

# FOR SALE | 4020 SAN PABLO DAM RD

## EL SOBRANTE, CA 94803

**INDUSTRIAL  
BUILDING WITH  
REDEVELOPMENT  
OPPORTUNITY**

**VALUE ADD PLAY**



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# 4020 SAN PABLO DAM RD

EL SOBRANTE, CA 94803

**INDUSTRIAL LIVE/WORK SPACE FOR SALE**  
**±12,408 SF BLDG / ±28,314 SF LOT**

## PROPERTY SUMMARY

The Offering		
Property	4020 San Pablo Dam Rd	
Address	4020 San Pablo Dam Rd El Sobrante, CA	
Offered at	\$1,500,000	
Assessor's Parcel Number	420-192-010	
Zoning	RB	
Site Description		
Number Units	7	
Year Built	1949	
Rentable Square Feet	12,408	
Lot Size	28,314	
Type of Ownership	Fee Simple	
Parking Spaces	None	
Topography	Sloped	
Income	Current	Proforma
Net Operation Income	\$9,000	\$233,498



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## DISCOVER THE POTENTIAL OF 4020 SAN PABLO DAM ROAD: A UNIQUE MIXED-USE OPPORTUNITY

### Property Overview:

Nestled in the heart of El Sobrante, 4020 San Pablo Dam Road offers a unique mixed-use development opportunity, ideal for both immediate revenue generation and long-term redevelopment. This versatile property is designed for a blend of light industrial and residential usage, making it a rare investment with potential across multiple market sectors, including live/work.

### Highlights:

- Industrial spaces vacant
- Residential units leased month to month
- Extremely limited parking
- Ideally suited for off-site automotive services
- Live/Work potential
- Redevelopment potential

**Flexible Mixed-Use Layout:** This site is strategically divided to support diverse needs.

**Light Industrial Space at the rear of the parcel:** Perfect for warehousing, workshop, or small-scale production facilities, this area has easy access for shipments and commercial needs.

**Multi-Family Residential Units at the front of the parcel:** These apartments offer an attractive residential environment with the option to expand, creating the potential for a lucrative housing option.

**Endless Redevelopment Possibilities.**



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## RENT ROLL

	Use	SF	Actual PSF/ Month	Actual/ Month	Pro Foma PSF/ Month	Pro Forma / Month	Pro Forma Rent
4020	Residential	726	\$2.31	\$1,675.00	\$2.31	\$1,675.00	
4020 A	Residential	465	\$3.60	\$1,675.00	\$3.55	\$1,650.00	
4020 B	Residential	454	\$3.69	\$1,675.00	\$3.52	\$1,600.00	\$3,937.50
4020 C	Storage	900	\$0.81	\$725.00	\$1.90	\$725.00	
4020 D	Commercial	2,639	\$-	\$-	\$1.40	\$3,694.60	\$3,937.50
4020 F	Commercial	4,860	\$-	\$-	\$1.40	\$6,804.00	
4020 E	Commercial	2,364	\$-	\$-	\$1.40	\$3,309.60	\$5,551.00
TOTAL		12,408	\$0.46	\$5,750.00	\$1.57	\$19,458.20	\$16,926.00
		NOI		\$69,000.00			\$233,498.40

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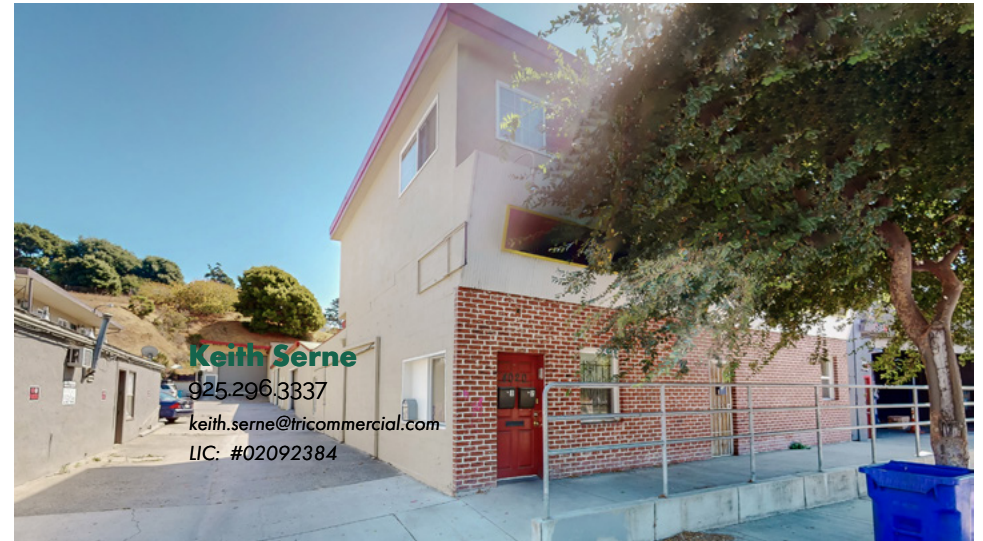
### Prime Location with Unmatched Accessibility:

Conveniently located in El Sobrante, this property provides:

- Proximity to major Bay Area thoroughfares for smooth regional connectivity.
- Easy access to public transportation, providing residents and workers alike with straightforward commute options.

