



EL SOBRANTE · CONTRA COSTA COUNTY, CALIFORNIA

3939 San Pablo Dam Road

Former Bank of America branch — **7,428 SF, ready to reuse.** Open floor plan with natural light throughout, a large safe, and a big lot with parking on the front, side, and back. Excellent suite for a banking center or office use.

7,428 TOTAL SF	5,000 GROUND LEVEL SF	2,500 MEZZANINE SF	\$2.00 PER SF / MONTH	NNN LEASE TYPE	2/1,000 PARKING RATIO
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GROUND LEVEL



SAFE & TELLER LINE



OPEN ASSEMBLY ROOM



REAR PARKING

Property Highlights

- **5,000 SF on the ground level** plus a **2,500 SF mezzanine level** — 7,428 SF total, entire building available
- **Open floor plan** with natural light throughout; private offices, restrooms and breakroom already in place
- **Includes a big safe** — original bank vault retained and in place
- **Large lot** with ample parking at the front, side, and back; additional spaces rented separately
- **Monument signage available** on San Pablo Dam Road
- **Heavy traffic corridor** surrounded by commercial business — nearest cross street is Appian Way

ASKING RENT

\$2.00 / SF

PER MONTH · NNN · ENTIRE BUILDING


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CAL DRE #01255995

A landmark corner building, ready for its next chapter

The entire building at **3939 San Pablo Dam Road** is now available for lease. Formerly a busy Bank of America branch, it is ready to reuse — an excellent suite for a banking center or office use.

The building offers **7,428 square feet**: 5,000 SF on the ground level and a 2,500 SF mezzanine above it. The plan is open, with natural light throughout, and the original safe remains in place. Existing improvements include private offices along an interior corridor, two restroom groups, a breakroom with kitchenette, and a large open assembly room.

It sits on a **busy street with heavy traffic flow**, surrounded by nearby commercial business, with Appian Way as the closest cross street. The lot is large, with ample parking on the front, side, and back of the building; the on-site ratio is 2 per 1,000 SF, and additional spaces are available to rent separately. **Monument signage is also available.**

IDEAL USES

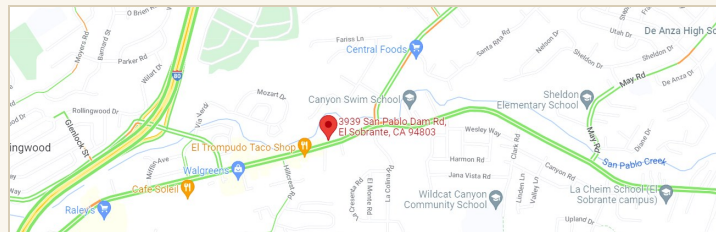
Banking center or credit union • Professional or headquarters office • Medical and dental • Community, worship and assembly • Training or charter school • Government and public services — all uses subject to Contra Costa County zoning and landlord approval.

Specifications

ADDRESS	3939 San Pablo Dam Rd El Sobrante, CA 94803
TOTAL BUILDING	7,428 SF
GROUND LEVEL	5,000 SF
MEZZANINE LEVEL	2,500 SF
SPACE AVAILABLE	Entire building
ASKING RENT	\$2.00 / SF / Month
LEASE TYPE	NNN
PARKING RATIO	2 / 1,000 SF
ADDITIONAL PARKING	Rented separately
SIGNAGE	Monument sign available
CROSS STREET	Appian Way
PRIOR USE	Bank of America branch
YEAR BUILT	1964 (public record)
APN	420-010-021-4



SITE & PARKING — AERIAL



LOCATION — MINUTES TO I-80



GATED SIDE ENTRY



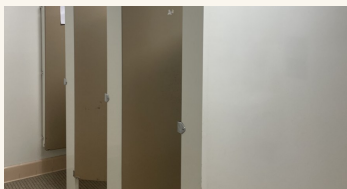
REAR & CANOPY



LOBBY & STAIR



OFFICE CORRIDOR



About the broker. Jenny Ying He is a Bay Area real estate broker with 25+ years of experience and 1,000+ transactions closed, working across San Francisco, San Mateo, Santa Clara, Alameda, and Contra Costa counties. She serves clients bilingually in English and Mandarin. **Tours by appointment** — call or email to schedule a walkthrough.

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