

# FOR LEASE: RETAIL/OFFICE SPACE

11161 SAN PABLO AVENUE  
EL CERRITO, CA



**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

**CONTACT: JONATHAN NEWMAN**

510 898-2122 • [jnewman@gordoncommercial.com](mailto:jnewman@gordoncommercial.com) • DRE#02118083



## SAN PABLO AVENUE FRONTAGE – NEAR EL CERRITO BART STATION AND CITY HALL

### Adjacent to Plank Power Pilates in Well-Maintained Building with Secured Parking in Back

**SIZE:**  
± 1,200 RSF

**LEASE RATE:**  
\$3.00 psf/month IG

**ZONED: TOM**  
(Transit-Oriented Mixed Use)

•

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

- Large glass window frontage provides nice natural light
- Open plan with 3 private offices
- 1 restroom, possible shower room
- High ceilings, hardwood floors, HVAC
- Excellent visibility/signage opportunity
- Near El Cerrito and Del Norte BART
- 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
- 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









# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

## 11161 SAN PABLO AVENUE, 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
- Close to popular eateries – Los Moles Beer Garden, Happy Garden, Subway, and Little Caesars Pizza
- 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 1.5 miles to Richmond-San Rafael Bridge, and 13 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

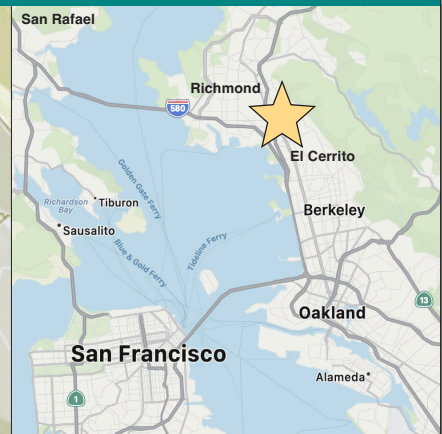
### DEMOGRAPHICS

	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	DAILY RAFFIC	DISTANCE
San Pablo Ave	Potrero Ave	21,321	,25 mi
I- 80	Potrero Ave	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



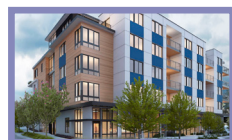
### CREDENCE

- 30 residential/2 live work
- Completed



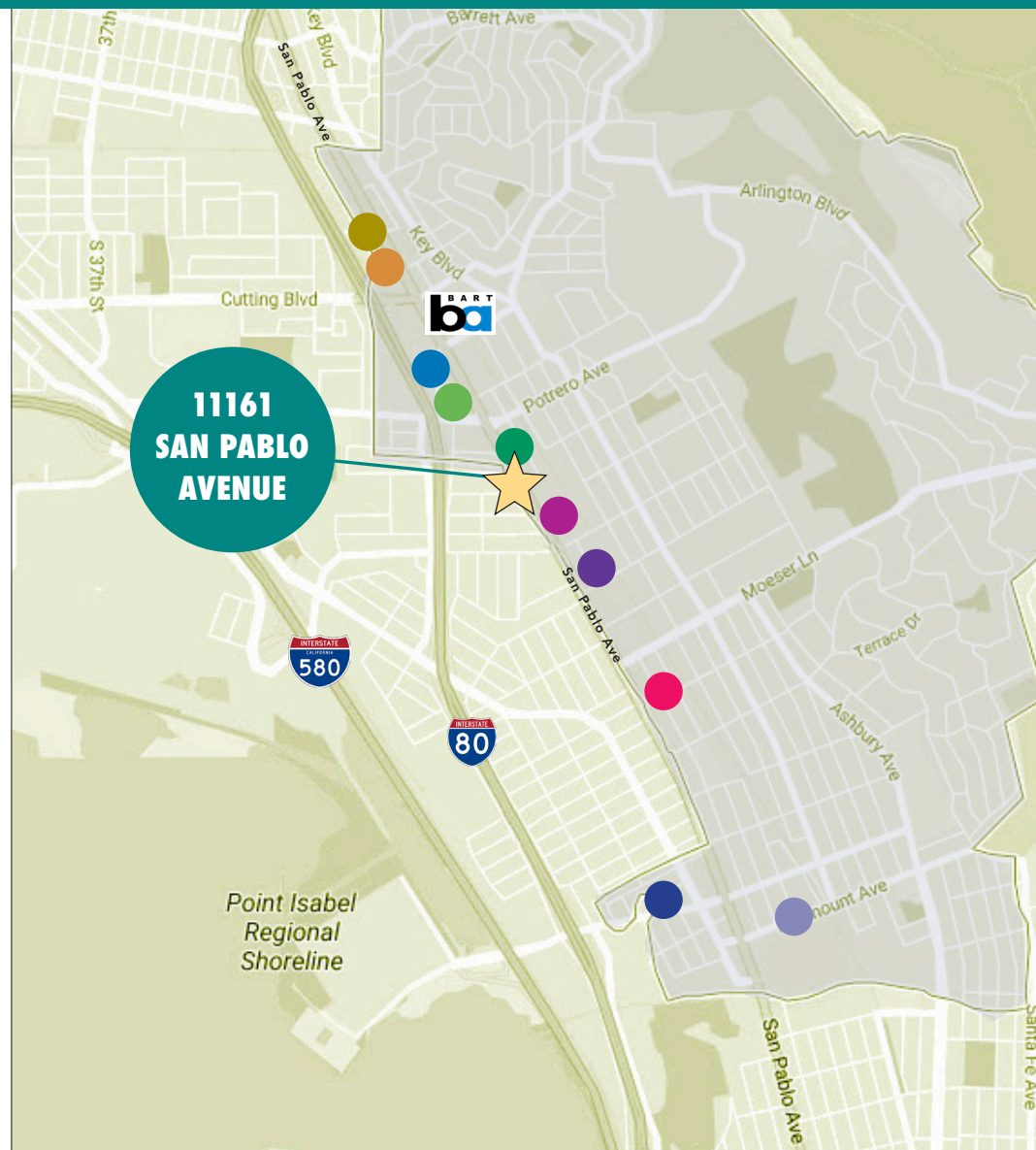
### METRO 510

- 128 residential/ units
- Completed 2018



### THE CIVIC

- 50 residential/4 live-work
- Approved



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.