### Key Investment Highlights:

- Zoning: Mixed-use zoning, supporting both light industrial and multi-family residential usage.
- Potential: Flexible options for immediate use, expansion, or full redevelopment.
- Location: Prime positioning with excellent access to both transit routes and local amenities.
- This adaptable property is perfect for investors, developers, or owner-operators looking for a multi-functional investment opportunity with a range of high-potential uses. Discover the future of 4020 San Pablo Dam Road and imagine the possibilities today!



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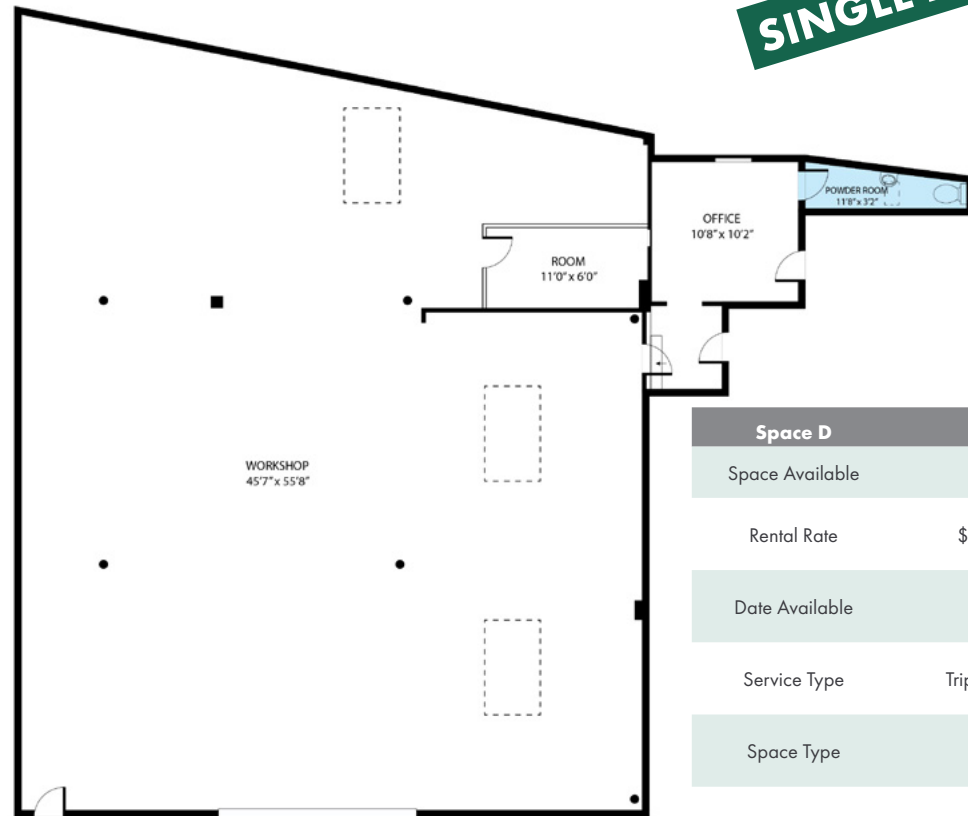
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**SPACE D**  
**SINGLE LEVEL**



## Space D

Space Available 2,639 SF

Rental Rate \$15.00/SF/Yr

Date Available Now

Service Type Triple Net (NNN)

Space Type Relet

Space Use Industrial

Lease Term 3-10 Years

Freshly painted Commercial Unit. Large workshop space with 2 private offices and private bathroom

