

**FOR LEASE :: 11155 SAN PABLO AVENUE, UNITS D+E, EL CERRITO, CA**

**Two Centrally Located Retail, Office, or Fitness Spaces**



**CONTACT: JONATHAN NEWMAN**

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



## :: In Well-Maintained Building with Secured Parking, on Busy Thoroughfare ::

**UNIT D SIZE:** ±1,237 RSF

**LEASE RATE:** \$2.50 psf/month IG

**UNIT E SIZE:** ±1,308 RSF

**LEASE RATE:** \$2.50 psf/month IG

**UNIT D+E TOGETHER:** ±2,545 RSF

**LEASE RATE:** \$2.20 psf/month IG

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

### UNIT D

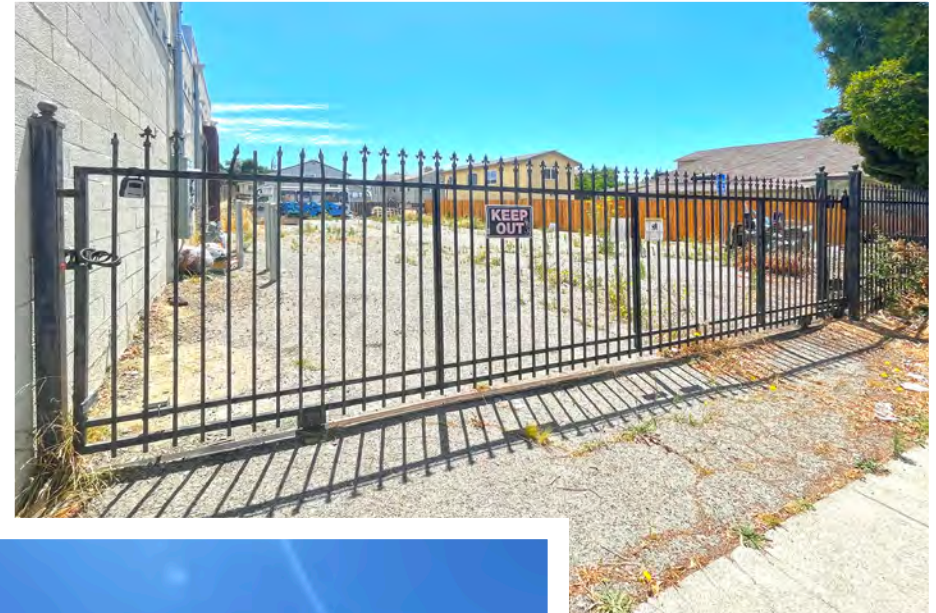
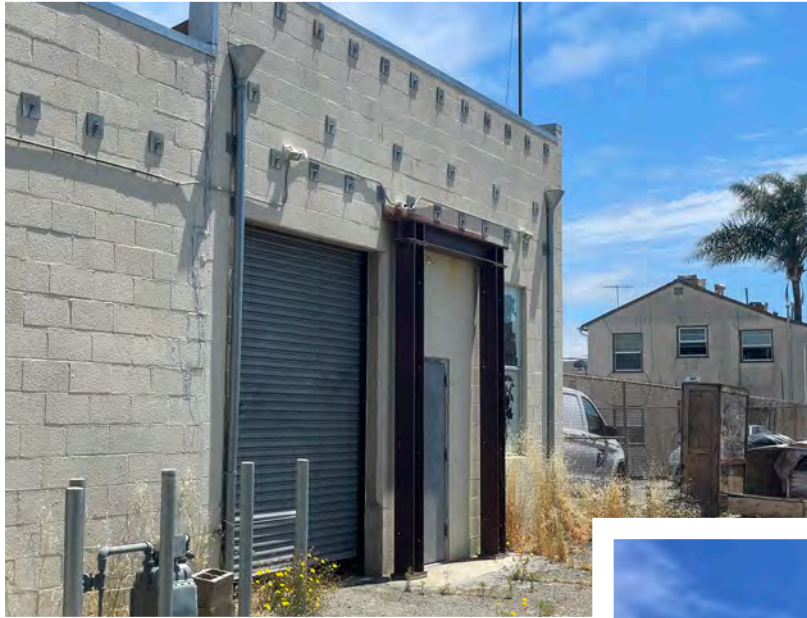
- 14' height, open ceiling with two large skylights
- Large glass storefront with wood entry door facing Carlos Street
- Private restroom (non-ADA)
- Carpet flooring, painted sheetrock walls
- 125-Amp sub panel (new electric meter required)
- New water meter required

