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TRADER JOE'S  
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PINOLE VALLEY  
HIGH SCHOOL

SUBJECT PROPERTY

SECURITY  
PUBLIC STORAGE

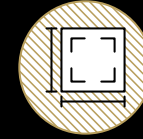
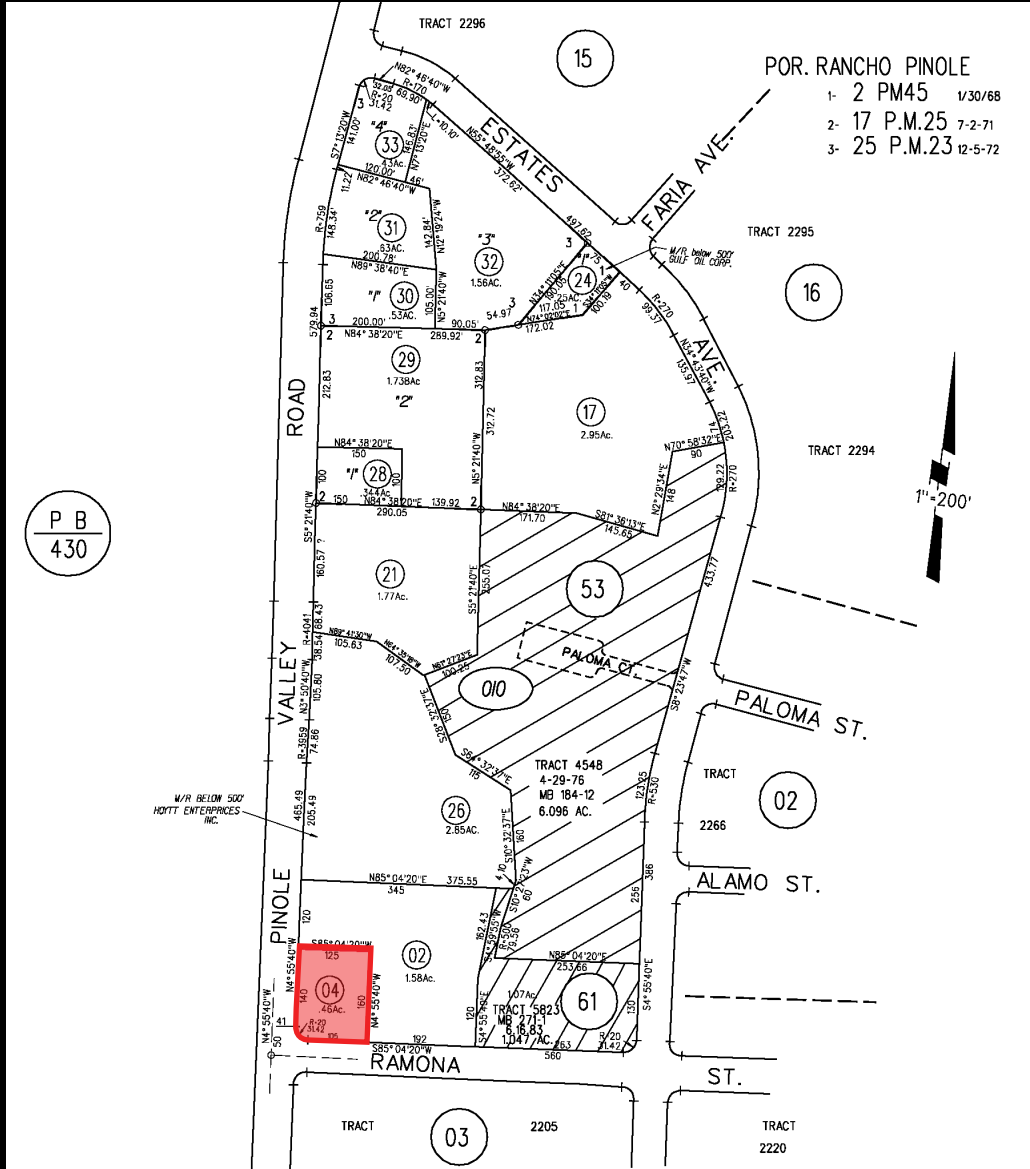
# VACANT LAND | NEARLY HALF-ACRE SITE