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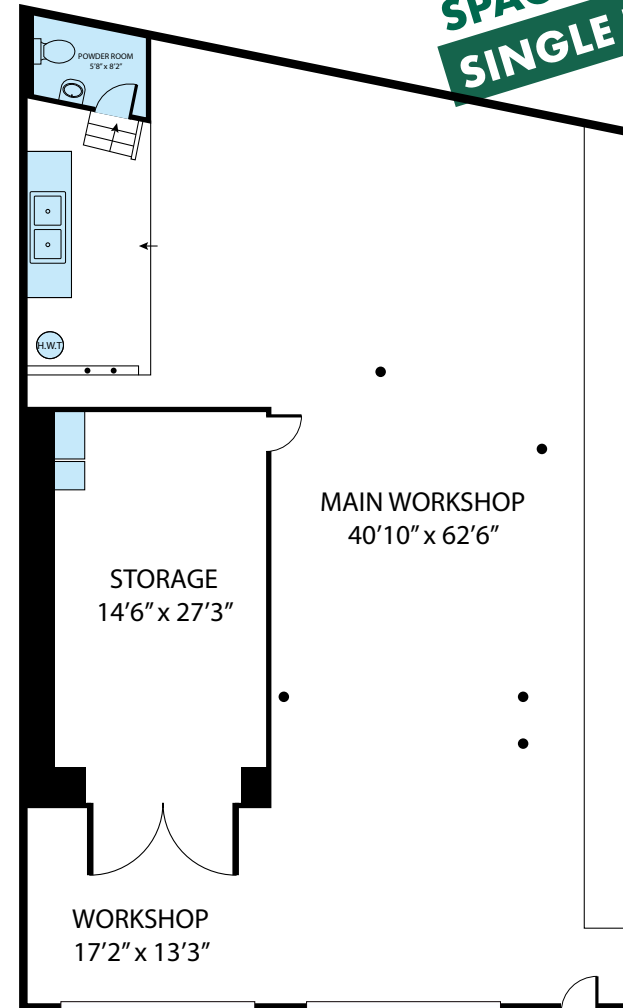
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Space E	
Space Available	2,634 SF
Rental Rate	\$15.00/SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3-10 Years



Freshly painted Commercial Unit.  
Large workshop space with storage  
and private bathroom

**SPACE E  
SINGLE LEVEL**



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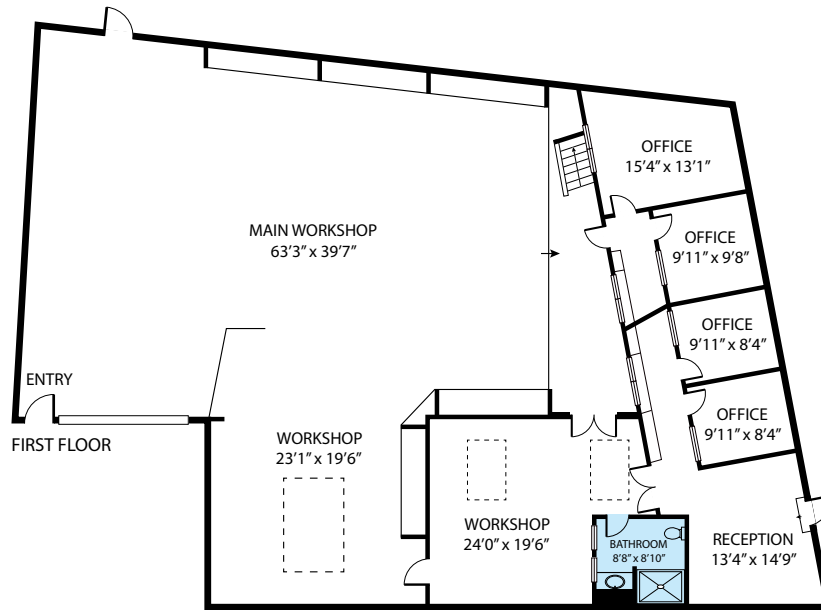
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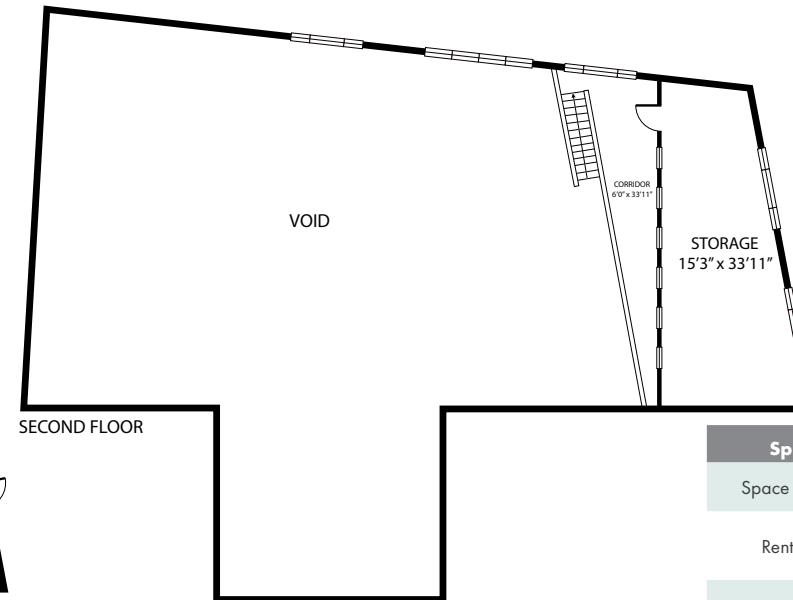
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**SPACE F  
LOWER LEVEL**



**SPACE F  
UPPER LEVEL**

Space F	
Space Available	4,860 SF
Rental Rate	\$15.00/SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3-10 Years

Freshly painted Commercial Unit. Several large work-spaces with 4 private offices, reception area storage on the second floor, private bathroom.

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