

FOR SALE

ENTITLED DEVELOPMENT PROJECT 44 RESIDENTIAL UNITS
18,400 SF OF LAND



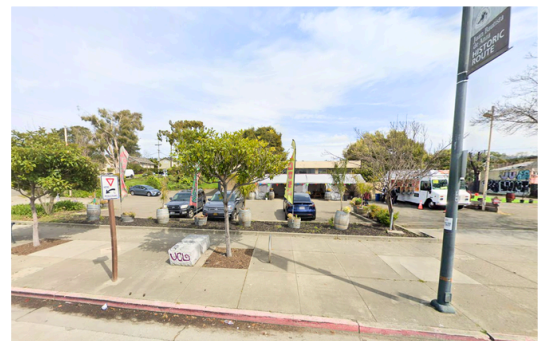
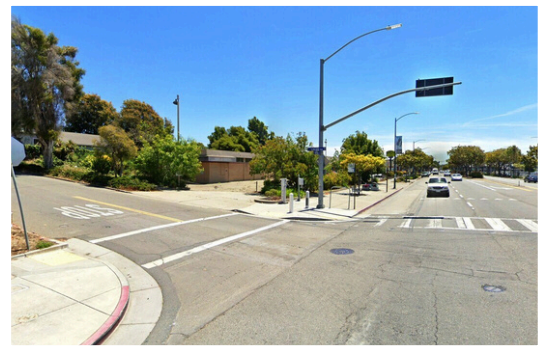
PRICE: \$1,590,000

10192 SAN PABLO AVENUE
EL CERRITO CA 94530

Colby Katz
(510)450-1420
ckatz@mrecommercial.com
LIC# 01949015

Property Overview:

- ▶ A 44-unit development opportunity in the heart of El Cerrito along **San Pablo Avenue and Lincoln Ave**
- ▶ Developer could implement existing plans to achieve five (5) stories and 50-60 units if desired
- ▶ By ordinance, develop up to 85 feet in height (approx. 7 floors, ±100 units). No maximum density!
- ▶ Corner lot of ±18,400 SF comprised of two adjoining parcels (APN: 504-012-036-1 / 504-012-037)
- ▶ Less than ½-mile and a 10-minute walk to El Cerrito Plaza and BART
- ▶ Situated in the TOHIMU (Transit-Oriented Higher-Intensity Mixed Use) zoning district[PDF]
- ▶ Upper residential units to feature bay, city and hill views
- ▶ Walking distance to many national retailers and restaurants
Site boasts an impressive 94 WalkScore, a “Walker and Biker’s Paradise”
- ▶ El Cerrito is a highly desirable, urban infill location in the East Bay Area of the Greater San Francisco Bay Area



