

**FOR LEASE:
SERVICE COMMERCIAL SPACE ON LARGE CORNER LOT
10439 SAN PABLO AVENUE, EL CERRITO, CA**



GORDON
COMMERCIAL REAL ESTATE BROKERAGE

CONTACT: Jonathan Newman • 510 898-2122 • jnewman@gordoncommercial.com • DRE# 02118083

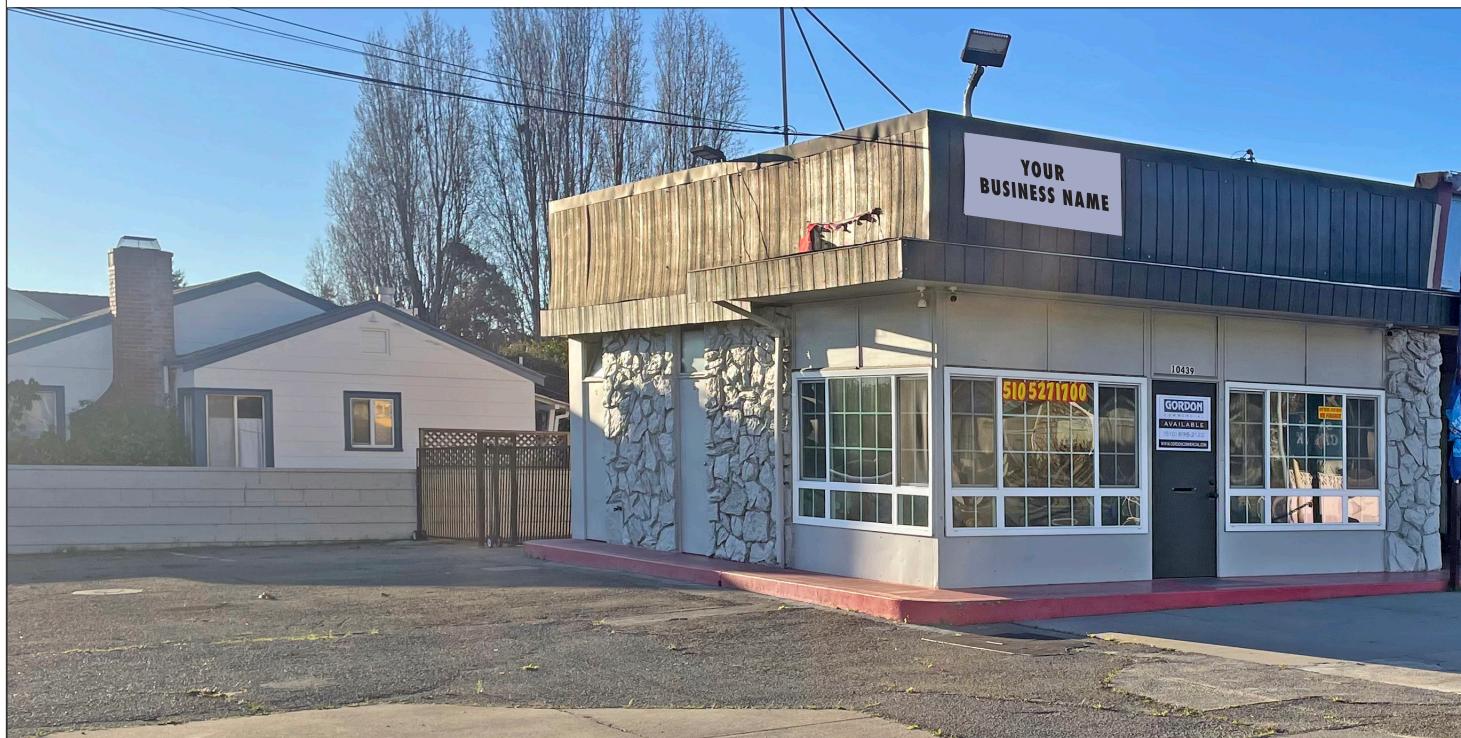
SAN PABLO AVENUE FRONTAGE – NEAR EL CERRITO BART STATION AND CITY HALL FORMER CAR DEALERSHIP – LOCATED ON HIGH-TRAFFIC SHOPPING CORRIDOR

