

# 815

SAN PABLO AVE  
PINOLE, CALIFORNIA





# PRESENTED BY

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## TABLE OF CONTENTS

Executive Summary	3
Property Highlights	4
Property Overview	5
Area Overview	6-7
Financial Analysis	8-9
Property Photos	10-11
Local Demographics	12





# EXECUTIVE SUMMARY



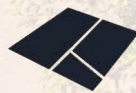
**\$1,800,000**  
Price



**5-Units**  
Mixed-Use



**±4,588 SF**  
Total Building Area



**8,640 SF**  
Lot Size



**2001**  
Year Built

# THE OFFERING

Lee & Associates is excited to present an amazing opportunity to purchase a 5-unit mixed-use property at 815 San Pablo Avenue in Pinole, a charming town in the East Bay. This turnkey property was built in 2001 by the owners with the utmost attention to detail and includes (1) commercial space and (4) residential units. It also features (4) individual garages, (6) surface-level parking spaces, 9-foot ceilings, on-site coin-operated laundry, and low-maintenance landscaping with a new coat of paint.

The property's central location in Pinole provides easy access to public transportation and major roads, as well as proximity to schools, parks, and shopping centers. With a strong rental market and potential for future development, it is an attractive option for individuals and families seeking a thriving community. This is an excellent opportunity for an owner-user or investor to acquire a high-quality mixed-use property in a prime East Bay location.

## INVESTMENT SUMMARY

Sale Price	\$1,800,000
Price Per Unit	\$360,000
Current Cap	4.21%
Current GRM	15.00
Pro Forma Cap	4.81%
Pro Forma GRM	13.60

# INVESTMENT HIGHLIGHTS



Meticulously maintained mixed-use property in turnkey condition

9-foot ceilings, large patios or decks, a fresh coat of paint, and refreshed, low-maintenance landscaping



Attractive unit mix consisting of (1) office and (4) residential units  
(4) individual garage spaces and (6) onsite parking spaces

# LOCATION HIGHLIGHTS



Conveniently close to the quaint downtown Pinole and less than 3 miles to the Pinole Vista Shopping Center

Easy access to major interstates makes this a great location for commuters



Great access to nearby parks and walking trails

Located 5.9 miles from Richmond BART







# PROPERTY OVERVIEW

Address	815 San Pablo Ave Pinole, CA 94564
APN	402-166-024-8
Building Size	4,588
Parcel Size	8,640
Year Built	2001
Number of Units	5
Heater	Wall Unit
Parking	(4) Garage / (6) Surface
Roof Type	Pitched
Washer/Dryer	1 Set - Coin Operated

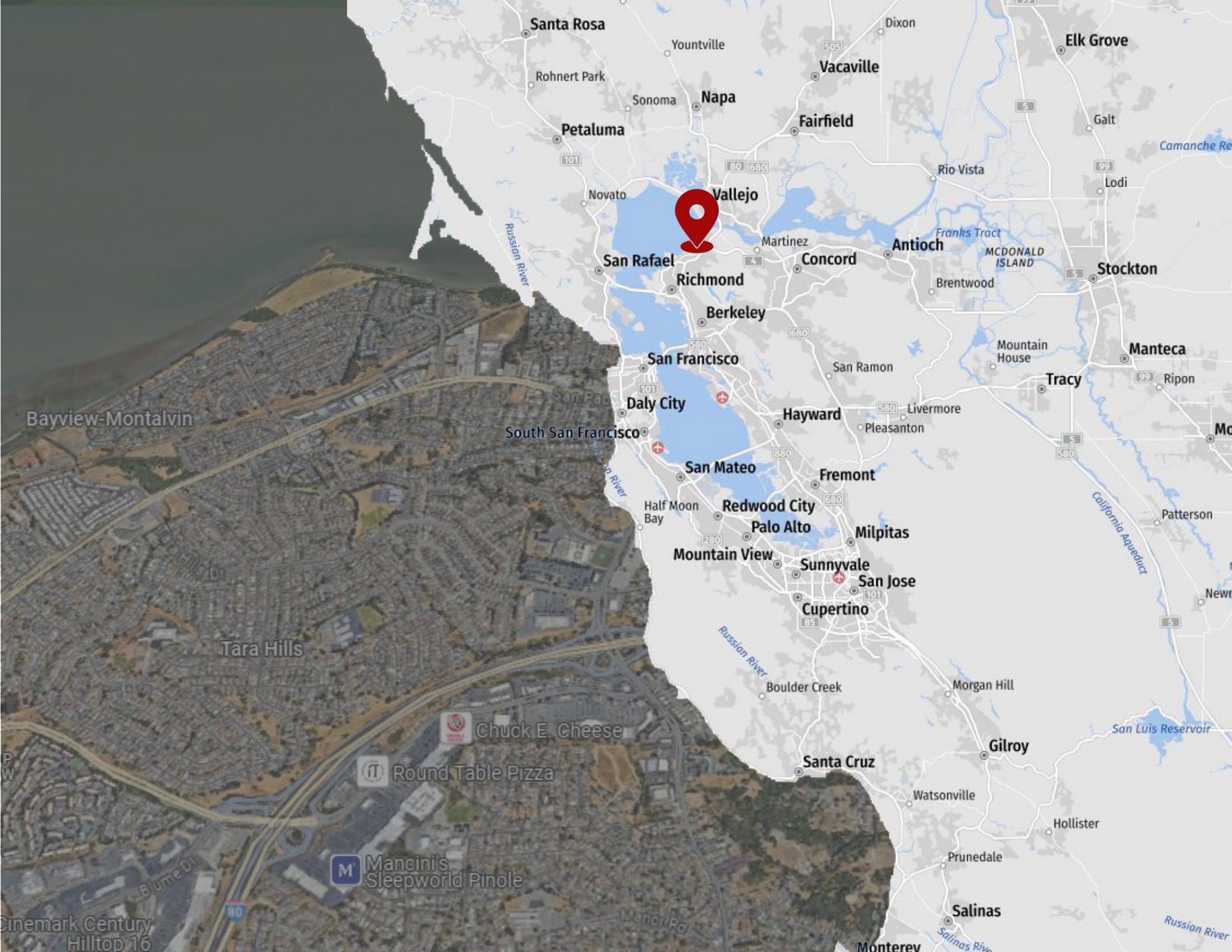
UTILITY/SERVICE	PROVIDER
Electricity	Individually Metered
Gas	Individually Metered
Water/Sewer	Master Metered



