

±2,380 SF with Drive-Thru

AVAILABLE FOR GROUND LEASE



14555

SAN PABLO AVENUE

SAN PABLO, CA 94806

NICOLE LYON

nlyon@theeoniccompany.com

(408) 400-7008

CA RE License #01975898

MIKE CONROY

mconroy@theeoniccompany.com

(408) 400-7061

CA RE License #02046912

 the eonic company®

PROPERTY

HIGHLIGHTS



DEMOGRAPHICS (2025)

	1 Mile	3 miles	5 Miles
Daytime Population	24,048	118,227	181,869
Average Household Income	\$97,953	\$115,490	\$131,969
Total Population	32,686	152,561	234,158

TRAFFIC COUNTS

San Pablo Avenue	21,729 ADT
Rumrill Blvd	15,182 ADT
Broadway Ave	14,460 ADT

Source: 2025 Esri.

PRIME DRIVE-THRU OPPORTUNITY



±2,380 SF pad with dedicated drive-thru, located at the signalized corner of San Pablo Avenue and Rumrill Blvd.

HIGH TRAFFIC COUNTS



Excellent visibility with over 21,700 cars per day along San Pablo Avenue, plus 15,100 ADT on Rumrill Blvd and 14,400 ADT on Broadway Ave.

DENSE POPULATION BASE



More than 234,000 residents within a 5-mile radius, with strong daytime population of nearly 182,000.

STRONG RETAIL TRADE AREA



Positioned near San Pablo Towne Center, Hilltop Plaza, and multiple grocery-anchored shopping centers, driving consistent consumer traffic.

EXCELLENT ACCESSIBILITY



Multiple access points with convenient connectivity to I-80, serving both commuter and neighborhood

AFFLUENT TRADE AREA



Average household incomes exceed \$130,000 within 5 miles.

ACROSS FROM CONTRA COSTA COLLEGE



Public community college with ±7,000 students, part of the California Community Colleges system.



CONCEPTUAL

RENDERINGS

VIEW FROM SAN PABLO TO CORNER

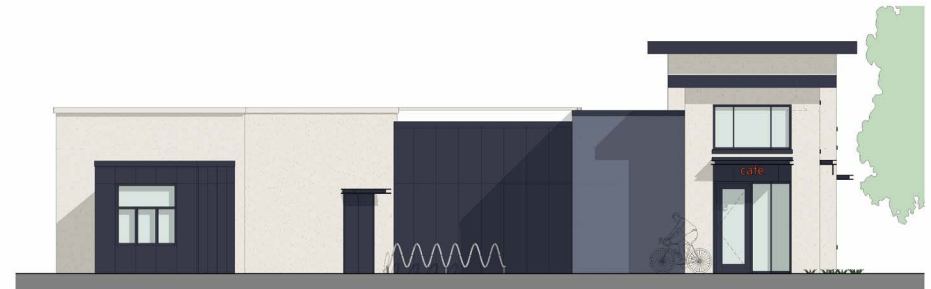


BIRD'S EYE VIEW FROM WEST

CONCEPTUAL

RENDERINGS

VIEW TO MAIN ENTRANCE



NORTH CORNER

MAIN ENTRY

TRADE AREA AERIAL

PINOLE POINT

SAN PABLO BAY

SAN FRANCISCO
BAY

14555
SAN PABLO AVE

HILLTOP PLAZA

CINEMARK CITY SPORTS CLUB HIBBETT dd's DISCOUNTS
ROSS GameStop xfinity MATTRESS FIRM SUBWAY

Walmart 24 HOUR

PINOLE VALLEY SHOPPING CENTER

TRADER JOE'S Walgreens Jamba Juice CHIPOTLE
T Mobile MOD FIVE GUYS Peet's COFFEE

SAFEWAY Peet's COFFEE

GROCERY OUTLET
ACE Hardware
CHUCK E. CHEESE
Michaels
pet food express

SPROUTS FARMERS MARKET Starbucks STARBUCKS
Habit BURGER GRILL FIREWINGS
OrangeTheory FITNESS

TACO BELL THE HOME DEPOT Domino's Pizzeria
Lucky McDonald's

PINOLE VISTA SHOPPING CENTER

Lucky NOAH'S BEST BUY metro
planet fitness POPEYES DOLLAR TREE KFC Starbucks
Wendy's TACO BELL Sizzler BURGER KING BIG B

PINOLE VISTA CROSSING

TARGET Starbucks HomeGoods SALLY BEAUTY Burlington
food maxx PETSMART Panera RACK IN-N-OUT
TJ-maxx ULTA CVS Applebee's BevMo! STAPLES

SAN PABLO TOWNE CENTER

ROSS POPEYES Pizza Guys savers
TACO BELL cricket wireless DOLLAR TREE metro UPS
octapharma plasma Starbucks Jersey Mike's Jack in the box noodle 21

CONTRA COSTA COLLEGE
*7,000 STUDENTS

PINOLE
VALLEY PARK

DOLLAR TREE W

planet fitness food maxx

Raley's Starbucks Mountain Mike's McDonald's

NICOLE LYON

nlyon@theeconiccompany.com

(408) 400-7008

CA RE License #01975898

MIKE CONROY

mconroy@theeconiccompany.com

(408) 400-7061

CA RE License #02046912

14555

SAN PABLO AVENUE

SAN PABLO, CA 94806