SIZE:
±260 RSF building plus large parking lot

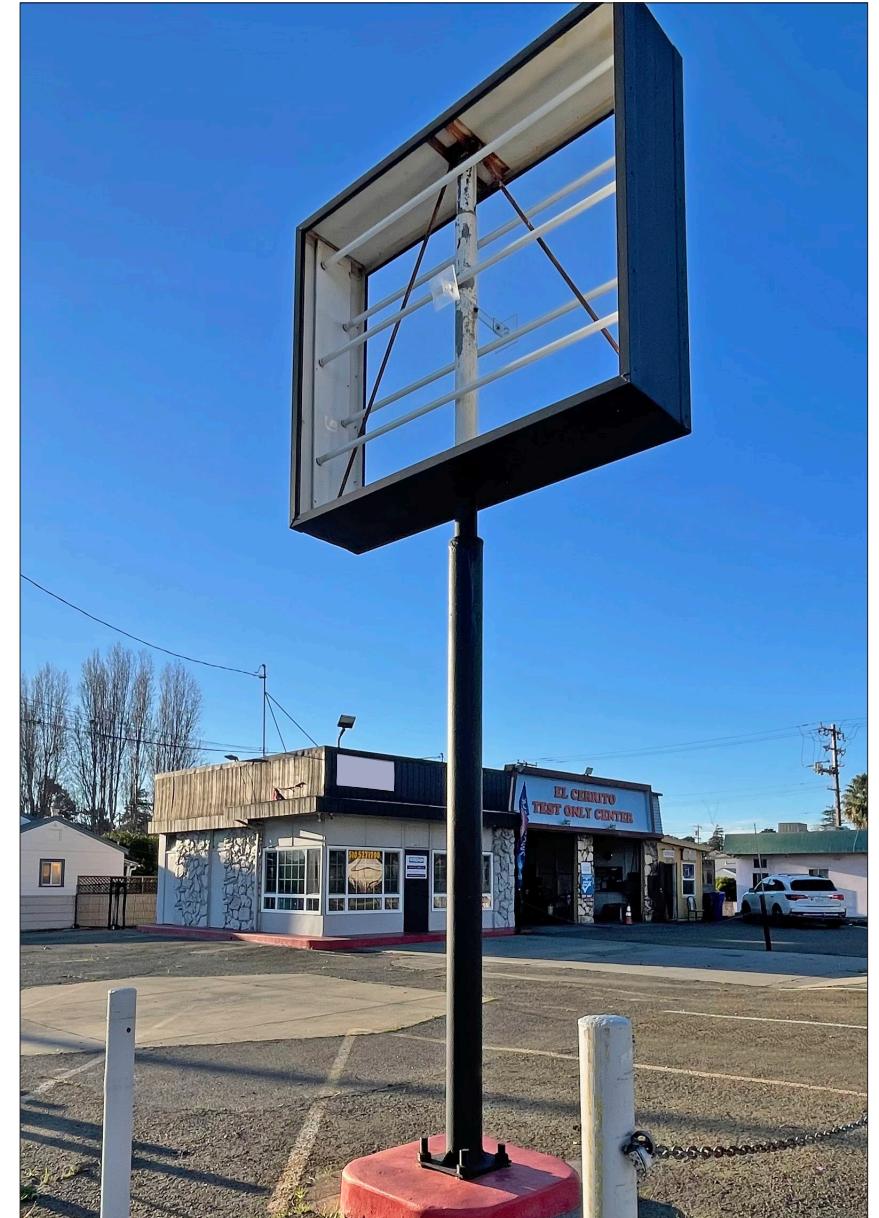
LEASE RATE: \$3,200/month IG

ZONED: TOM
(Transit-Oriented Mixed Use)

- Open plan with large glass window frontage
- High ceilings with nice natural light
- 2 restrooms
- Pylon sign
- Excellent visibility/signage opportunity
- Great frontage on busy San Pablo Avenue
- 1 block from popular El Cerrito Natural Grocery store, and close to numerous eateries, retail shops, and fitness
- [El Cerrito is currently implementing](#) numerous bicycle and pedestrian enhancements, including bike lanes and new crosswalks, adjacent to the project along San Pablo Avenue and leading to the Del Norte BART Station
- El Cerrito's [Proposed San Pablo Avenue Specific Plan](#) articulates a vision for transforming San Pablo Avenue to provide opportunities for living, working and community life



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**CENTRALLY
LOCATED ON
HIGH-VISIBILITY
SAN PABLO AVENUE,
WITH EASY
ACCESS TO
I-80 AND I-580
FREEWAYS**
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- Surrounded by many national, regional, and local retailers, eateries, and markets
- Close to popular eateries – Los Moles Beer Garden, Happy Garden, Subway, and Little Caesars Pizza
- 1/2 block to Ohlone Greenway – a popular biking and walking path from Berkeley to Richmond
- Near DMV and El Cerrito city offices
- Centrally located 1.5 miles to Richmond-San Rafael Bridge, and 13 miles to SF Bay Bridge
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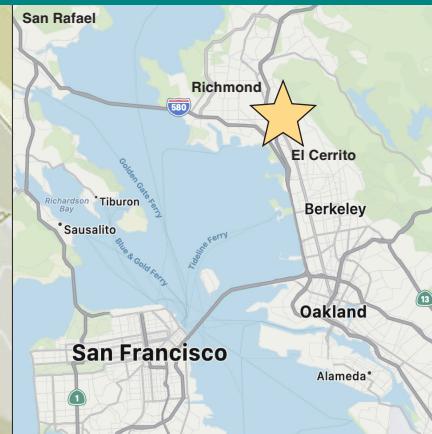
DEMOGRAPHICS

