

Prime Second-Generation Restaurant or Retail Space For Lease

15501 SAN PABLO AVENUE

RICHMOND, CA 94806





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- Prime NorCal second generation restaurant space for lease now
- Extended facade space available with increased exposure and frontage
- Space features a 2nd generation restaurant buildout with a restroom in rear
- Space can be used as restaurant, retail, or service-related use
- Freestanding high-image pad space building totaling 12,255 SF
- Building sits on an a parcel between a busy Starbucks drive- thru, KFC, and one of the top-performing ARCO AM/PM locations in CA
- In a high-traffic and densely populated area near the Hilltop Mall
- Join Starbucks Drive- Thru, Wells Fargo, KFC, AMPM/Arco, UPS, Taqueria, Sala Thai Restaurant, Nail Salon & more
- The property has abundant on-site parking and excellent visibility.
- Easy access to the interstate 80 & 580 freeway exit at Richmond Parkway
- Property has two monument signs for extreme signage opportunities
- Please contact agent for details and do not disturb the current tenant.

LISTING OVERVIEW

| | |
|-----------------------|--|
| Address: | 15501 San Pablo Avenue Richmond, CA 94806 |
| Suite/ Size: | Suite H: 1,400 RSF - Occupied by Subway Sandwiches |
| Availability: | January 1, 2024 |
| Rental Rate: | \$3.25/SF/month NNN |
| Space Type: | Restaurant Space in Pad Building |
| Space Uses: | Restaurant, Retail or Service Use |
| Lease Terms: | 3 - 10 Years |
| Building Size: | 12,255 SF |
| Year Built: | 2004 |
| Notes: | Space features a restaurant buildout, an extended height facade & pylon signage. |

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PROPERTY PHOTOS: BUILDING PHOTOS (Subway Suite H for Lease)



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BUILDING EXTERIOR AND SIGNAGE



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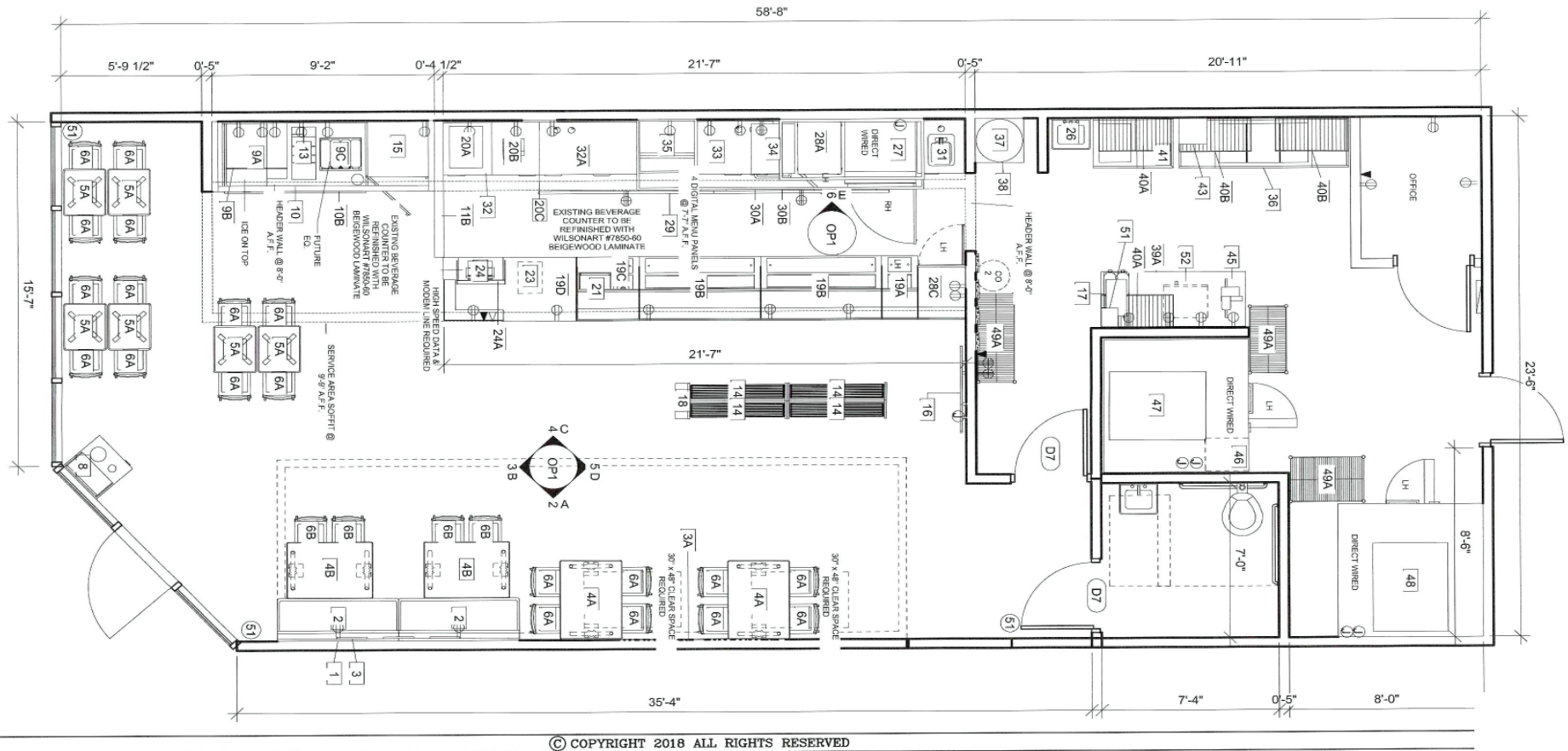