VICINITY DEVELOPMENTS



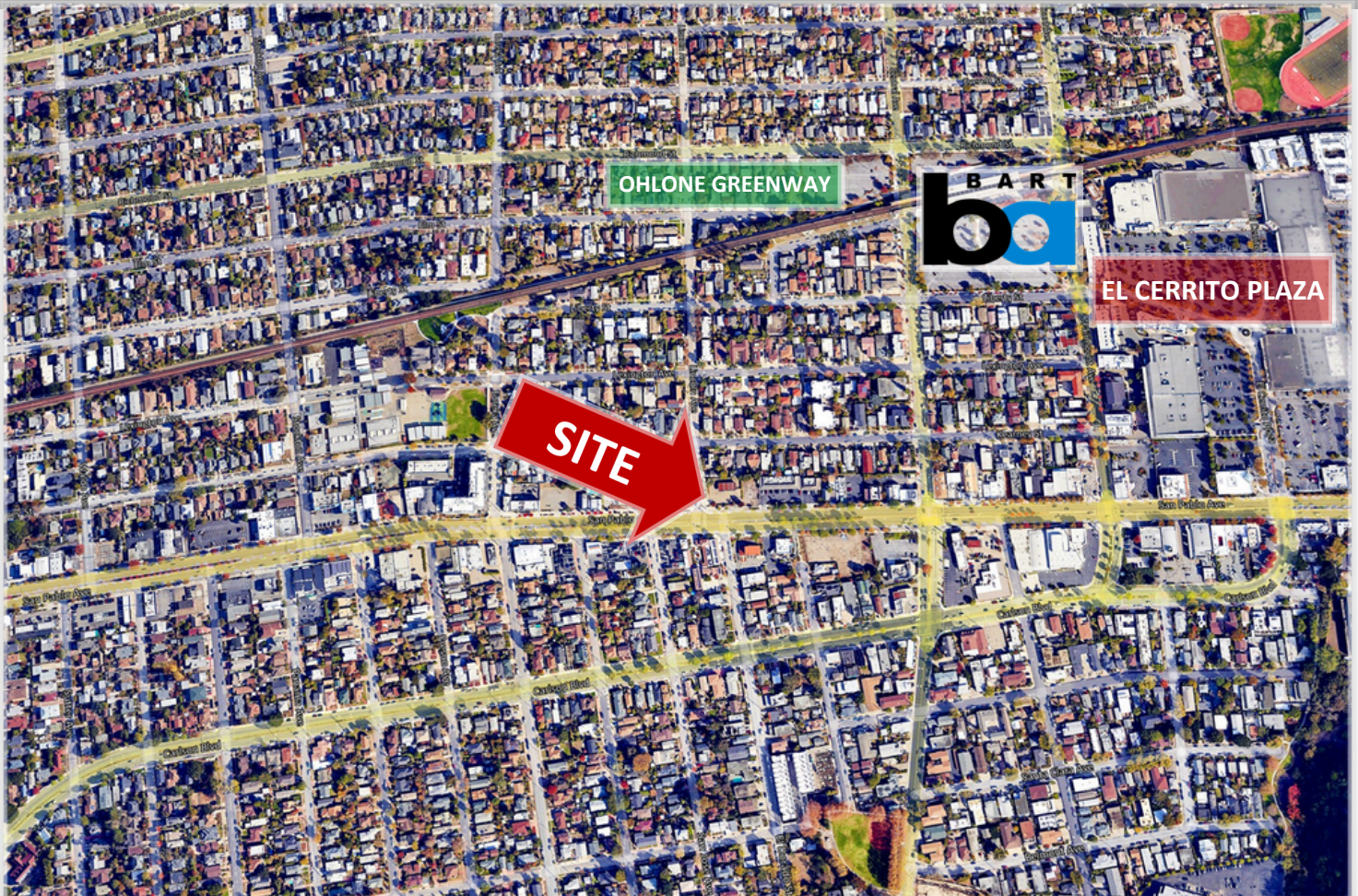
EL CERRITO PLAZA PROXIMITY



GENERAL LOCATIONS APPROXIMATED

All information herein is offered in good faith and deemed accurate, but not guaranteed.

PLOT AND AERIAL



PLANNING SUBMITTAL MATERIALS

10192 SAN PABLO AVE
EL CERRITO, CA

TIA05 - PLANNING SUBMITTAL - Issue Date

10192 SAN PABLO
10192 SAN PABLO AVE
EL CERRITO, CA



PLANNING SUBMITTAL

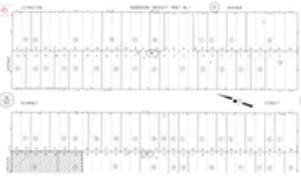
5 LOCATION MAP
OSM NOT TO SCALE



4 VICINITY MAP
OSM NOT TO SCALE



3



UNIT COUNT						
UNIT DESC.	UNIT COUNT	AVG UNIT AREA	TOTAL AREA	BEDS PER UNIT	TOTAL BEDS	TOTAL BATHS
LAND WORK	1	638 SF	638 SF	1	1	2
UNIT 1	1	720 SF	720 SF	1	1	2
UNIT 2	2	691 SF	1,381 SF	1	2	1
UNIT 2.1	1	644 SF	644 SF	1	1	1
UNIT 2.2	1	737 SF	737 SF	1	1	1
UNIT C (STUDIO)	1	515 SF	515 SF	1	1	1
UNIT D (STUDIO)	1	440 SF	440 SF	1	1	1
UNIT E.1	18	510 SF	9,174 SF	1	18	1
UNIT E.2	2	542 SF	1,084 SF	1	2	1
UNIT E.3	6	552 SF	3,305 SF	1	6	1
UNIT E.4	3	536 SF	1,605 SF	1	3	1
UNIT F.1	3	911 SF	2,734 SF	2	6	2
UNIT F.2	2	916 SF	1,832 SF	2	4	2
UNIT G	1	476 SF	476 SF	1	1	1
UNIT H (STUDIO)	1	302 SF	302 SF	1	1	1
TOTAL	44		29,573 SF		49	31