	1 MILE	3 MILE
Population	26,373	154,520
Total Consumer Spending	\$279.03M	\$1.5B
Average HH Income:	\$175,112	\$127,475

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	DAILY TRAFFIC	DISTANCE
San Pablo Ave	Potrero Ave	21,321	.25 mi
I- 80	Potrero Ave	214,427	0.1 mi

Source: CoStar/Loopnet



EL CERRITO PLAZA



- An area of increasing density with over 1,600 new housing units proposed, approved, under construction, and completed since 2015
- Visit the [New Development/Major Projects](#) web page for more info



WALL AVE APARTMENTS

- 130 residential units
- Approved



HAMPTON INN & SUITES

- 124-room hotel
- Approved



TRU BY HILTON

- Mixed-Use Hotel/Residential
- Proposed



11335-41 SAN PABLO AVE

- 63 residential units
- Approved



HANA GARDENS

- 63 units senior housing
- Completed 2018



CERRITO VISTA

- 50 residential units
- Completed 2018



10810 SAN PABLO

- 40 residential units
- Approved



CREDENCE

- 30 residential/2 live work
- Completed



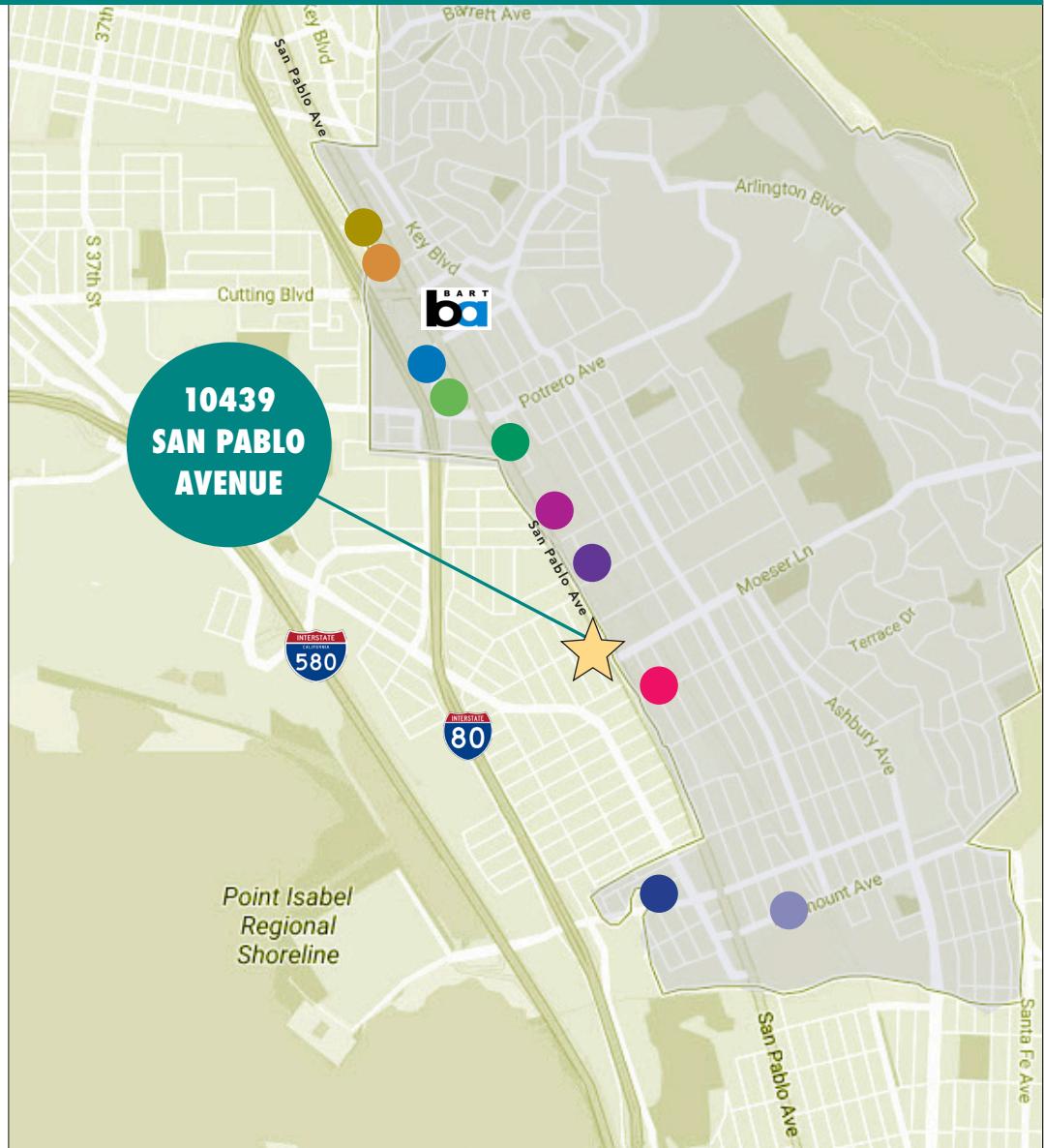
METRO 510

- 128 residential/ un its
- Completed 2018



THE CIVIC

- 50 residential/4 live-work
- Approved



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.