

FOR SALE

TOWN CENTRE



940-972 SAN PABLO AVENUE, ALBANY, CA


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PROPERTY SUMMARY

Address:	940-972 San Pablo Avenue, Albany, CA
Parcel Number:	066-2721-026-06
Zoning:	SPC — San Pablo Commercial District
Year Built:	1969/with significant improvements in 1973
Rentable Area:	22,463 SF
Land Area:	1,29 acres
Financials	Upon Request, contact Broker

OFFERING SUMMARY

ASKING PRICE:

\$8,250,000

TENANCY:

±89% physical occupancy

VACANCY:

*Current vacancies include 972-A,
972-B and the vacant office spaces on the
second floor (956 A, B, B2)*

SELLER FINANCING:

OWNER IS NOT WILLING TO FINANCE

PARCEL INCLUDES:

**RETAIL SHOPPING CENTER,
3 APARTMENTS,
2 SINGLE FAMILY HOMES**

2026 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Est. Population	30,361	174,094	335,376
Est. Households	12,076	70,971	135,922
Avg. HH Income	\$206K	\$184K	\$184K
Est. Businesses	1,739	8,411	15,566
Est. Employees	13,956	75,160	141,123
Med. Home Value	\$1.21M	\$1.25M	\$1.17M



LOCATION
MAP

OFFERING SUMMARY

- Multi-tenant investment opportunity.
The shopping center consists of a diverse, e-commerce resistant tenant lineup comprised of retail, restaurant, and service commercial tenants – creating a stabilized stream for a new investor. Parcel includes apartments, 2 residential homes, and 73 parking spaces
- Ownership is Fee Simple (Land and Building Ownership)
- Ideally located at signalized, hard corner intersection of Buchanan Street and San Pablo Avenue (State Route 123) with 59,000 VPD
- The site also benefits from nearby access to Marin Avenue (19,100 VPD) and I-80 (208,000 VPD) making this an ideal, centralized location with easy commutes
- Direct consumer base with strong national/credit tenants on a dense retail corridor within close proximity of multiple national/credit tenants including Target, Whole Foods, Sprouts Market, Petfood Express, REI, Walgreens, Tesla, Chipotle, Office Depot, Boichik Bagels, Habit Burger, and Philz Coffee
- Less than 3 miles northwest from UC Berkeley (over 69,000 daily population). Strong demographics in 5-mile trade area, supported by 335,000 residents and 189,000 daytime employees. Residents within a one-mile radius earn an extremely affluent average household income of more than \$194,000





*Downtown
Berkeley*

**UNIVERSITY OF CALIFORNIA
BERKELEY**

NEARBY
AMMENITIES



TOWN CENTRE

940 ~ 972

Codornices Veterinary Clinic

Highlander Coin Laundry

Albany Physical Therapy

Codornices **Annex**

ALBANY STOP N SHOP

 L&K Development & Management

NEW YOU SALON

CASTLE ROCK REALTY

Sarana COMMUNITY
ACUPUNCTURE

 CARTELLI PAINTING


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