

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 N
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
LOT
1
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 Name:	Brian Merrion
Pri Show Con Ph:	(415) 802-1400	Pri Show Ph Ext:	
Sec Show Con Type:		Sec Show Con Name:	
Sec Show Con Ph:		Sec Show Ph Ext:	
Lockbox Location:		Publish To Internet:	1
Direct to Property:		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	Listing Date:	07/01/25
Expiration Date:	07/04/26	Original Price:	\$11,250/mo
Listing Agreement:	Exclusive Right To Sell	DOM/CDOM:	0/0

PROPERTY INFORMATION

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

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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: Contra Costa
APN: 519-200-014-8
Area/District: 1703
Sub District:
Zoning:
Unit/Block/Lot:
Road Frontage:

FINANCIAL INFORMATION

Possession: Immediate, Negotiable

OTHER LISTING INFORMATION

Height Limit:
Special Zones:
Disclosures/Docs:
Show To VOW: True
Show Addr on VOW: 1
Display AVM on Inter: True
Show Comm on VOW: True
Duplicate:
Common Int Dev:
Date Available:

PRIVILEGED INFORMATION

MLS Origin: SFAR
List AOR: MLS
Picture Provided By: A
Approved: 1
Internet Viewable: 1
Latitude/Longitude: 37.936401, -122.325188
Show Addr to Public: 1
Agent Hit Counter: 0
Pub/Clnt Hit Counter: 0

PARTNER HIT COUNTERS

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