OWNER/DEVELOPER
BRANDLAND INC.
880 MOUNT DIABLO BLVD, SUITE 200
LAFAYETTE, CA 94509
TEL: (925) 743-8000

ARCHITECT
STUDIO KCA
1815 6TH ST
BERKELEY, CA 94710
TEL: (510) 844-3055
FAX: (510) 844-1225

CIVIL
CARLESON, BARRETT & GIBSON INC.
2631 CARMON RAVEN, SUITE 300
SAN RAMON, CA 94583
TEL: (925) 948-0222

LANDSCAPE
THOMAS BAYM & ASSOCIATES, LLP
1024 NORTH MAIN STREET
WALNUT CREEK, CA 94596
TEL: (925) 933-2365

LSA VILVAKER
lvad@lsavilvaker.com

AUSTIN SPRINGER, AIA
austin@studiokca.com

DIPOHAN AMBIT
dipohan@studiokca.com

CHARLES KAHN, AIA
charles@studiokca.com

ANGELO OBERIO
AObenio@lsavilvaker.com

ROCK STOVER

2 PROJECT TEAM
OSM 7" = 1'-0"

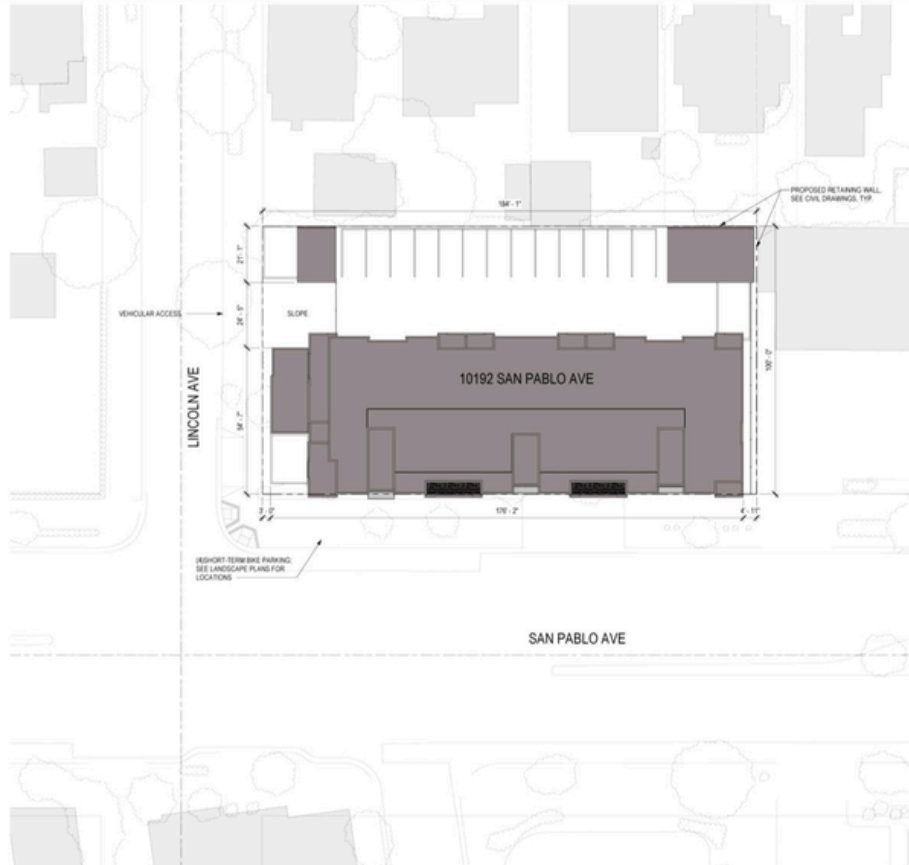
THE PROPOSED PROJECT IS A 4 STORY MULTIFAMILY BUILDING LOCATED AT THE CORNER OF SAN PABLO AVENUE AND LINCOLN AVENUE. THE PROJECT

PROJECT SHEET NO.

