



3575 SAN PABLO DAM ROAD, EL SOBRANTE, CA 94803

Office Space FOR LEASE

Multiple Office Suites from 100 sq.ft. to 11,544 sq.ft.

CONTACT EXCLUSIVE AGENTS

CENTURY 21 COMMERCIAL[®]
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BUILDING DESCRIPTION

3575 San Pablo Dam Road, El Sobrante, CA 94803



PROPERTY HIGHLIGHTS

AVAILABLE LAND

Entire building available or divisible from ± 100 SF to $\pm 11,544$ SF
0.29 AC | 12,632 SF | Zoning: R-B, County

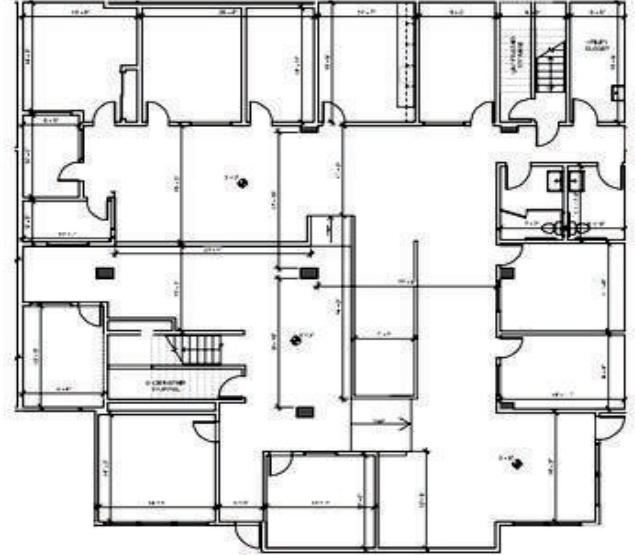
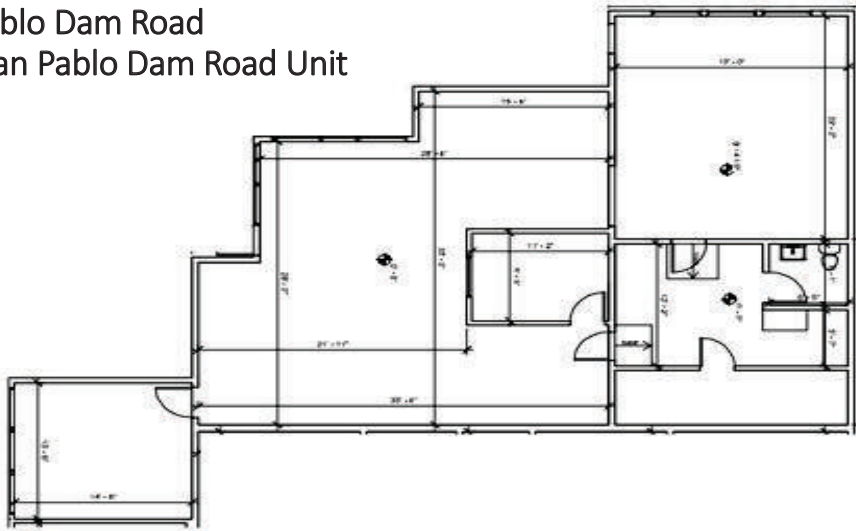
HIGHLIGHTS

- * Negotiable lease terms
- * Immediate availability
- * Refurbished in 2015 with high visible; 2-story office building on busy corner of San Pablo Dam Road & El Portal in downtown El Sobrante. Excellent signage. Easy freeway access to I-80 and Hwy 4.
- * Turn key office building, zoning allows a multitude of retail, office and medical uses
- * Amenities include A/C, elevator access, ADA restrooms and parking
- * Ample parking spaces available onsite
- * Prominent signage, corner location, opposite Walgreens.
- * Surrounded by local businesses, retail, restaurants and professional services
- * 0.25 miles to I-80

FLOOR PLAN

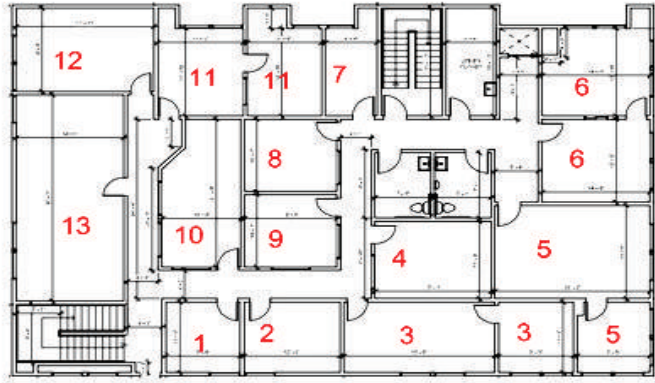
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3575 San Pablo Dam Road
First Floor San Pablo Dam Road Unit



