

# Owner-User Automotive Dealership Opportunity

11820 San Pablo Ave El Cerrito, CA

**Do not contact or disturb occupants**



## **AVANT REAL ESTATE**

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# Investment Highlights

## OWNER-USER AUTOMOTIVE DEALERSHIP OPPORTUNITY

- 11820 San Pablo Avenue in El Cerrito is a 9,573 square foot automotive dealership on 0.91 acres. The property has a service center with 9 service bays, a showroom, and a sales office.
- Approximately \$170,000 of equipment that can be purchased separately.

## LOCATION – SAN PABLO AVENUE

- Strong demographics with household incomes in excess of \$107,438 in a 2-mile radius.
- Strategically positioned on San Pablo Avenue directly off Hwy 80 and Cutting Blvd with ADT traffic counts of 26,780 on San Pablo Avenue and 172,000 on Hwy 80. The property is across the street from Honda of El Cerrito as well as Home Depot.



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# Investment Overview



**OFFERING PRICE: \$5,150,000**

**BUILDING SF:** 9,573 Square Feet

**ZONING:** San Pablo Avenue Specific Plan

**LAND AREA:** 0.91 Acres | 39,729 Square Feet

**GENERAL PLAN:** San Pablo Avenue Specific Plan



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# Photos



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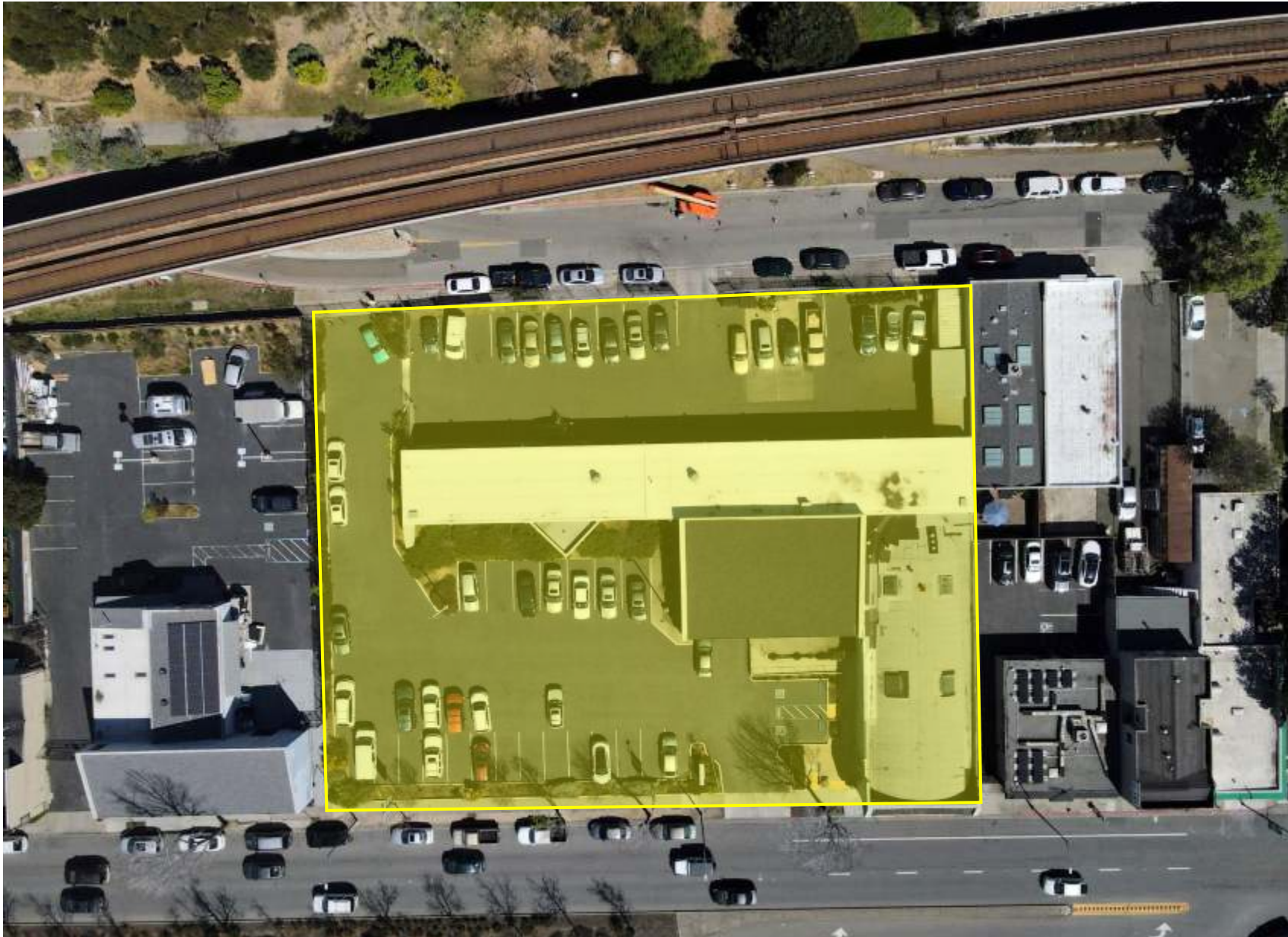
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# Aerial