PROJECT #	TAB
ISSUE DATE	ISSUE
DATE	DATE

10192 SAN PABLO AVE

2 VICINITY MAP
1" = 1'-0"



studioKCA
1100 10TH ST, SUITE 200
BERKELEY, CA 94710
TEL: (510) 844-3055
FAX: (510) 844-1225

10192 SAN PABLO
10192 SAN PABLO AVE
EL CERRITO, CA



PLANNING SUBMITTAL

PROJECT SHEET NO.

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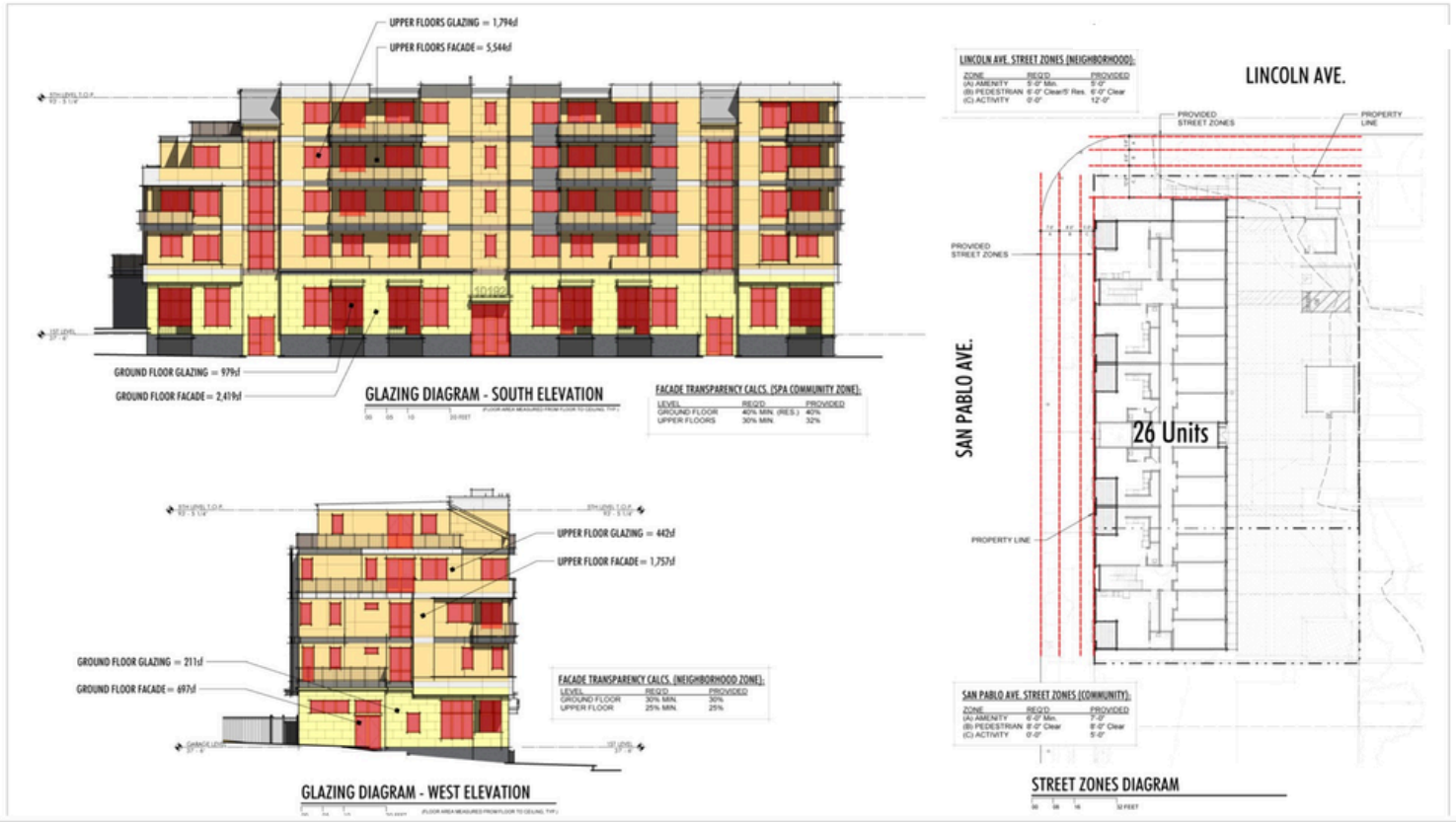
10192 SAN PABLO AVE
SITE PLAN

- GENERAL SITE PLAN NOTES**
- SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
 - PROVIDE SITE PREPARATION GRADING, FILL, AND COMPACTION PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.