### UNIT E

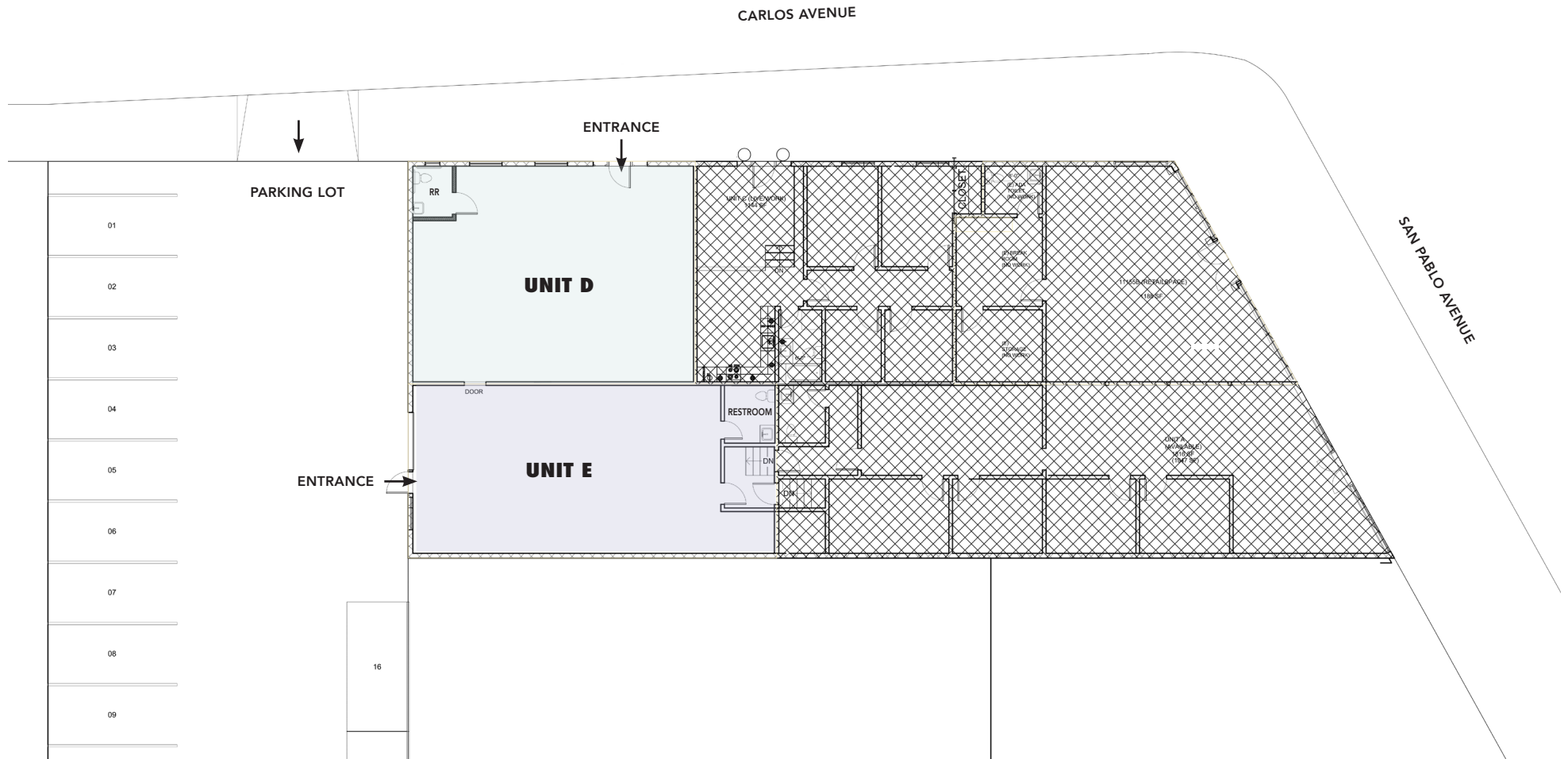
- 14' height, painted ceiling
- Entry from parking lot with steel roll-up door and steel entry door (repairs needed)
- Concrete flooring, painted brick and concrete block walls
- Proposed private ADA restroom
- Water: Shared with another unit
- Connected to a basement for storage
- Power: new electric meter application required or possible shared service

- Adjacent to Post Office, across from Harbor Freight Hardware Store
- Near El Cerrito and Del Norte BART, and City Hall
- High-traffic shopping corridor
- Close to numerous eateries, retail shops, and fitness
- Easy access to I-80 and I-580 freeways
- [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 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









This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

# GORDON

COMMERCIAL REAL ESTATE BROKERAGE

## 11155 SAN PABLO AVENUE, EL CERRITO, CA AREA MAP AND LOCAL AMENITIES



- Surrounded by many national, regional, and local retailers, eateries, and markets
- Close to popular eateries – Los Moles Beer Garden, Happy Garden, Subway, and Mountain Mike's Pizza
- 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

