

**RECENTLY COMPLETED, HIGH-TRAFFIC RETAIL SPACE FOR LEASE!**

**11600 SAN PABLO AVENUE,  
EL CERRITO, CA**



**ADJACENT  
TO DEL NORTE  
BART**



**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

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## RETAIL & RESTAURANT SPACE ON GROUND FLOOR WITH 223 RESIDENTIAL UNITS ON SITE 156 UNITS ALREADY BUILT. 67 AFFORDABLE UNITS TO BE BUILT NEXT DOOR

### CONSTRUCTION RECENTLY COMPLETED

**RETAIL #1** ±1,982 rsf  
±64'-4" of storefront along San Pablo Ave  
and designated patio seating

**RETAIL #2** ±2,074 rsf  
LEASED

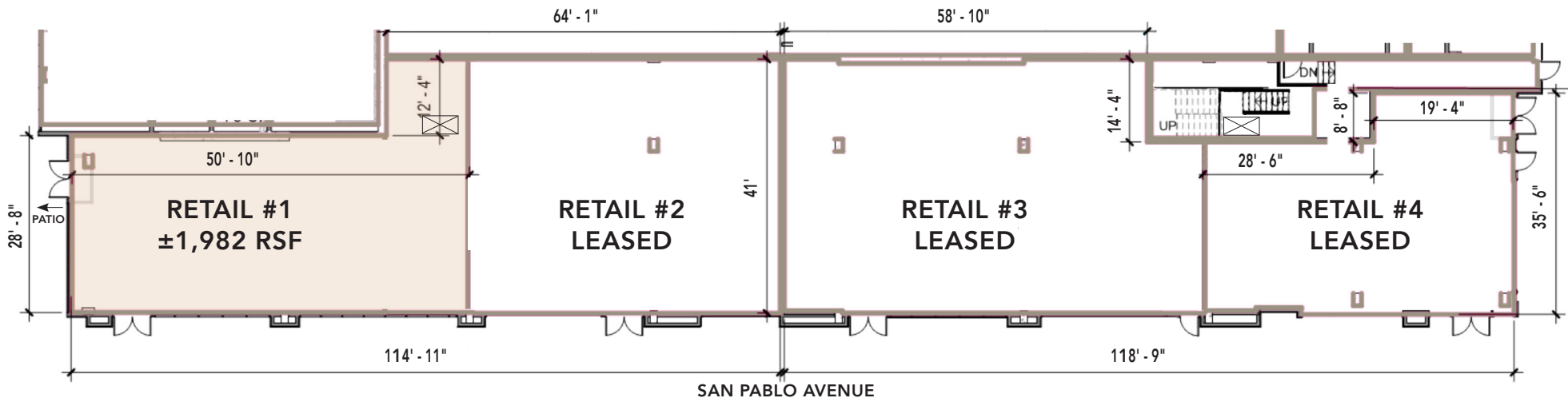
**RETAIL #3 + #4** ±4,189 rsf  
LEASED

**ASKING RENT: CALL BROKER**

### JUST ONE SPACE LEFT! ±1,982 square feet of prominent ground floor retail space

- Perfect for food use, fitness, retail service commercial, personal services, and medical
- 12'8" clear ceiling height, concrete floors, large windows
- Steps to El Cerrito Del Norte BART
- Excellent signage opportunity
- Both corner spaces are set up for venting and have a pre-installed grease trap capable for restaurant use
- Potential for outdoor seating along San Pablo Avenue
- High-traffic shopping corridor with ample street parking
- Tenant improvement allowance available for qualified tenants
- El Cerrito is currently in the design phase to implement numerous bicycle and pedestrian enhancements, including bike lanes and new crosswalks, adjacent to the project along San Pablo Avenue and leading to the Del Norte BART Station

**CENTRALLY  
LOCATED ON  
HIGH-VISIBILITY  
SAN PABLO AVENUE,  
WITH EASY  
ACCESS TO  
I-80 AND I-580  
FREEWAYS**



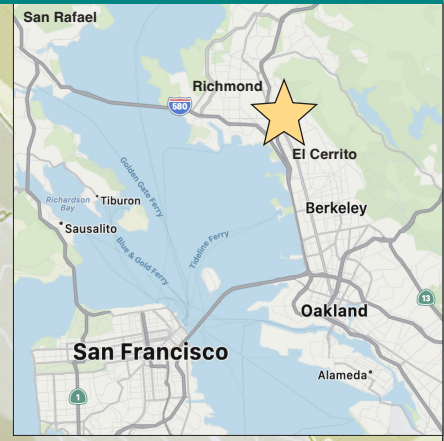
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## 11600 SAN PABLO AVENUE, EL CERRITO, CA AREA MAP AND LOCAL AMENITIES



- Surrounded by many national, regional, and local retailers, eateries, and markets
- Join popular eateries – Banana Leaf Thai, Brasil Bistro, El Mono Peruvian, Gangnam Tofu, Los Moles, and Mi Casa Grill
- 1/2 block to Ohlone Greenway – a popular biking and walking path from Berkeley to Richmond
- Near DMV and El Cerrito city offices
- Centrally located 6.4 miles to Richmond-San Rafael Bridge, and 14.7 miles to SF Bay Bridge
- El Cerrito's Proposed San Pablo Avenue Specific Plan articulates a vision for transforming San Pablo Avenue to provide opportunities for living, working and community life



### EL CERRITO PLAZA



DEMOGRAPHICS	1 MILE	3 MILE
Population	26,373	154,520
Total Consumer Spending	\$279.03M	\$1.5B
Average HH Income:	\$99,406	\$117,742

TRAFFIC COUNTS			
COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
San Pablo Ave	Cutting Blvd	21,321	100 ft
I- 80	Cutting Blvd	214,427	0.1 mi

Source: CoStar/Loopnet

- An area of increasing density with over 1,600 new housing units proposed, approved, under construction, and completed since 2015
- Visit the [New Development/Major Projects](#) web page for more info



### WALL AVE APARTMENTS

- 130 residential units
- Approved



### HAMPTON INN & SUITES

- 124-room hotel
- Approved



### TRU BY HILTON

- Mixed-Use Hotel/Residential
- Proposed



### 11335-41 SAN PABLO AVE

- 63 residential units
- Approved



### HANA GARDENS

- 63 units senior housing
- Completed 2018



### CERRITO VISTA

- 50 residential units
- Completed 2018



### 10810 SAN PABLO

- 40 residential units
- Approved



### CREDENCE

- 30 residential/2 live work
- Completed



### METRO 510

- 128 residential/ un its
- Completed 2018



### THE CIVIC

- 50 residential/4 live-work
- Approved





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11600 SAN PABLO AVENUE, EL CERRITO, CA  
RENDERING



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The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.

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