

**±2.73 ACRES /
±118,912 SQ FT—**

- High density residential area
- Zoned Mixed Use Commercial
- Excellent Visibility
- High traffic counts
- Main arterial traffic flow on San Pablo Avenue
- Easy access to I-80 corridor, Rich Parkway and San Rafael bridge

**PARCEL #
403-202-011-9**

\$1,500.000

**Represented by:
Matt Gondak
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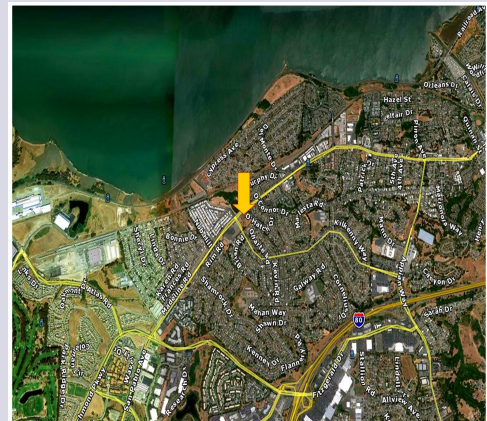
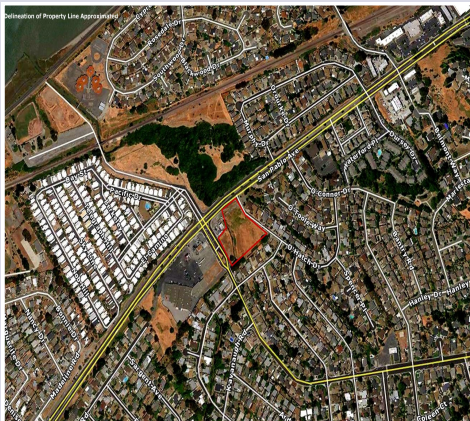
FOR SALE

SAN PABLO AVE AT TARA HILLS

CONTRA COSTA CALIFORNIA



16530 San Pablo Avenue at Tara Hills Drive, Contra Costa County, CA 94806



[Photos](#) | [Street View](#) | [Satellite](#) | [Map](#) | [Business Finder](#)

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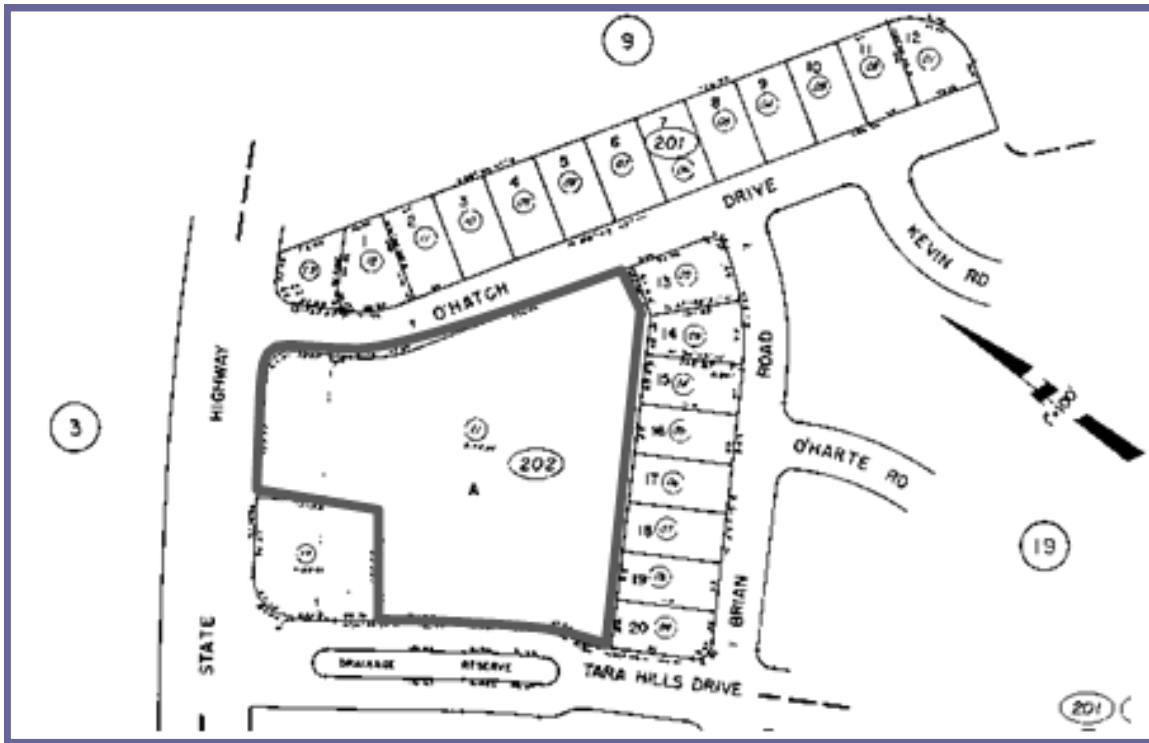
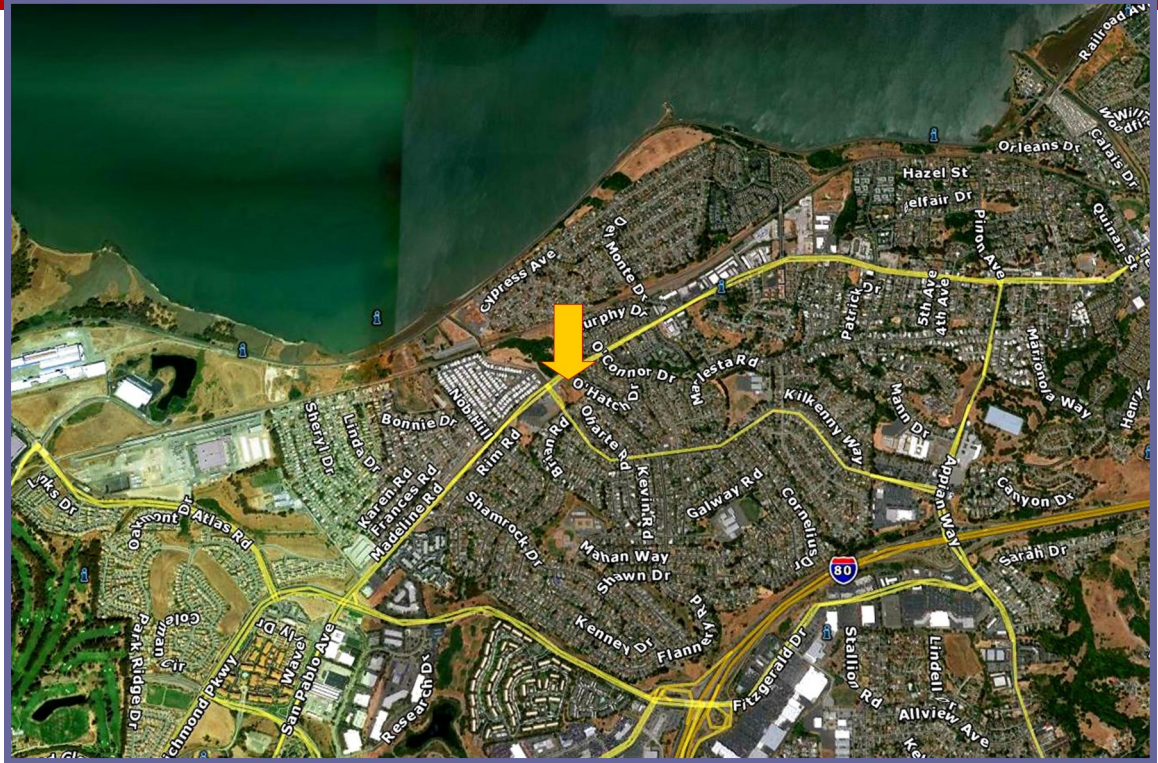
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Property Boundaries Are Approximated