2995 PINOLE VALLEY RD | PINOLE CA 94564

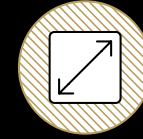
FOR LEASE

# SITE OVERVIEW



0.46 AC

LOT SIZE



20,038 SF

GLA

- Prime Signalized Corner
- 100' of frontage on Pinole Valley Rd.
- Directly Across from Pinole Valley H.S.
- APN: 360-010-004-8
- Zoned CMU (Commercial Mixed Use District), Allowable Uses Include:
  - Banks/Financial
  - General Retail
  - Restaurant
  - Childcare
  - Convenience Store
  - Equipment Sales/Rental
  - Medical Uses (Conditional Use Permit, "CUP")
  - Veterinary (CUP)
  - Personal Storage Facility (CUP)
  - Vehicle Services (CUP)
  - Service Station (CUP)
  - Car Washing/Detailing (CUP)
  - Vehicle Sales/Rental (CUP)



RETAIL MAP



PROPERTY PHOTOS



# RETAIL MAP



# DEMOGRAPHIC SUMMARY



POPULATION	3 MILE	5 MILES	10 MILES
2023 Population	97,227	186,864	580,192
2028 Population Projection	97,259	187,268	579,897
Annual Growth 2010-2023	0.4%	0.5%	0.5%
Annual Growth 2023-2028	0%	0%	0%
Median Age	42.1	40.6	39.9

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2023 Households	34,246	63,975	217,776
2028 Household Projection	34,263	64,134	217,468
Annual Growth 2023-2028	0%	0.1%	0%

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$130,173	\$118,539	\$123,782
Median Household Income	\$107,316	\$95,890	\$96,050
\$25,000 - 50,000	3,953	8,558	29,364
\$50,000 - 75,000	4,289	9,172	28,769
\$75,000 - 100,000	4,767	9,069	26,402

# Pinole, CA

Pinole, California, presents an enticing opportunity for commercial real estate investment, boasting a strategic location in the San Francisco Bay Area and a vibrant community spirit. Recent real estate news in the Pinole area highlights the city's commitment to enhancing its urban landscape and fostering economic growth through development projects. Initiatives such as the revitalization of downtown areas and the expansion of mixed-use developments signify Pinole's dedication to creating dynamic spaces that cater to both residents and businesses.

The city's efforts to improve infrastructure and amenities contribute to its appeal among investors and developers alike. With its proximity to major economic centers like San Francisco and Berkeley, Pinole serves as an attractive destination for businesses seeking a strategic location with access to a diverse talent pool and consumer market. Major companies headquartered nearby, such as Bio-Rad Laboratories and Mechanics Bank, further bolster Pinole's economic stability and create opportunities for commercial real estate development.

The city's favorable business climate, combined with its strong sense of community and strategic location, positions Pinole as a prime location for businesses looking to establish a presence in the dynamic San Francisco Bay Area real estate market.



EXCLUSIVELY LISTED BY

**STEVE KALYK**

MANAGING DIRECTOR OF BROKERAGE

📞 628.203.8489 📠 415.813.0019

STEVE@ALPHARE.COM

LIC #02018743

**SAM TALLMAN**

ASSOCIATE VICE PRESIDENT

📞 628.203.8580 📠 408.314.5808

SAM@ALPHARE.COM

LIC #01935917

BROKER OF RECORD

**BRADEN CROCKETT**

ALPHA REAL ESTATE ADVISORS

📞 310.947.8007

DEALS@ALPHARE.COM

LIC #1946071