

HIGH-TRAFFIC RESTAURANT OR RETAIL SPACE FOR LEASE!

11600 SAN PABLO AVENUE, UNIT #3
EL CERRITO, CA



ADJACENT
TO DEL NORTE
BART



GORDON
COMMERCIAL REAL ESTATE BROKERAGE

CONTACT: LORI ROSENTHAL

510 524-2344 • lori@gordoncommercial.com • DRE# 01946676

RESTAURANT/RETAIL SPACE ON GROUND FLOOR

WITH 225 RESIDENTIAL UNITS ON SITE, 156 UNITS ALREADY BUILT. 69 AFFORDABLE UNITS UNDER CONSTRUCTION NEXT DOOR

AVAILABLE:

UNIT #3: ±1,617 rsf

Close to 40' of storefront along San Pablo Ave

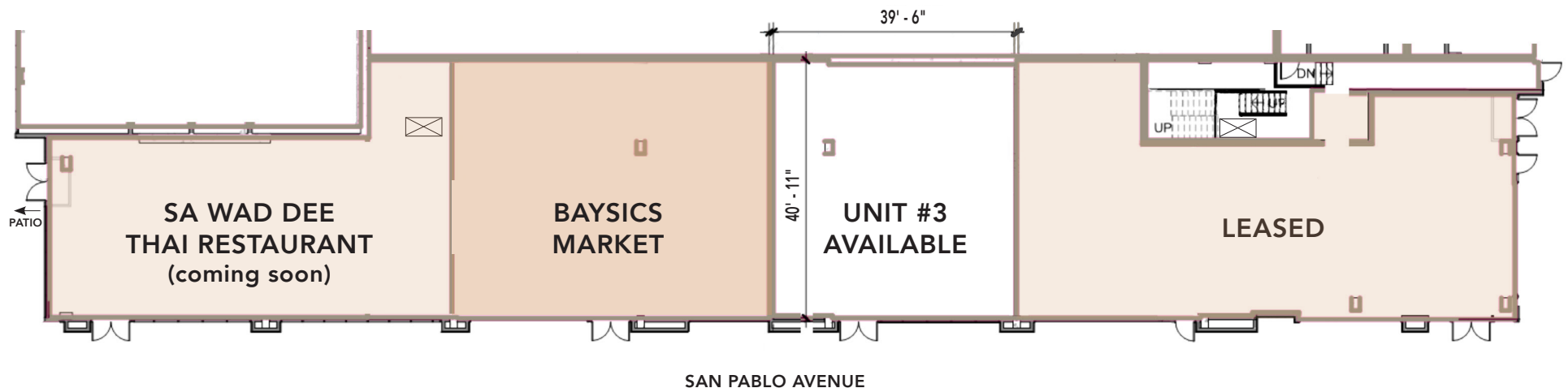
- Vent shaft available for restaurant use
- Grease trap capable for restaurant use

ASKING RENT:
\$2.75 psf/month NNN

JUST ONE SPACE LEFT! ±1,617 RSF of prominent ground floor 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
- High-traffic shopping corridor
- Close to numerous eateries, retail shops, and fitness
- El Cerrito is currently implementing 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, UNIT #3, EL CERRITO, CA
AREA MAP AND LOCAL AMENITIES



Walk Score
87



Near Popular
Eateries



21,321

Traffic Count

- Surrounded by many national, regional, and local retailers, eateries, and markets
- Join popular eateries – 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

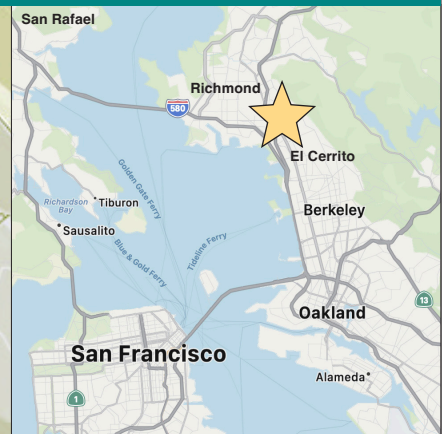
DEMOGRAPHICS

	1 MILE	3 MILE
Population	26,373	154,520
Total Consumer Spending	\$279.03M	\$1.5B
Average HH Income:	\$175,112	\$127,475

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



EL CERRITO PLAZA



- 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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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.

GORDON COMMERCIAL REAL ESTATE BROKERAGE 1680 University Avenue, Berkeley, CA 94703 • www.gordoncommercial.com • T 510 898-0513 • DRE# 01884390