

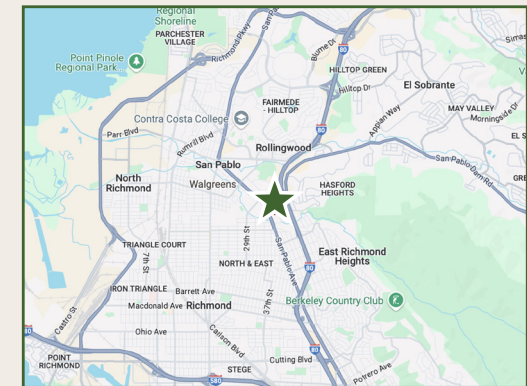


# FOOD MAXX CENTER, SAN PABLO

## PRIME RETAIL SPACE AVAILABLE FOR LEASE



**13222 SAN PABLO AVE.,  
SAN PABLO, CA 94806**



### PROPERTY HIGHLIGHTS

- Rare 21,000 SF Anchor Position Available
- High Volume Food Maxx
- Centrally Located
- New ground-up Pollo Campero Coming Soon
- Up to 10,000 SF Buildable Pad Available for Ground Lease on the hard corner



For leasing, please contact:  
**SOLOMON ETS-HOKIN**  
LIC. 01248264  
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2024)	30,203	175,207	263,268
Percent Hispanic or Latino Population (2024)	45.4%	43.2%	35.1%
Estimated Avg. Household Income (2024)	\$118,253	\$121,280	\$144,471
Total Daytime Employees (2024)	4,596	37,284	58,579



# FOOD MAXX CENTER, SAN PABLO AREA RETAIL MAP AND TRAFFIC COUNTS





# FOOD MAXX CENTER, SAN PABLO AREA MAP (W/ TRAFFIC COUNTS)



10-MINUTE DRIVE TIME DEMOGRAPHICS	
Estimated Population (2024)	168,794
Total Employees (2024)	38,830
Percent Hispanic or Latino Population (2024)	41.9%
Estimated Average Household Income (2024)	\$122,751
Estimated Median Household Income (2024)	\$99,035



# FOOD MAXX CENTER, SAN PABLO

## SITE PLAN



TENANT	SIZE (SF)
Planet Fitness	25,572
Food Maxx	63,140
<b>AVAILABLE</b>	<b>21,000</b>
Ground Lease Pad	up to 10,000 buildable
Pollo Campero (coming soon)	2,619

**TOTAL GLA 122,331**



**UP TO 10,000 SF BUILDABLE PAD AVAILABLE FOR GROUND LEASE**  
*(Pad is currently vacant with no existing structure)*



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