SITE PLAN LEGEND:

	LANDSCAPED AREA, SLD
	USABLE OPEN SPACE, SEE ADD
	PERMEABLE WALKWAY, SLD

PRIOR 26-UNIT PLAN + PERSPECTIVES



PREEXISTING SHADOW STUDY

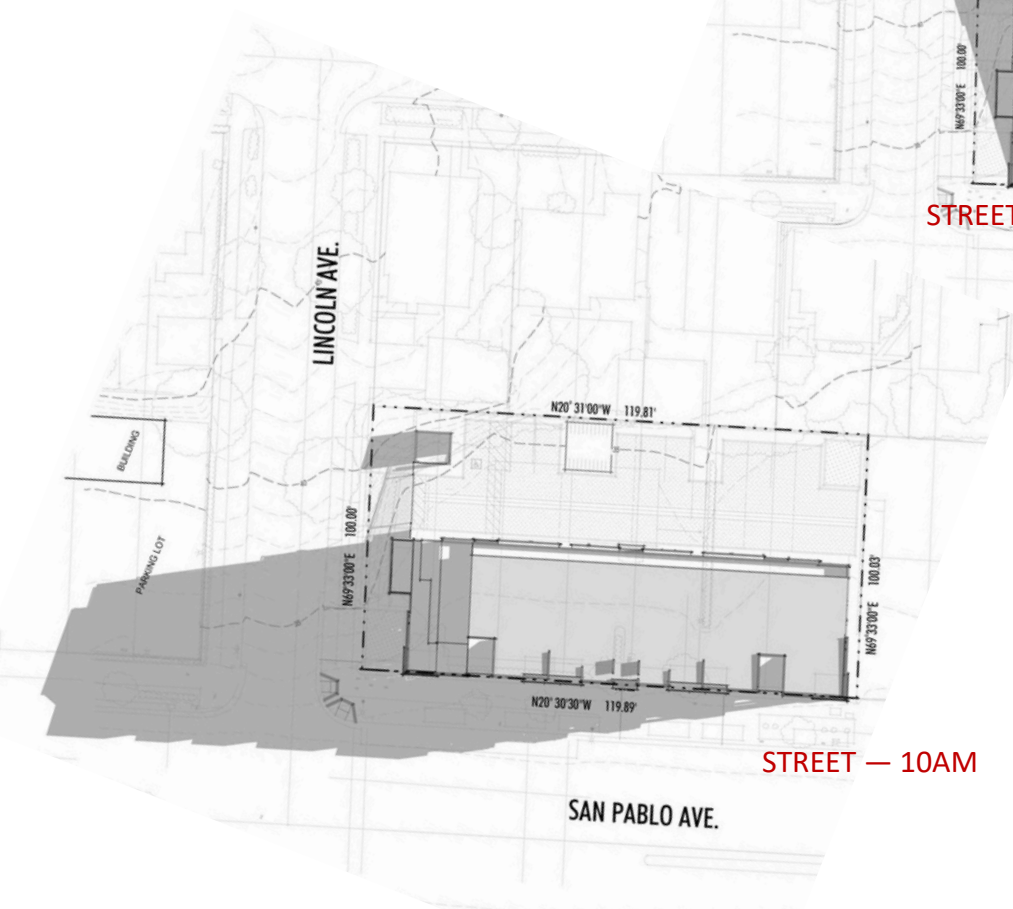
NEIGHBOR



STREET — 4PM



STREET — 10AM



DEMOGRAPHICS

El Cerrito Population Pyramid 2022



El Cerrito Median Age

41.8 41.7 42.1



El Cerrito Adults

There are 20,836 adults, (4,861 of whom are seniors) in El Cerrito.

