

# For Sale

**PW**  
PACIFIC WEST  
ADVISORY GROUP



This versatile warehouse retail space boasts a prime location on San Pablo Avenue, offering high visibility and easy access for potential customers. With 4,000 square feet of open floor plan, the space can be customized to fit a variety of business needs, whether it be a bustling retail store, a spacious showroom, or an efficient distribution center.

Key features of this property include ample parking, making it convenient for both employees and customers, and a robust infrastructure that supports a variety of commercial activities. The building is equipped with high ceilings, loading docks, and modern utilities to ensure smooth operations.

Located in the thriving community of El Cerrito, this property benefits from a steady flow of foot traffic and is surrounded by a diverse mix of businesses and residential areas. The proximity to public transportation and major highways enhances accessibility, making it an ideal spot for attracting a wide range of clientele.

Whether you're an established business looking to expand or an entrepreneur seeking a strategic location for your new venture, 11835 San Pablo Avenue offers a unique opportunity to grow and succeed in a vibrant commercial hub. Don't miss out on the chance to make this exceptional property the new home for your business.

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# Premium Warehouse in Retail Location

## EXECUTIVE SUMMARY

Nestled amidst the pulse of a thriving district, alongside the titans of Home Depot and McDonald's, lies this warehouse/retail sanctuary beckoning both pioneers and visionaries. With bustling thoroughfares and a stage set for grandeur, this property is a beacon for enterprises seeking to etch their legacy in a dynamic community. Its chameleon-like potential for transformation only adds to its mystique, promising a canvas ripe for diverse ventures. Embrace this gem of opportunity, where each corner whispers of uncharted destinies!

Location: Envy-inducing position neighboring Home Depot and McDonald's Traffic: A symphony of movement, ensuring unmatched exposure

## PROPERTY SUMMARY

<b>ADDRESS</b>	11835 San Pablo Avenue El Cerrito Ca	<b>BUILDING SIZE</b>	+/- 4,000 Sq Ft 40' FRONTAGE X 100 FT
<b>APN</b> <b>YR BUILT</b>	513-340-013-4 1946	<b>ZONING</b>	STORE BUILDINGS, COMMERCIAL ZONING- MIXED USE

**SALE PRICE**     \$1,250,000

