elsewhere in Contra Costa County and the [North Bay](#).

[San Pablo Avenue](#) stretches the length of El Cerrito and is the primary commercial and retail corridor of the city. El Cerrito is best known for [El Cerrito Plaza](#), a large automobile-oriented shopping center originally built as a [regional mall](#). The shopping center, completely renovated in 2002, today features anchor tenants Trader Joe's, Lucky's, CVS, Ross, Barnes and Noble, Petco, Bed Bath and Beyond. It is surrounded by other commercial and retail businesses along San Pablo Ave.



Ohlone Greenway along BART, 0.2 Miles from Site

El Cerrito city parks include both recreation/sports parks as well as undeveloped nature areas. Most notable are the 80-acre (320,000 m<sup>2</sup>) [Hillside Natural Area](#) open space, Huber Park (Terrace Drive), Cerrito Vista Park (Moeser Lane and Pomona Avenue), and Arlington Park (Arlington Boulevard), Tassajara Park (Tassajara Avenue and Barrett Avenue), Poinsett Park (Poinsett Avenue), and the Canyon Trail Park and Art Center (Gatto Avenue). The City is home to a 2.6-mile (4.2 km) segment of the [Ohlone Greenway](#) (named after the Native American [Ohlone people](#)), a trail that runs the length of the City along the BART right-of-way and is popular with walkers, runners, and bicyclists.

*Excerpted from Wikipedia*