

Prime Office/Retail with High Visibility

12972-12976 San Pablo Ave, Richmond, CA 94805

Presented by
Unicom Properties LLC



Price: \$27.96 /SF/YR

Rent is \$2.33/SF. Rare opportunity to lease a versatile office or retail space on San Pablo Avenue with excellent street visibility — perfect for capturing both foot and drive-by traffic. This well-positioned property also includes outstanding off-street parking, shared with just one other tenant (13 regular spaces + 1 ADA-compliant space).

The layout combines openness, privacy, and comfort: a spacious main office area supports collaboration and flexibility, while four private offices provide enclosed, quiet spaces ideal for executives, client meetings, or focused work. Additionally, a welcoming lounge area and designated waiting areas enhance the client experience and offer added convenience for both visitors and staff. An adaptable space well-suited for professional services, healthcare providers, creative firms, or boutique retail.

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High-visibility San Pablo Ave frontage with strong signage potential
Dual-function layout: open area for teamwork + private offices for focus and confidentiality
Lounge area and dedicated waiting areas for staff and clients, respectively
HVAC for year-round comfort
Security cameras
Excellent freeway access for easy commuting

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Screenshot 2025-05-07 154229

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Filbert West Oakland LLC	-	
Margarita's Financial Dynasty	-	
Unicom Insurance & Financial Services	-	
Unicom Properties LLC	-	

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Listing space

1st Floor

Space Available	1,500 SF
Rental Rate	\$27.96 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Versatile Office/Retail Space – Open Layout + Private Offices | Excellent Parking & Location at 12972 San Pablo Ave.

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Property Photos



Screenshot 2025-05-07 154257



Screenshot 2025-05-07 154410

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Property Photos



Screenshot 2025-05-07 154351



Common Area

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Property Photos



Screenshot 2025-05-07 154339



Screenshot 2025-05-07 154326

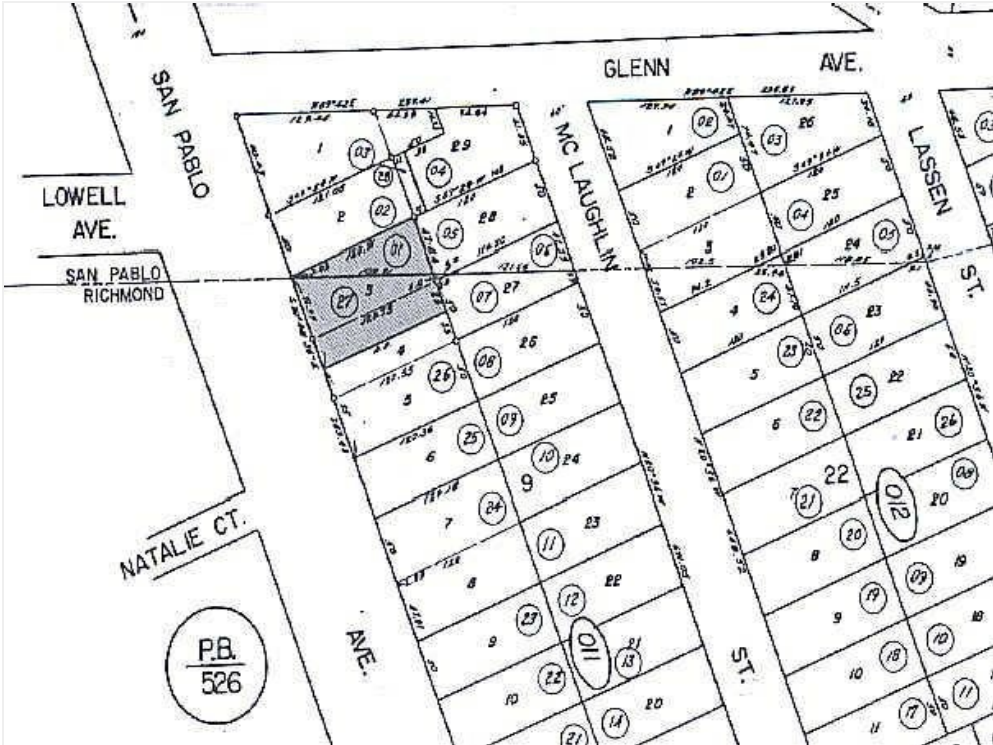
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Plat Map

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Location

