



# ELLIS EYE CENTER — RETAIL AND OFFICE SPACE AVAILABLE

\$3.00 PSF  
MODIFIED GROSS



**6500 Fairmount Avenue**  
**El Cerrito CA 94530**

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## **The Property:**

Conveniently located one block from BART, as well as being adjacent El Cerrito Plaza with abundant shopping and food options. Building includes a common patient and client waiting area, elevator and parking on the ground level. Perfect for health practitioners, attorneys, accountants, and other quiet professional users.

**Now Available:** [Suite 1 — ±550 SF Retail](#) ▪ [Suite 2A — ±1,196 SF](#) ▪ [Suite 2B — ±1,048 SF](#)

All information herein is offered in good faith and deemed accurate but not guaranteed.



## Suite 1 — ±550-SF Retail

Features:

- Small retail space with great visibility
- Mostly open layout with small office and in-unit restroom





## Suite 2A — ±1,196 SF (useable)

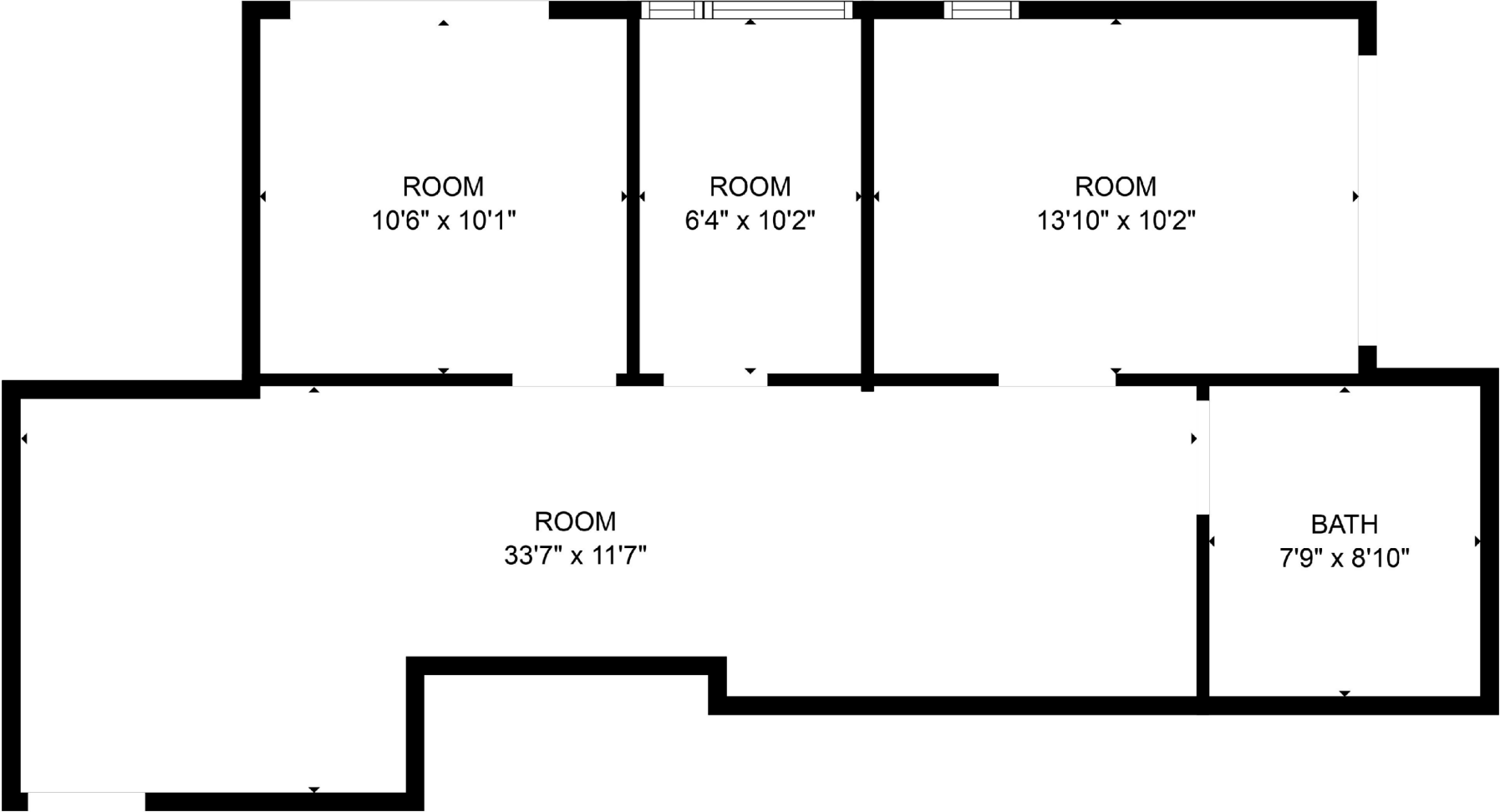
### Features:

- Renovated with new LVP flooring and paint
- ADA restroom
- Kitchenette
- Three (3) private offices
- Open reception area in front





Suite 2A: ±1,196 SF – 6500 Fairmount Avenue



ESTIMATED AREAS  
TOTAL GLA 1,196 sq. ft.





