

# FOR LEASE | PLAZA SOBRANTE

3550 San Pablo Dam Rd, El Sobrante, CA 94803



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# FOR LEASE PLAZA SOBRANTE

## EXECUTIVE SUMMARY

3550 San Pablo Dam Rd



### OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	43,574 SF
Available SF:	1,837 SF
Number Of Units:	23
Market:	El Sobrante

### PROPERTY OVERVIEW

Retail center in El Sobrante along well-traveled San Pablo Dam Road and across the freeway from Hilltop Mall (currently under renovation) and its surrounding neighborhoods.

### PROPERTY HIGHLIGHTS

- Well-established neighborhood center on busy San Pablo Dam Road
- Strong traffic counts with 25,760 Autos along San Pablo Dam Road per day
- Pylon signage available
- Immediate neighboring tenants include Walgreens and Bank of America
- Well-balanced tenant lineup
- Less than 1/4 mile to I-80 freeway on/off ramps at El Portal Drive
- Major arterial into Orinda, CA

# FOR LEASE RETAIL PROPERTY

## ADDITIONAL PHOTOS

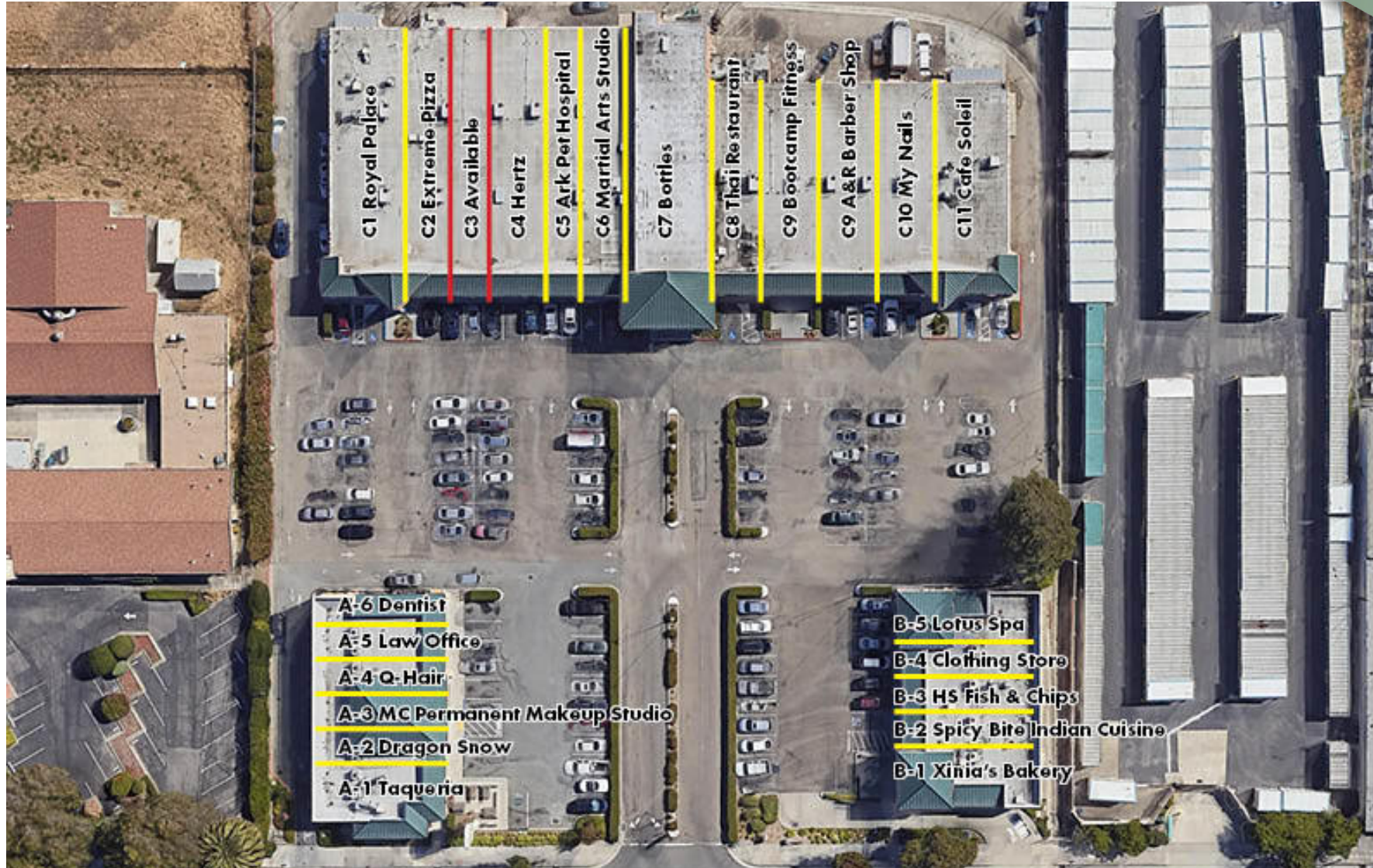
3550 San Pablo Dam Rd



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## ADDITIONAL PHOTOS

3550 San Pablo Dam Rd



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MAP  
3550 San Pablo Dam Rd

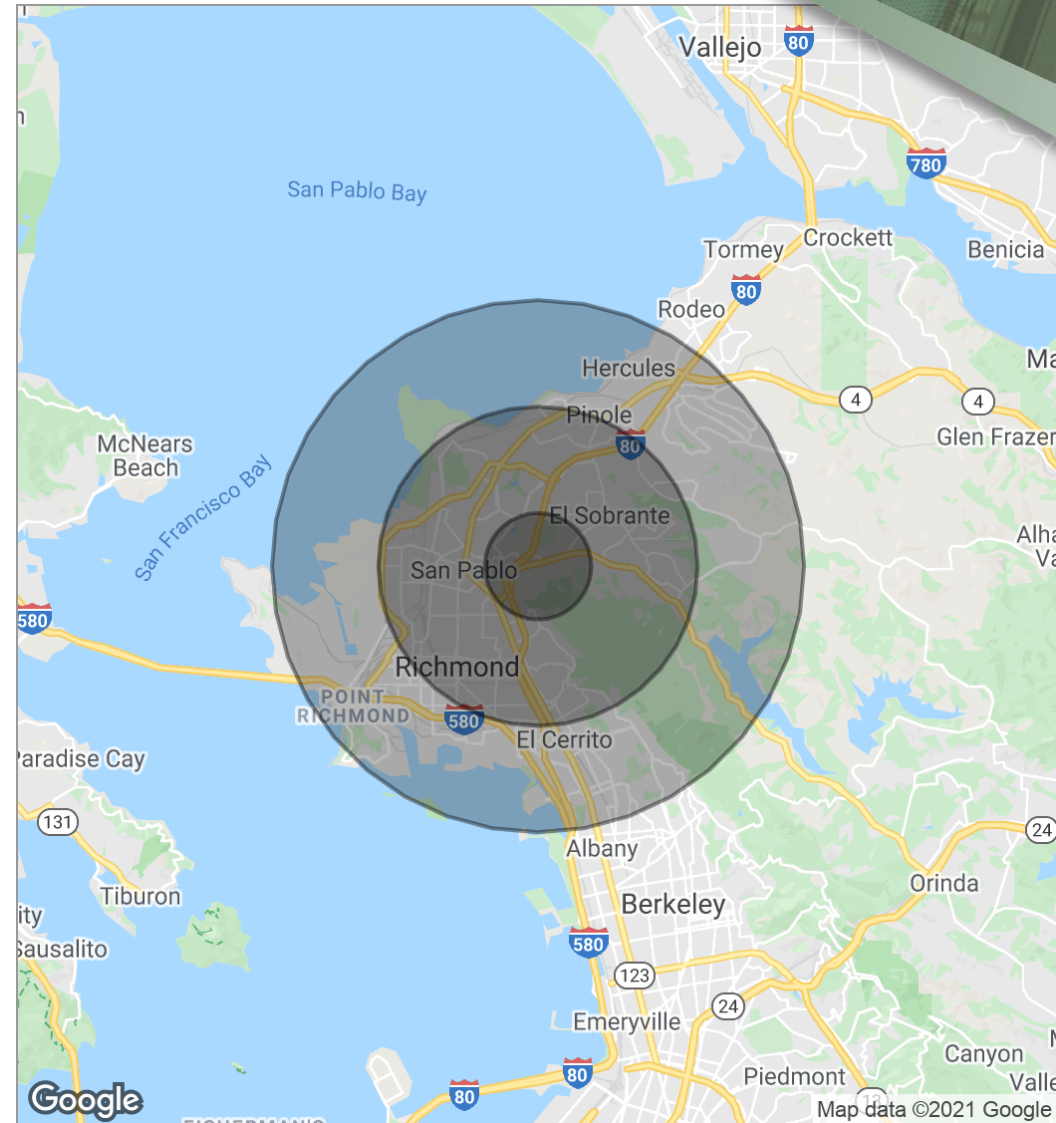


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**DEMOGRAPHICS**  
3550 San Pablo Dam Rd

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	14,411	157,150	264,576
Median age	38.5	36.3	36.9
Median age (Male)	36.2	35.0	35.5
Median age (Female)	41.0	37.6	38.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,393	53,706	93,326
# of persons per HH	2.7	2.9	2.8
Average HH income	\$70,361	\$70,837	\$76,131
Average house value	\$411,542	\$403,415	\$448,667

*\* Demographic data derived from 2010 US Census*





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