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# Aerial –Location Map



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# Equipment List

Equipment List		
Name	Description	Category
Champion	Air Compressor	Air Compressor
SNAP ON	Air Compressor	Air Compressor
SNAP ON	4 alignment Stands	Stands
SNAP ON	snap on battery load tester	Equipment
EVAP PRO	evap pro smoke tester	Equipment
RANGER	OIL FILTER CRUSHER w/stand	Equipment
AIR BOY	FRESH OIL TANK	OIL EQUIPMENT
AIR BOY	FRESH OIL TANK	OIL EQUIPMENT
NSF TANK	FRESH OIL TANK 240 GAL	OIL EQUIPMENT
ROTARY	ROTARY VEH LIFT	VEHICLE LIFT
ROTARY	ROTARY VEH LIFT	VEHICLE LIFT
ROTARY	ROTARY VEH LIFT	VEHICLE LIFT
ROTARY	ROTARY VEH LIFT	VEHICLE LIFT
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ROTARY	ROTARY VEH LIFT	VEHICLE LIFT
ROTARY	ROTARY VEH LIFT	VEHICLE LIFT
ROTARY	ROTARY VEH LIFT	VEHICLE LIFT
HUNTER	HUNTER DRIVE ON ALIGN LIFT	VEHICLE LIFT
HUNTER	2017 HUNTER HAWKEYE	ALIGNMENT COMPTR
BRANICK	TIRE SPREADER W/LAMP	TIRE REPAIR
HUNTER	TC3450	TIRE MACHINE
HUNTER	GSP9200 WHEEL BALANCER	WHEEL BANANCER
HUNTER	SMART WEIGHT PRO	WHEEL BANANCER
HUNTER	TCX500	TIRE MACHINE
HUNTER	BL505 BRAKE LATHE	BRAKE LATHE
SNAP ON	SNAP ON PRESS	HYD PRESS

Equipment List		
Name	Description	Category
BRANICK	BRANICK 7400	COIL SPRING COMP
SNAP ON	MINI-VAT	BAT/STR/ALT
SNAP ON	D-TAC ELITE	BAT/STR/ALT
DSR	PRO SERIES	BATTERY CHARGER
Sun	VAT-40	BAT/STR/ALT
JNC4000	BOOSTER PAC	BATTERY BOOSTER
BANALOGIC BIOS	BIOS SMOG MACHINE UNIT	BIOS SMOG UNIT
HOFFMAN	HOFFMAN BRAKE LATHE	BRAKE LATHE
SNAP ON	ROLL CART BLACK	DIAG COMPUTR CAB
SNAP ON	ROLL CART BLUE	DIAG COMPUTR CAB
SNAP ON	ROLL CART BLUE	DIAG COMPUTR CAB
PANOSNIC	TOUGHBOOK CF53	FOR TOYOTA
PANOSNIC	CF53	FOR HONDA
DELL	PRECISION 7510	J2534
DELL	Latitude e6440	AUTOENG
CarDAQM	Pass thru programming	J2534
BARTEC	TPMS	TECH 400 PRO
SNAP ON	ETHOS PRO	SCANNER
HONDA	DTS-i /HDS	INTERFACE
DREW	TOYOTA MONGOOSE-PRO	INTERFACE
AIR LIFT	AIR LIFT	COOLANT TOOL
RANGER	Trans Jack	TRANSMSSN JACK
AMERICAN	AMERICAN LUBE DRAINS	ROLL OIL DRAINER
STEELCART	XHD STEEL CARTS	STEEL CARTS
CHEETAH	TIRE BEAD SEATER	TIRE MACHINE
MISC	PEG BOARD ITEMS	TOOLS



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# Demographics

2022 SUMMARY	2-MILE	5-MILE	10-MILE
<b>Population</b>	81,272	297,897	674,829
<b>Households</b>	30,499	111,118	272,460
<b>Average Household Size</b>	2.6	2.6	2.4
<b>Owner Occupied Housing Units</b>	16,722	60,569	130,983
<b>Renter Occupied Housing Units</b>	14,171	51,979	145,364
<b>Median Age</b>	39.4	38.8	39
<b>Median Household Income</b>	\$81,644	\$89,398	\$100,372
<b>Average Household Income</b>	\$107,438	\$118,643	\$131,796



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