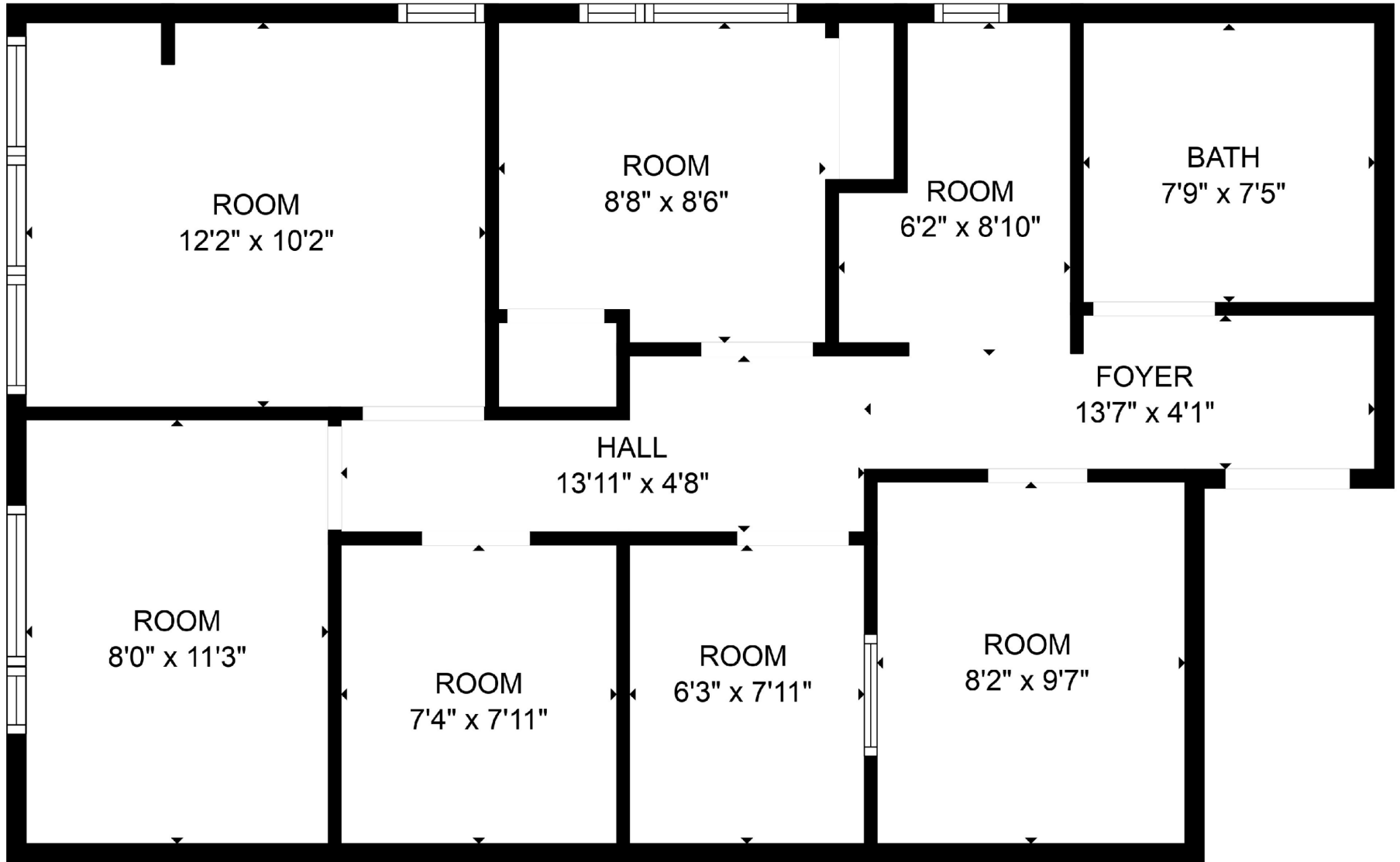
## Suite 2B — ±1,048 SF (useable)

### Features:

- Renovated with new LVP flooring and paint
- ADA restroom
- Kitchenette
- Five (5) private offices
- Waiting area



Suite 2B: ±1,048 SF – 6500 Fairmount Avenue



ESTIMATED AREAS  
TOTAL GLA 1,048 sq.ft.



## 6500 Fairmount Avenue El Cerrito