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Space Plans - Subway Suite, Current Buildout (Tenant to Verify)



SUBWAY SANDWICHES

15501 SAN PABLO AVE. SUITE H

FURNATURE & EQUIPMENT PLANS

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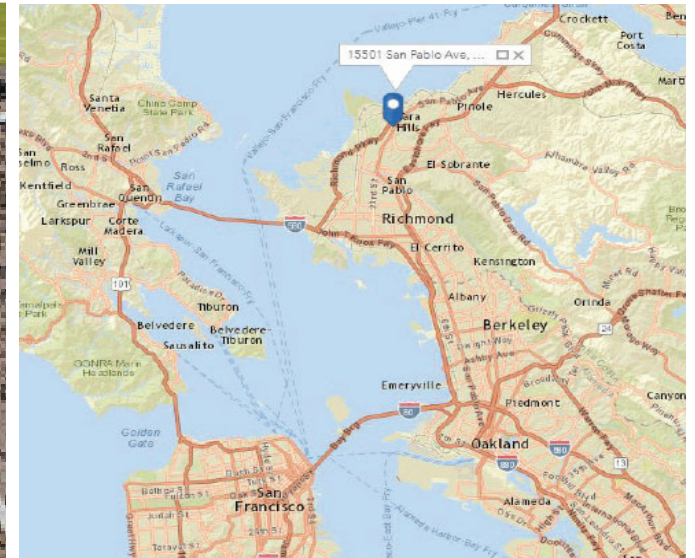
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STREET LOCATOR MAP



SURROUNDING RETAILERS:

- Hilltop Mall
- Starbucks Drive-Thru
- KFC/ A&W Drive-Thru
- AM/PM & ARCO Gasoline
- Presido Kebab
- Wells Fargo Bank
- Nail Salon
- UPS
- Subway (For Lease)
- Sala Thai
- Taqueria

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DEMOGRAPHICS

Rings: 1, 3, 5 mile radii

Latitude: 37.99003

Longitude: -122.33561

| | 1 mile | 3 miles | 5 miles |
|---------------------------------|-----------|-----------|-----------|
| Population | | | |
| 2010 Population | 15,784 | 98,397 | 204,611 |
| 2020 Population | 16,918 | 106,417 | 224,303 |
| 2022 Population | 16,977 | 106,611 | 225,811 |
| 2027 Population | 16,922 | 106,701 | 226,619 |
| 2010-2020 Annual Rate | 0.70% | 0.79% | 0.92% |
| 2020-2022 Annual Rate | 0.15% | 0.08% | 0.30% |
| 2022-2027 Annual Rate | -0.06% | 0.02% | 0.07% |
| 2022 Male Population | 47.6% | 48.7% | 48.8% |
| 2022 Female Population | 52.4% | 51.3% | 51.2% |
| 2022 Median Age | 37.1 | 37.0 | 37.4 |
| Median Household Income | | | |
| 2022 Median Household Income | \$87,295 | \$83,219 | \$87,656 |
| 2027 Median Household Income | \$101,484 | \$96,460 | \$102,763 |
| 2022-2027 Annual Rate | 3.06% | 3.00% | 3.23% |
| Average Household Income | | | |
| 2022 Average Household Income | \$115,171 | \$108,039 | \$118,827 |
| 2027 Average Household Income | \$141,159 | \$128,599 | \$139,951 |
| 2022-2027 Annual Rate | 4.15% | 3.55% | 3.33% |
| Per Capita Income | | | |
| 2022 Per Capita Income | \$39,890 | \$34,743 | \$38,469 |
| 2027 Per Capita Income | \$48,634 | \$41,187 | \$45,129 |
| 2022-2027 Annual Rate | 4.04% | 3.46% | 3.24% |

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FOR LEASE: RESTAURANT / RETAIL OPPORTUNITY

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FOR MORE INFORMATION:

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