ENGEL&VÖLKERS° COMMERCIAL





Free standing commercial building for sale

3563 SAN PABLO DAM RD • EL SOBRANTE, CA

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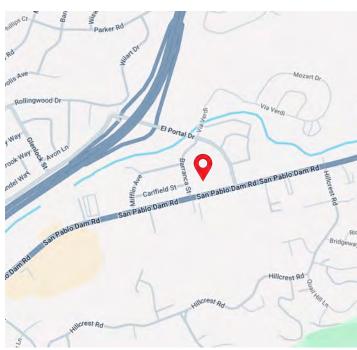
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Free standing commercial building

3563 SAN PABLO DAM RD • EL SOBRANTE

- 9600 SF stand-alone commercial building with prominent street frontage
- Convenient access and strong visibility along San Pablo Dam Road with 102' of frontage.
- Adaptable interior layout for retail, office, or service use
- Close proximity to residential neighborhoods, schools, and transit
- Extensive improvements to the building in 2024
- Parking lot for approximately 45 vehicles
- Fenced-in space on the side and rear of the building
- A variety of potential uses: Grocery, Hardware, big box Retail, Food Services, Banquet Hall, Office, School, Church

OFFERING SUMMARY	
Suggested Price	\$2,295,000
Price/GSF	\$239.06
GSF	9,600 SF
Occupancy	Vacant
Parking Spaces/Ratio	+/- 45
Year Built	1956
Zoning	CM-3
Year Renovated	2000/2024





Property Description

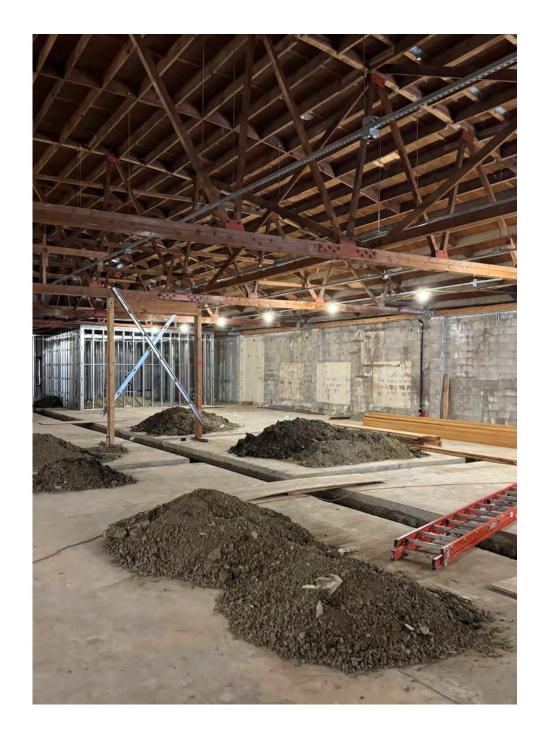
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PROPERTY DESCRIPTION

PacWEST Team is excited to present an opportunity to purchase a stand-alone, vacant retail/office building that has been extensively upgraded. 3563 San Pablo Dam Road is a highly visible freestanding commercial building in the heart of El Sobrante. The current owner has performed extensive improvements to the property in preparation for his intended use as a grocery store. With its flexible open layout, the space is ideal for a wide range of retail or service-based uses. Storefront windows and skylights provide excellent natural light and high visibility, while dedicated on-site parking enhances accessibility for both customers and employees. Improvements include ADA-compliant restrooms, upgraded plumbing infrastructure - including a new 6" sewer lateral from the building to the street, rough framing, electrical upgrade, and installation of a new roof. Whether you are seeking a turnkey investment or a space to tailor your business vision, this property offers the framework and location to succeed.

LOCATION DESCRIPTION

Situated along busy San Pablo Dam Road, one of the primary commercial corridors in El Sobrante, this location offers exceptional exposure and accessibility. Just minutes from Interstate 80 and San Pablo Avenue, the property benefits from strong regional connectivity and steady daily traffic from commuters, residents, and local shoppers. El Sobrante is a growing community in western Contra Costa County, bordered by Richmond, San Pablo, and Orinda. The area is known for its diverse population, local charm, and proximity to both urban hubs and natural amenities like Wildcat Canyon Regional Park and San Pablo Reservoir. The immediate neighborhood around the property includes a mix of national retailers, local businesses, schools, and residential neighborhoods, making it an ideal location for retail, service, or professional use. Ample transit access and population density in the trade area support a wide range of potential business types.







