

RETAIL PROPERTY FOR SALE OR LEASE

625 Railroad Avenue, Pittsburg, CA 94565



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EXECUTIVE SUMMARY

625 Railroad Avenue



OFFERING SUMMARY

Sale Price:	\$695,000
Lease Rate	\$1.25/SF/Mo NNN
Lot Size:	0.1 Acres
Year Built:	1928
Building Size:	2,480 SF
Zoning:	C2, Pittsburg
Price / SF:	\$280.24

LOCATION OVERVIEW

Located on Railroad Avenue, thoroughfare running North/South through downtown Pittsburg. Zoning: CP - Pedestrian Commercial District, which allows for a variety of commercial uses ("Pedestrian Commercial District (CP) To provide a vibrant destination area that caters to pedestrian shoppers and visitors in the downtown commercial core. Permitted uses on ground floor along the primary corridor consist primarily of pedestrian-oriented retail, entertainment, restaurants, and galleries. The district is intended to create a place for pedestrian-oriented activity by providing inviting, visually interesting, human-scale architecture, pedestrian-friendly storefronts, outdoor dining opportunities, and a limited number of (public) parking facilities.")

PROPERTY HIGHLIGHTS

- Includes ±4,500 SF of land with a fenced parking lot at rear of building with the address of 636 Cumberland St.
- In one of Pittsburg's high pedestrian areas
- Basement for extra storage capability

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ADDITIONAL PHOTOS

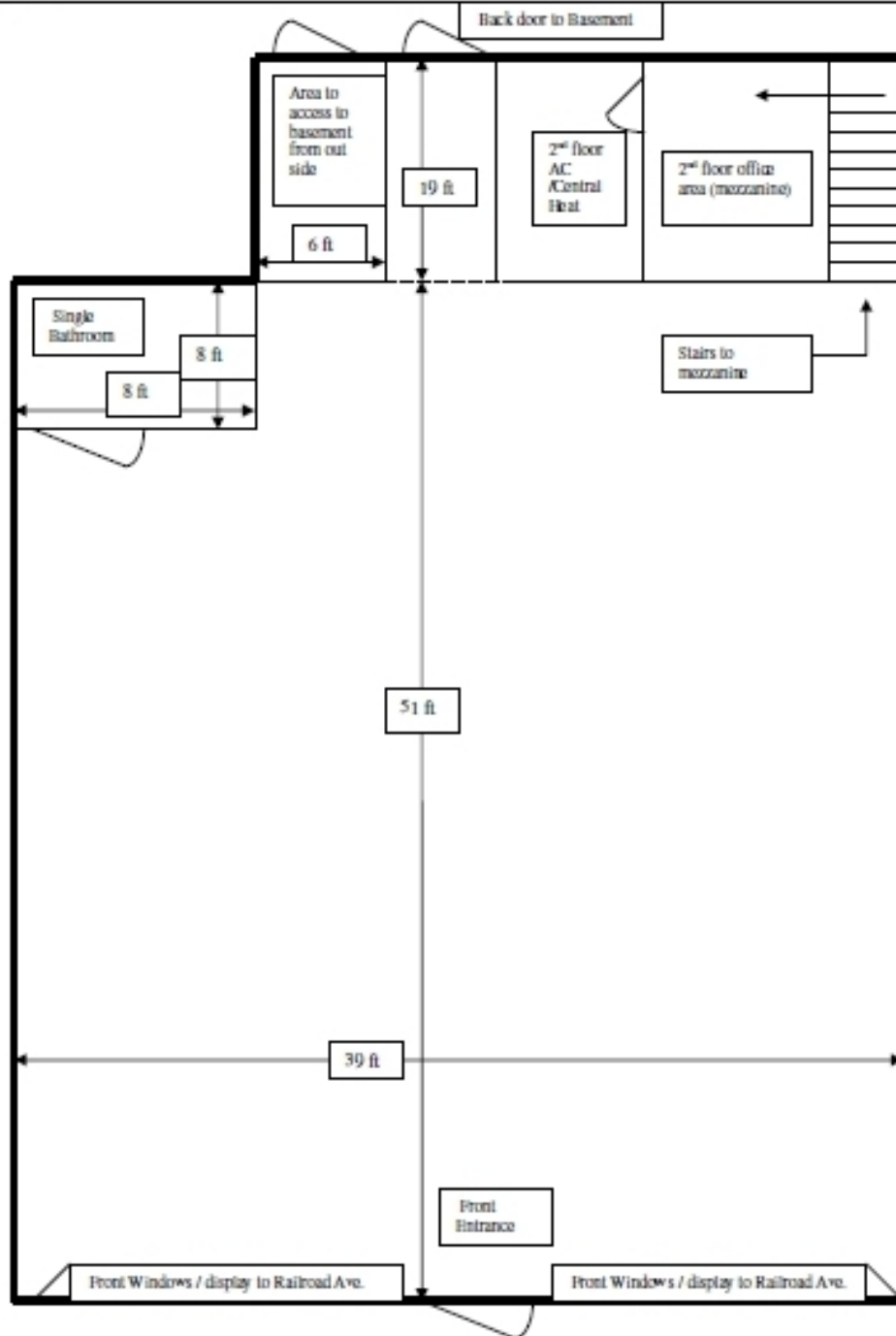
625 Railroad Avenue



FLOOR PLAN

625 Railroad Avenue

SEE PARAGRAPH 1.02, PLANNING CODE ORDINANCE
Approximately the building is (2488) sqft per county records. The basement and the 2nd floor mezzanine are not calculated in total square footage, and are included in the base at no extra charge. The building has 200Amp AC panel, and 5/8 inch gas. The water is 1 inch pipe. The information is provided for the tenant's pre-planning. The tenant must get their contractor to confirm the information (Drawing is not to scale, only for reference)



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RETAILER MAP
625 Railroad Avenue



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DEMOGRAPHICS MAP

625 Railroad Avenue

POPULATION	1 MILE	5 MILES	10 MILES
Total population	9,181	116,801	314,630
Median age	29.5	31.1	34.6
Median age (Male)	28.8	30.4	33.3
Median age (Female)	29.8	31.9	35.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,600	36,944	103,289
# of persons per HH	3.5	3.2	3.0
Average HH income	\$58,635	\$63,347	\$81,730
Average house value	\$320,156	\$317,438	\$435,437
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	49.1%	42.9%	32.3%
RACE (%)	1 MILE	5 MILES	10 MILES
White	35.0%	45.7%	55.6%
Black	23.5%	17.1%	12.1%
Asian	10.9%	9.8%	11.3%
Hawaiian	0.0%	1.6%	1.1%
American Indian	0.9%	0.6%	0.6%
Other	23.1%	20.6%	14.5%

* Demographic data derived from 2010 US Census