3575 San Pablo Dam Road - First Floor El Portal Unit

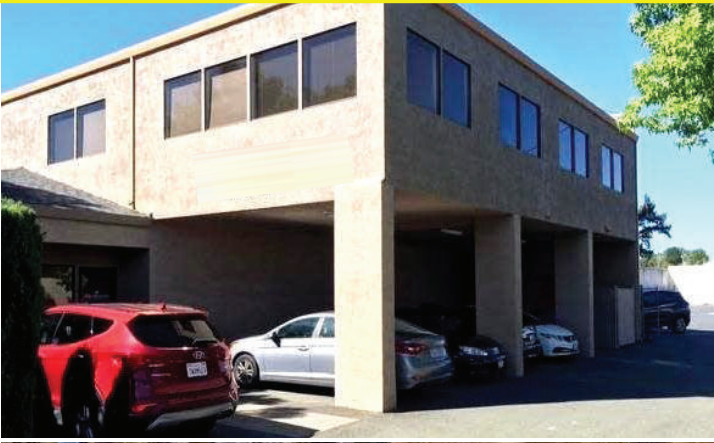
- 1 - 100 sqft
- 2 - 130 sqft
- 3 - 304 sqft
- 4 - 171 sqft
- 5 - 373 sqft
- 6 - 359 sqft
- 7 - 96 sqft
- 8 - 127 sqft
- 9 - 127 sqft
- 10 - 212 sqft
- 11 - 295 sqft
- 12 - 220 sqft
- 13 - 424 sqft



3575 San Pablo Dam Road - Second Floor

AVAILABLE OFFICE & PARKING SPACES

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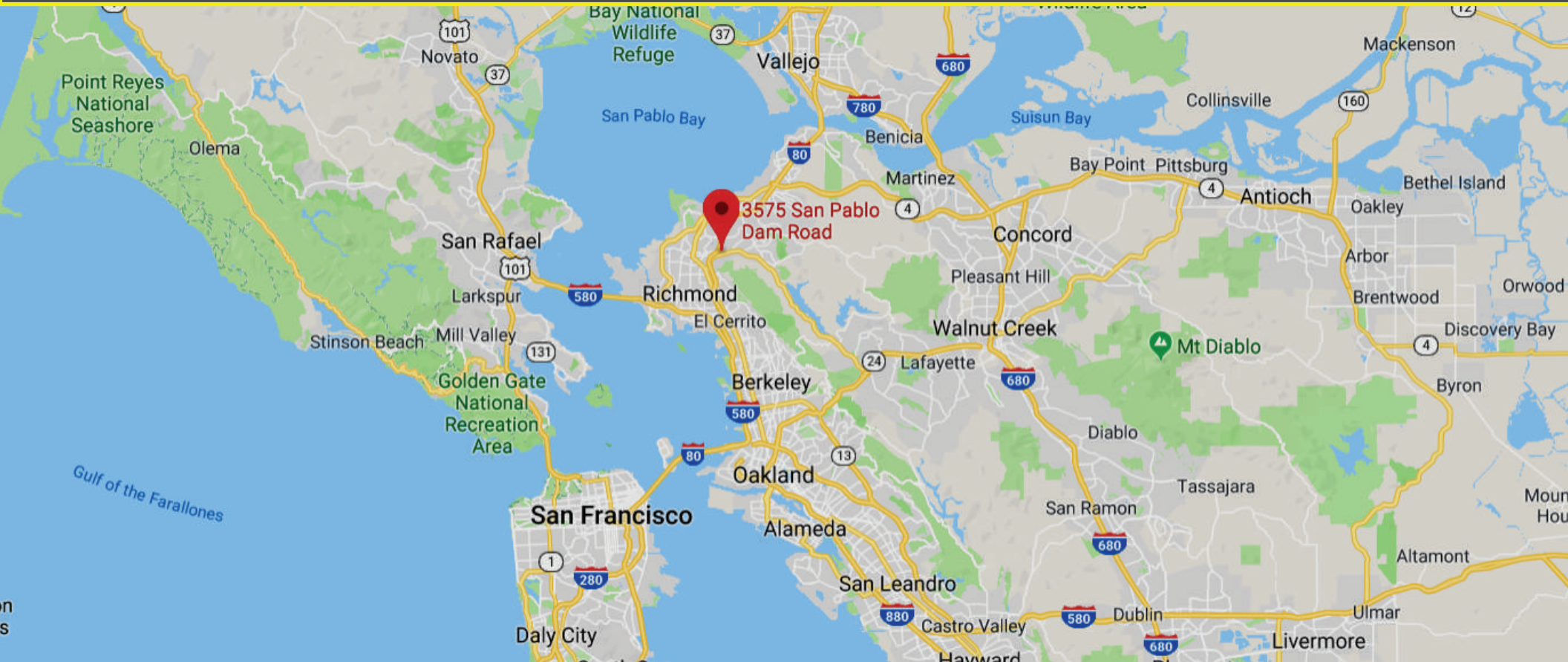


	1ST FLOOR CORNER SPACE	1ST FLOOR EL PORTAL ENTRANCE	2nd FLOOR MULTIPLE SUITES
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SPACE AVAILABLE	1940 SF	5025 SF	100 SF to 500 SF
RENTAL RATE	\$24/SF/YR FULL SERVICE	\$21/SF/YR. FULL SERVICE	
MONTHLY RENT	\$3,880	\$8,794	Starts from \$400/MONTH
AMPLE PARKING SPACES			

AERIAL MAP

3575 San Pablo Dam Road, El Sobrante, CA 94803



TRAFFIC - COLLECTION STREET: SAN PABLO DAM ROAD

Cross Street: El Portal Drive, E
Traffic Volume: 18,519

PUBLIC TRANSPORTATION

OAKLAND INTERNATIONAL
DRIVE 28 Mins Distance 22.5 Miles
SAN FRANCISCO INTERNATIONAL AIRPORT
Drive 36 Mins Distance 30.6 Miles