Additional Photos







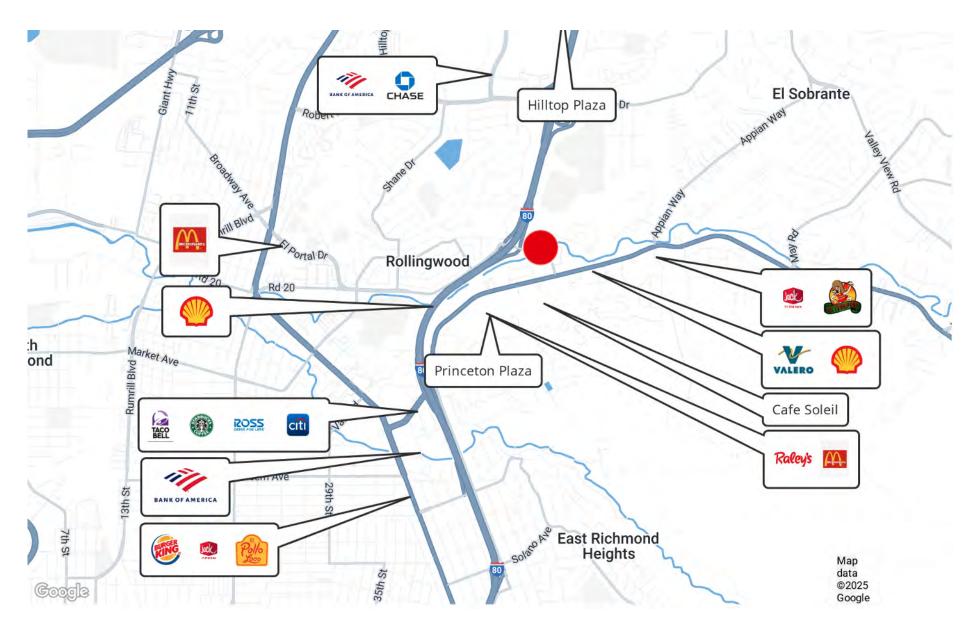








Retail Map





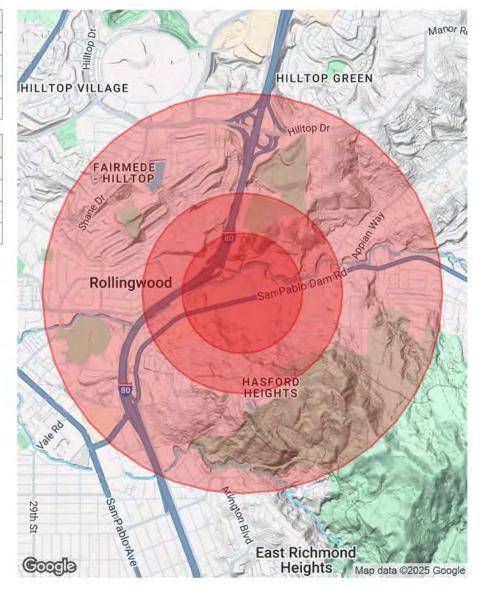


Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,243	4,142	16,487
Average Age	40	40	41
Average Age (Male)	40	39	39
Average Age (Female)	40	40	42

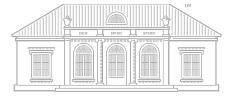
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	446	1,319	5,386
# of Persons per HH	2.8	3.1	3.1
Average HH Income	\$119,507	\$125,571	\$119,016
Average House Value	\$724,545	\$762,662	\$795,831

Demographics data derived from AlphaMap









A note from Paul Benson

The integrity and character of Engel & Völkers and our advisors, has always been and remains to be, at the forefront of all that we do. Regardless of what is happening in our industry at this time, Engel & Völkers will continue to lead with transparency, always operating in the best interest of our clients, and using our wide array of industry expertise to help deliver the best possible experience while helping to achieve their real estate goals.

Our clients and communities are at the heart of what we do. We thank you for your trust and partnership and look forward to serving you for years to come.

Paul Benson - Engel & Völkers Gestalt Group - CEO, License Partner





Confidentiality Agreement



This Broker Opinion of Value contains select information pertaining to the business and affairs of 3563 San Pablo Dam Rd, El Sobrante. This Broker Opinion of Value was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Broker Opinion of Value is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers San Francisco. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Broker Opinion of Value or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Broker Opinion of Value and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an "As Is, Where Is" basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

By acknowledging your receipt of this Broker Opinion of Value from Engel & Völkers San Francisco, you agree:

- 1. The Broker Opinion of Value and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

Broker Opinion of Value or its contents in any fashion or manner detrimental to the interest of the Seller, and Engel & Völkers San Francisco expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Broker Opinion of Value or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser's sole and exclusive rights with respect to this expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Engel & Völkers San Francisco or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Broker Opinion of Value shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum. Engel & Völkers San Francisco has a policy of proactive broker cooperation with the investment brokerage community. If applicable, a cooperating broker fee of the sales price shall be paid at closing to cooperating broker that procures and represents the buyer that acquires this property.

If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.