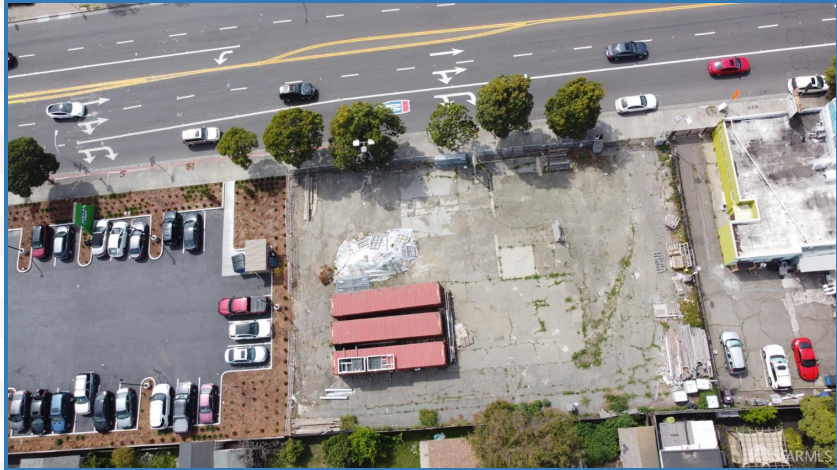


12354 San Pablo Ave #2, Richmond, CA 94805

Area/District: Richmond View

Cross Street: I 80

LISTING #	425054154
PROPERTY TYPE:	Commercial Lease
PROPERTY SUB TYPE:	Land
STATUS:	Active 
STATUS DATE:	07/01/25
LEASE PRICE:	11,250/mo
DOM/CDOM:	0/0
LEASED PRICE:	\$
LP%LP:	
\$ PER SQFT/MO:	
TAX ID/APN:	519-200-014-8
COUNTY:	Contra Costa
OCCUPANT TYPE:	
# OF OFFICES:	0
RECMLSNUMBER:	SFR425054154



LEASE TERM

2



YARD SIZE



CURRENT USE

Prime 15,000 SF Commercial Lot for Lease - High-Visibility San Pablo Avenue Location Now available for lease: a versatile 15,000 square foot vacant lot located at 12354 San Pablo Avenue in Richmond, CA. Strategically positioned along a major commercial corridor with strong vehicular and pedestrian traffic, this CM-3 Commercial Mixed-Use zoned property offers exceptional flexibility for a wide range of business types. Zoning allows for a variety of potential uses including: Retail storefronts Business and personal services Street-level office or client-facing operations Pop-up shops, food trucks, or outdoor sales Staging or storage for contractors or logistics operators (subject to city approval) The lot is flat, cleared, and ready for development or interim commercial use, with easy access to major transportation routes including I-80 and public transit. This high-traffic location is ideal for businesses seeking visibility, accessibility, and a growing customer base in a dynamic mixed-use neighborhood. Whether you're looking to establish a flagship presence, a temporary activation, or a long-term site investment, this property offers unique flexibility in a high-demand corridor. Contact us today to schedule a tour.

Private Remarks:**Showing Instructions:** Call Showing Contact,Go Directly,Vacant**SHOWING INFORMATION**

Pri Show Con Type: Agent
Pri Show Con Ph: (415) 802-1400
Sec Show Con Type:
Sec Show Con Ph:
Lockbox Location:
Direct to Property:

Pri Show Con Name: Brian Merrion
Pri Show Ph Ext:
Sec Show Con Name:
Sec Show Ph Ext:
Publish To Internet: 1
Show Addr to Public: Yes

LISTING AGENT & OFFICE INFORMATION

Listing Agent: Brian Merrion(ID:809697), Phone:415-802-1400, Lic:01940486, Bam@bamteamre.com
Listing Office: Brian A. Merrion, Broker(ID:BAMR), Phone:888-832-7179, Office Lic.:01940486
Listing Co-Agent:
Listing Co-Office:

PRICE & DATES INFORMATION

On Market Date: 07/01/25
Expiration Date: 07/04/26
Listing Agreement: Exclusive Right To Sell

Listing Date: 07/01/25
Original Price: \$11,250/mo
DOM/CDOM: 0/0

PROPERTY INFORMATION**Approx SqFt:****SqFt Source:**

Presented By: Brian Merrion DRE #: 01940486 Broker Lic #: 01940486 / Brian A. Merrion, Broker Phone: 888-832-7179

Featured properties may not be listed by the office/agent presenting this brochure.

Information should be deemed reliable but not guaranteed, all representations are approximate, and individual verification is recommended.

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Price / SqFt:

Lot Acres (approx): 0.3444

Year Built:

Stories: 0

Property Condition:

Lot Sq Ft (approx): 15000

Lot Size Source: Assessor Auto-Fill

Year Built Source:

Levels:

Current Use:

PROPERTY LOCATION

County:

APN:

Area/District:

Sub District:

Zoning:

Unit/Block/Lot:

Road Frontage:

Contra Costa

519-200-014-8

1703

FINANCIAL INFORMATION

Possession:

Immediate,Negotiable

OTHER LISTING INFORMATION

Height Limit:

Special Zones:

Disclosures/Docs:

Show To VOW:

Show Addr on VOW:

Display AVM on Inter:

Show Comm on VOW:

Duplicate:

Common Int Dev:

Date Available:

True

1

True

True

PRIVILEGED INFORMATION

MLS Origin:

List AOR:

Picture Provided By:

Approved:

Internet Viewable:

Latitude/Longitude:

Show Addr to Public:

Agent Hit Counter:

Pub/CInt Hit Counter:

SFAR

MLS

A

1

1

37.936401, -122.325188

1

0

0

PARTNER HIT COUNTERS

	Partner Agent Hit Counter	Partner Public Hit Counter
BAREIS	0	0
METROLIST	0	0
SAN FRANCISCO	0	0
	0	0