

**BIG
PRICE
DROP!**

**533 SAN PABLO AVENUE ALBANY
ONE BLOCK FROM EL CERRITO PLAZA
±3500 SQUARE FEET
REDUCED FROM \$1,380,000 TO \$1,000,000**



IDEAL FOR RETAIL, OFFICE, STUDIO OR CHURCH USE



Ideal uses for this site include retail, office, exercise studios or church.

Features:

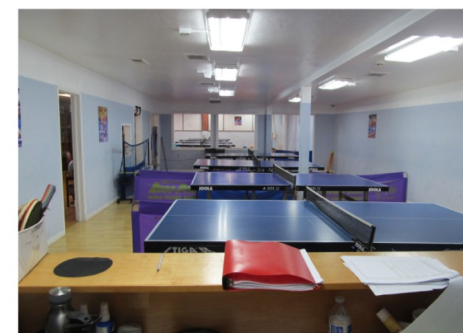
- Freestanding building
- Large open area in front portion of building
- Two restrooms
- One block to [El Cerrito Plaza](#)
- Walk to [BART](#)

Nearby fitness operators include [All in One Fitness](#), [Krav Maga Xtreme](#), [Fuse Fitness](#) and [HEAL Pilates](#).

Also in the immediate vicinity are [BevMo!](#), [Albany Subaru](#), [Nippon European Motors](#) and other auto-oriented sales and service.

\$1,000,000

[Floor Plan Page 2](#)
[Market Map Page 3](#)



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[PHOTOS](#)

[STREET VIEW](#)

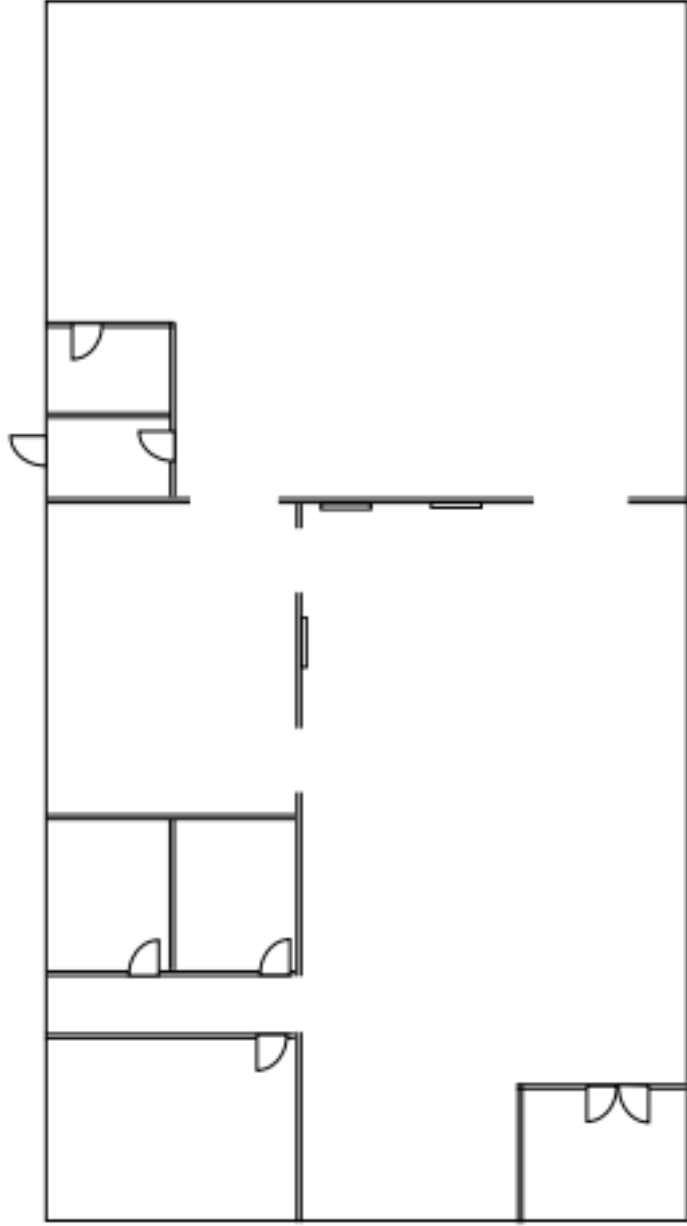
[SATELLITE](#)

[MAP](#)

[AREA BUSINESS](#)

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533 San Pablo Ave
Albany, CA



↑
Entrance

All information represented on this drawing are approximate and no representation is made to the accuracy of the dimensions. Field verification of the dimensions is recommended prior to committing to a lease.



CHIPOTLE

ROMANO'S MACARONI GRILL

KAADY CAR WASHES

ALBANY CENTER LAB

ALBANY CARE CENTER

METRO BY T-MOBILE

DOG'S BEST FRIEND & CAT'S MEOW

ALBANY BOWL

TIERNEY'S SPORTS BAR

ALBANY PIZZA

ALL IN ONE FITNESS

HONDA / ACURA AUTO REPAIR

ARROW GLASS

DON MEYER AUTO CARE

HILLVIEW PET HOSPITAL

ALBANY SUBARU

NIPPON EUROPEAN MOTORS



WELL FARGO

AL'S BIG BURGER

GOODWILL

El Cerrito Plaza:

- Ross
- Pier 1 Imports
- Bed Bath & Beyond
- Trader Joe's
- Lucky
- Barnes & Noble
- Petco
- CVS
- Jo-Ann Fabrics
- Starbuck's



SUBJECT

KRAV MAGA FITNESS

CJ'S AUTO REPAIR

WANG FUNG CHINESE HERB SHOP

OK CLEANERS & LAUNDRY

GALVIN APPLIANCE

TACO BELL

PHO AO SEN VIETNAMESE CUISINE

FUSE FITNESS

**SUBJECT: 533 SAN PABLO AVENUE
[LOCATIONS APPROXIMATED]**