El Cerrito Age Dependency

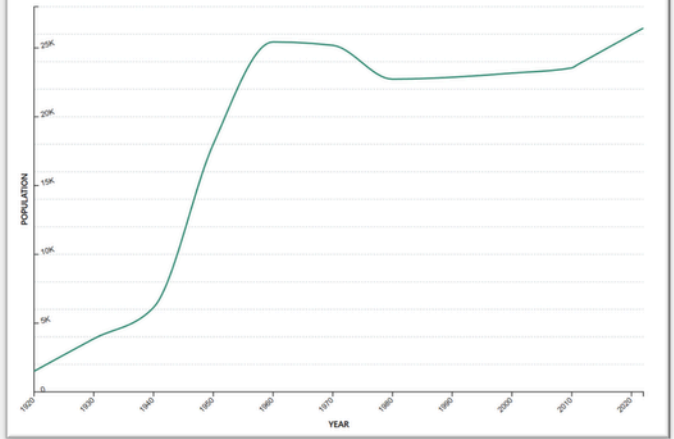
Age Dependency Ratio
30.4 Old Age Dependency Ratio
27.8 Child Dependency Ratio

El Cerrito Sex Ratio

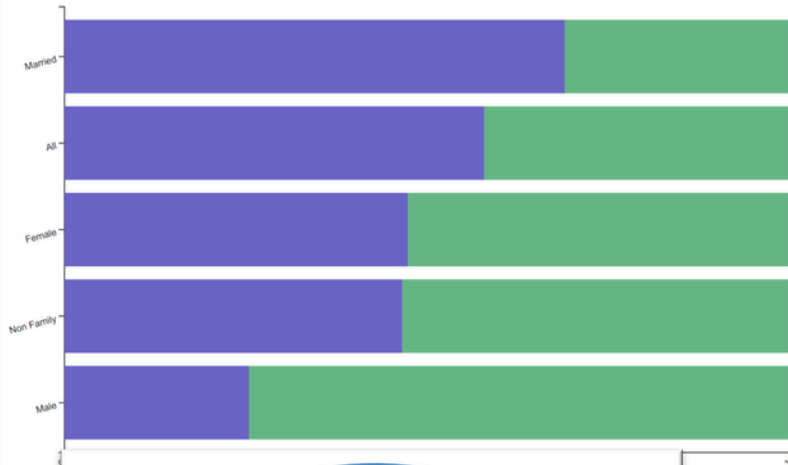
Female 13,340 52.77%
Male 11,940 47.23%

El Cerrito, California Population 2022

26,444



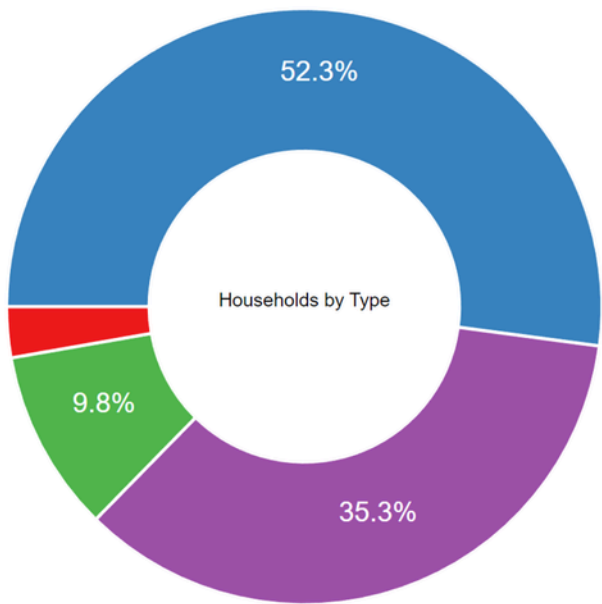
El Cerrito Renter vs Owner Occupied by Household Type