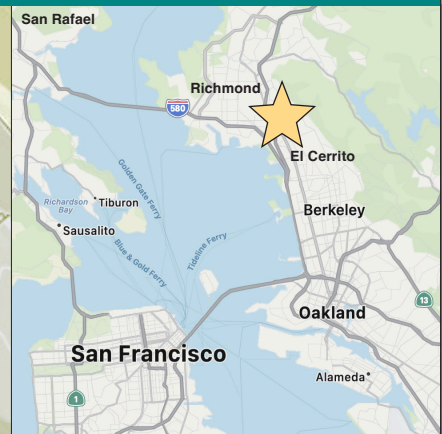
### DEMOGRAPHICS

	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



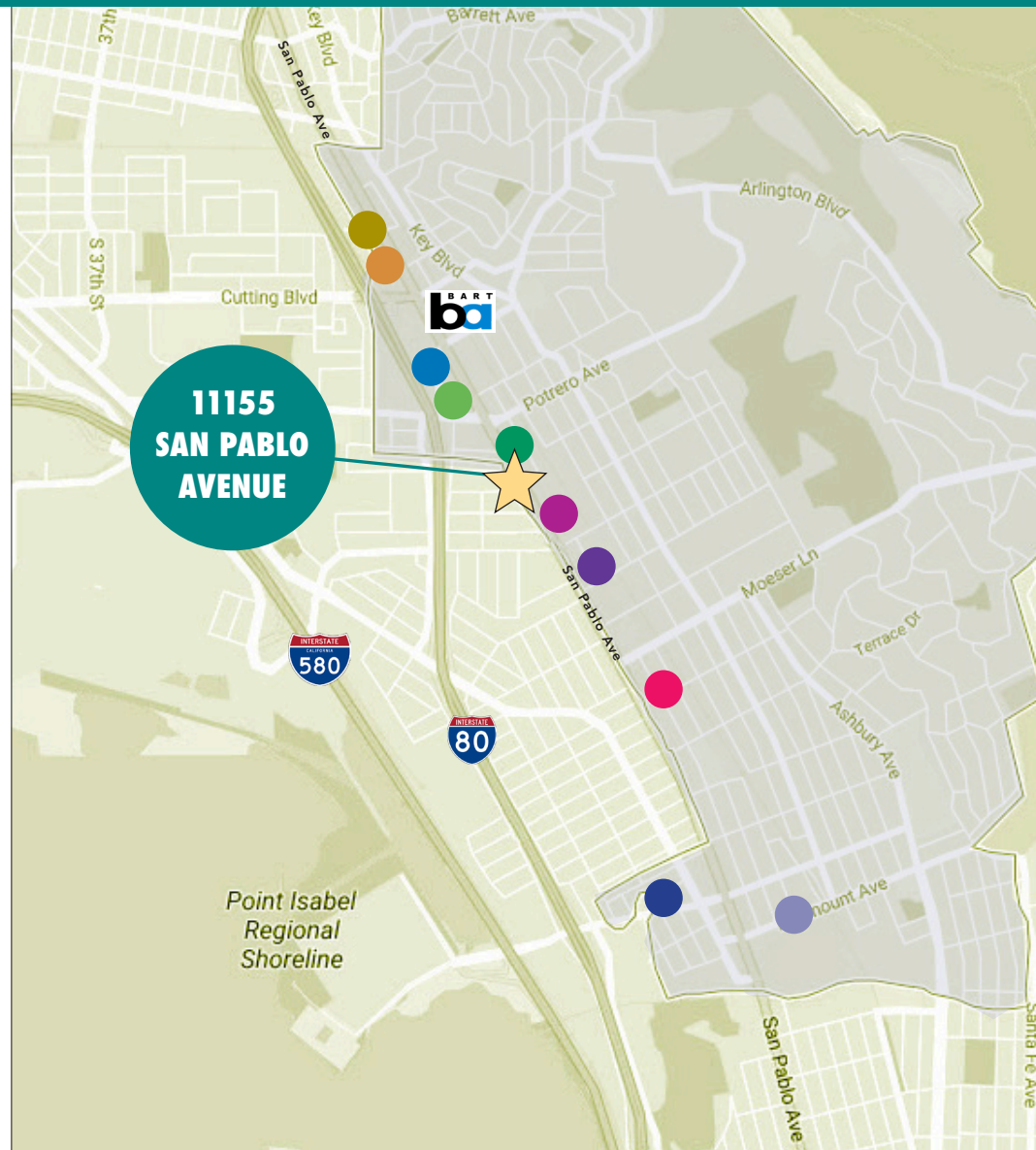
### METRO 510

- 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.