# AERIAL OVERVIEW







# CURRENT RENT ROLL

UNIT	TYPE	SQFT	RENT	MARKET RENT	MOVE-IN-DATE	DEPOSIT	NOTES
A	Studio	427	\$1,800	\$2,063	2/2/2024	\$1,800	Garage
B	Studio	427	\$1,700	\$2,063	10/1/2023	\$1,700	
C	2 Bed + 1 Bath	974	\$2,300	\$2,395			
D	2 Bed + 1 Bath	927	\$2,250	\$2,395	6/1/2022	\$2,250	Garage
Commercial Space		942	\$1,648	\$1,648			Delivered Vacant
Total Monthly			\$9,698	\$10,564			
Total Annually			\$116,376	\$126,768			

\*Market rents estimated using Rentometer.com



# INCOME & EXPENSES

<b>Income Summary</b>		<b>Current Rents</b>	<b>Market Rents</b>
Gross Scheduled Income		\$116,376	\$128,784
Laundry		\$3,600	\$3,600
Vacancy Reserve	(Est. 2%)	<b>\$2,400</b>	<b>\$3,972</b>
Effective Gross Income		\$117,576	\$128,412
<b>Operating Expenses</b>		<b>Current Rents</b>	<b>Market Rents</b>
Real Estate Taxes	1.2801%	\$23,042	\$23,042
Special Assesment Tax	2023-2024 Tax Bill	\$4,531	\$4,531
Insurance	(Est \$1/SF)	\$4,588	\$4,588
Utilities - PG&E		\$0	\$0
Utilities - Garbage	(Owner Statement)	\$3,360	\$3,360
Utilities - Water	(Owner Statement)	\$6,240	\$6,240
<i>Total Operating Expenses</i>	<i>34.86%</i>	\$41,761	\$41,761
<b>Net Operating Income</b>		<b>\$75,816</b>	<b>\$86,652</b>



# EXTERIOR PROPERTY PHOTOS





# INTERIOR OFFICE PHOTOS





# INTERIOR RESIDENTIAL PHOTOS





# LOCAL DEMOGRAPHICS



**2**  
MILES

42,674	Population
\$102,421	Avg. Household Income
16,226	Households
526	Businesses
5,414	Employees

**5**  
MILES

180,662	Population
\$130,408	Avg. Household Income
62,389	Households
2,638	Businesses
31,016	Employees

**10**  
MILES

519,783	Population
\$102,165	Avg. Household Income
194,964	Households
11,485	Businesses
144,011	Employees







## OFFERING MEMORANDUM DISCLAIMER

Lee & Associates. ("L&A") has been retained on an exclusive basis by the Owners 815 San Pablo Ave, Pinole, CA with respect to the offering of the 100% fee simple interest in the above reference property (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to L&A. All fees due L&A in connection with the sale of the Property shall be paid by the Owner. Neither L&A nor Owner shall be responsible for paying any fees to agents representing Potential Purchasers unless agreed to in writing in advance.

L&A has available for review certain information concerning the Properties which includes a complete Offering Memorandum brochure and other materials (collectively "Informational Materials"). L&A will not disclose such Informational Materials to Potential Purchaser unless and until the Purchaser has executed this agreement. Upon L&A's receipt of this executed agreement, L&A is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

1. All Informational Materials pertaining to the Property which may be furnished to the Potential Purchaser by L&A shall continue to be the property of the Owner. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without L&A's written consent and must be returned to L&A immediately upon L&A's request or when the Potential Purchaser terminates negotiations with respect to the Property.
2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Properties.
3. The Potential Purchaser understands and acknowledges that L&A and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to L&A by others and has not been independently verified by L&A and is not guaranteed as to completeness or accuracy.
4. The Potential Purchaser hereby indemnifies and holds harmless L&A and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this agreement.
5. The Potential Purchaser acknowledges that the properties have been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner against Potential Purchaser prior thereto.

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