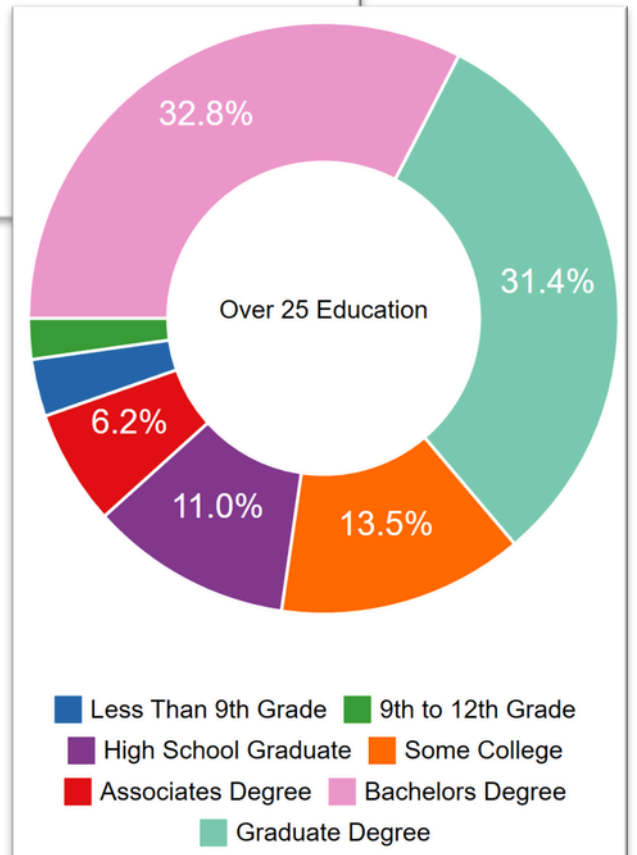
El Cerrito Household Types

Type	Owner	Renter
Male	25.4%	74.6%
Non Family	46.5%	53.5%
Female	47.3%	52.7%
All	57.8%	42.2%
Married	68.9%	31.1%

57.8% Rate of Home Ownership



Married Male Female NonFamily



Less Than 9th Grade 9th to 12th Grade High School Graduate Some College Associates Degree Bachelors Degree Graduate Degree

ABOUT EL CERRITO

El Cerrito is located on the eastern shore of San Francisco Bay. The hilly areas of El Cerrito provide spectacular views of its famous neighbor and the [Golden Gate Bridge](#). El Cerrito is located along Interstate 80, and nearby Interstate 580. The city is less than 30 miles from two major airports. El Cerrito is bordered by [Albany](#) and [Kensington](#) to the south, the [Richmond annex](#) to the west, [East Richmond Heights](#) to the north, and [Wildcat Canyon Regional Park](#) to the east. Local landmark [Albany Hill](#) is in Albany, just across the border with El Cerrito. (El Cerrito—Spanish, "the little hill"—takes its name from Albany Hill.) El Cerrito is within 150 meters (500 feet) of [Berkeley](#) to the southeast.



El Cerrito is approximately 5 miles (8.0 km) from the [University of California Berkeley campus](#) and it has two [BART \(Bay Area rapid transit\)](#) stations: [El Cerrito del Norte](#) and [El Cerrito Plaza](#). The city's primary transportation infrastructure consists of the El Cerrito Plaza and El Cerrito del Norte BART stations along with several local bus lines, operated by [AC Transit](#), providing access to the surrounding area and the nearby cities of Albany, Berkeley and Richmond. In addition to this local service, El Cerrito is also served by AC Transit's trans-bay buses to the [San Francisco Transbay Terminal](#), as well as its late night service from the del Norte station through Richmond, San Pablo, and Pinole, and one of the [All Nighter](#) routes, which follows the [Richmond-Millbrae BART line](#). [FAST](#), [Golden Gate Transit](#), [Vallejo Transit](#), [Napa VINE](#), and [WestCat](#) provide feeder service between the del Norte Station and elsewhere in Contra Costa County and the [North Bay](#).

[San Pablo Avenue](#) stretches the length of El Cerrito and is the primary commercial and retail corridor of the city. El Cerrito is best known for [El Cerrito Plaza](#), a large automobile-oriented shopping center originally built as a [regional mall](#). The shopping center, completely renovated in 2002, today features anchor tenants Trader Joe's, Lucky's, CVS, Ross, Barnes and Noble, Petco, Bed Bath and Beyond. It is surrounded by other commercial and retail businesses along San Pablo Ave.



Ohlone Greenway along BART, 0.2 Miles from Site

El Cerrito city parks include both recreation/sports parks as well as undeveloped nature areas. Most notable are the 80-acre (320,000 m²) [Hillside Natural Area](#) open space, Huber Park (Terrace Drive), Cerrito Vista Park (Moeser Lane and Pomona Avenue), and Arlington Park (Arlington Boulevard), Tassajara Park (Tassajara Avenue and Barrett Avenue), Poinsett Park (Poinsett Avenue), and the Canyon Trail Park and Art Center (Gatto Avenue). The City is home to a 2.6-mile (4.2 km) segment of the [Ohlone Greenway](#) (named after the Native American [Ohlone people](#)), a trail that runs the length of the City along the BART right-of-way and is popular with walkers, runners, and bicyclists.

Excerpted from Wikipedia