



**Newly Renovated**  
Fully Leased Investment Property



**FOR SALE | ±5,100 SF RETAIL BUILDING | ± 9,000 SF LOT | EAST BAY AREA, CA**

**1144 - 1150 Rumrill Blvd | San Pablo CA**

**OFFERING MEMORANDUM**

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## THE OFFERING

We are excited to introduce a unique investment opportunity presented by the teams of Colliers Oakland and Silicon Valley.

We are representing the seller in the sale of a versatile property located at 1148 - 1150 Rumrill Blvd, San Pablo, California, situated in the vibrant East Bay Area.

This property features a  $\pm 5,100$  square foot building on a  $\pm 9,000$  square foot lot, zoned for commercial, retail, and religious uses.

Strategically aligned with San Pablo's General Plan as a Priority Development Area, this site is primed for significant development opportunities including new public transit, residential projects, job creation, and community amenities.



1148 RUMRILL BLVD

## PROPERTY DETAILS

OFFERING PRICE	\$1,200,000
BUILDING SF	±5,100 Sf
LOT SIZE	±9,000 Sf
ZONING	Commercial, Retail, Religious
APN	410-030-001-3, 410-030-019-5
COUNTY	Contra Costa
LAST RENOVATED	2024
CAP RATE	8.8%
RENT ROLL (NNN)	\$8,800/Month

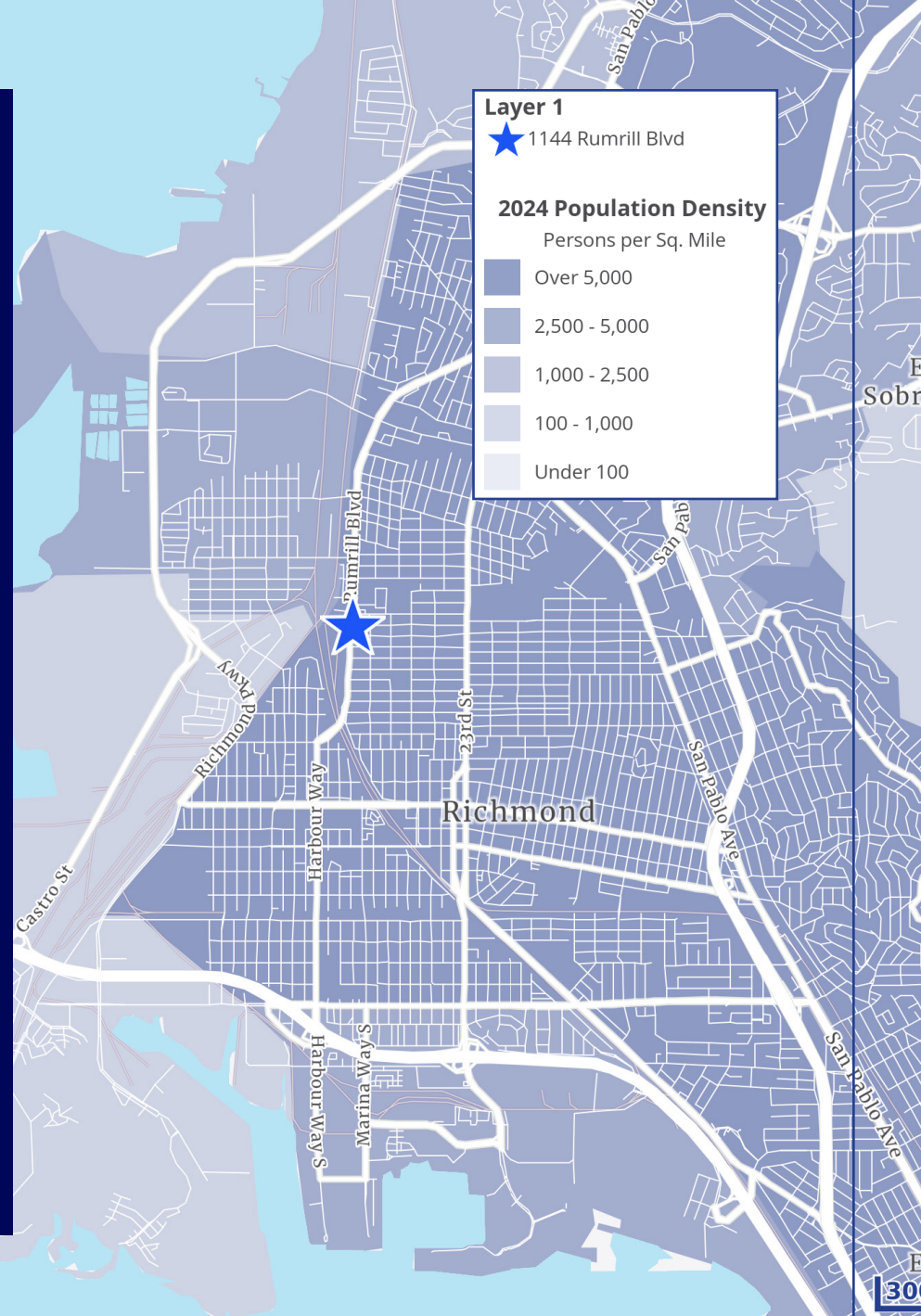
[>> CONTACT FOR MORE DETAILS](#)

## DEMOGRAPHIC DETAILS

San Pablo is situated in West Contra Costa County along Interstate 80, just minutes from the cultural hubs of Berkeley, Oakland, and San Francisco. Interstate 80 serves as the main thoroughfare connecting the Bay Area to Sacramento. Nestled between Pinole and Richmond, and neighboring El Cerrito and Hercules, San Pablo is one of the oldest Spanish settlements in the region. Today, it is a thriving residential and business community with a population of approximately 30,000 within an area of about three square miles.

San Pablo is less than an hour from Oakland and San Francisco international airports. It boasts convenient access to the Bay Area Rapid Transit (BART) system and Amtrak passenger train service. AC Transit bus lines also include San Pablo on their route from Fremont to Pinole. Additionally, containerized shipping, ports, and railway access are available in nearby Richmond and Oakland, making San Pablo a well-connected and accessible location.

<b>POPULATION</b>	32,127
<b>MEDIAN HOUSEHOLD INCOME</b>	\$72,552
<b>GROWTH RATE</b>	7.81% INCREASE
<b>DENSITY</b>	11,063.5/SQ MILE
<b>UNEMPLOYMENT RATE</b>	5.2%



## CONFIDENTIALITY STATEMENT & DISCLAIMER

This Confidential Executive Summary (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Colliers as part of Colliers’ efforts to market for sale the real property located at 570 10th Street/1007 Clay Street, Oakland, California (the “Property”). Colliers is the exclusive agent and broker for the owner(s) of the Property (the “Owner”). Colliers is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Colliers also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Colliers, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient’s use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Colliers.

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This Memorandum includes statements and estimates provided by or to Colliers and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Colliers may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, Colliers will provide the Recipient with copies of all referenced contracts and other documents. Colliers assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum.

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