SITE / PLOT MAP

Properly Boundaries Are Approximated



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SITE STREET VIEWS

Corner Car Lot Not A Part of Offering



[Source](#)

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DEMOGRAPHICS PROFILE



Recent and Projected Demographics 1–5 Miles

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,034	6.4%	5,464	6.3%	12,870	6.8%
Age 5 - 9	946	5.9%	5,282	6.1%	12,655	6.6%
Age 10 - 14	1,052	6.5%	5,501	6.3%	12,749	6.7%
Age 15 - 19	1,125	7.0%	6,068	7.0%	13,682	7.2%
Age 20 - 24	1,203	7.5%	6,045	7.0%	13,046	6.8%
Age 25 - 34	2,362	14.7%	12,335	14.2%	26,811	14.1%
Age 35 - 44	2,203	13.7%	11,960	13.8%	26,545	13.9%
Age 45 - 54	2,401	14.9%	13,248	15.2%	28,006	14.7%
Age 55 - 64	1,815	11.3%	10,784	12.4%	23,206	12.2%
Age 65 - 74	1,170	7.3%	5,718	6.6%	11,985	6.3%
Age 75 - 84	582	3.6%	3,179	3.7%	6,303	3.3%
Age 85+	187	1.2%	1,326	1.5%	2,746	1.4%

2012 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,015	6.4%	5,498	6.3%	12,951	6.7%
Age 5 - 9	921	5.8%	5,296	6.0%	12,693	6.6%
Age 10 - 14	1,019	6.4%	5,462	6.2%	12,659	6.6%
Age 15 - 19	1,049	6.6%	5,846	6.6%	13,165	6.8%
Age 20 - 24	1,215	7.6%	6,222	7.1%	13,439	7.0%
Age 25 - 34	2,380	15.0%	12,663	14.4%	27,516	14.3%
Age 35 - 44	2,115	13.3%	11,751	13.4%	26,060	13.5%
Age 45 - 54	2,298	14.5%	12,999	14.8%	27,465	14.3%
Age 55 - 64	1,872	11.8%	11,411	13.0%	24,535	12.7%
Age 65 - 74	1,232	7.8%	6,165	7.0%	12,934	6.7%
Age 75 - 84	572	3.6%	3,205	3.6%	6,348	3.3%
Age 85+	195	1.2%	1,410	1.6%	2,919	1.5%

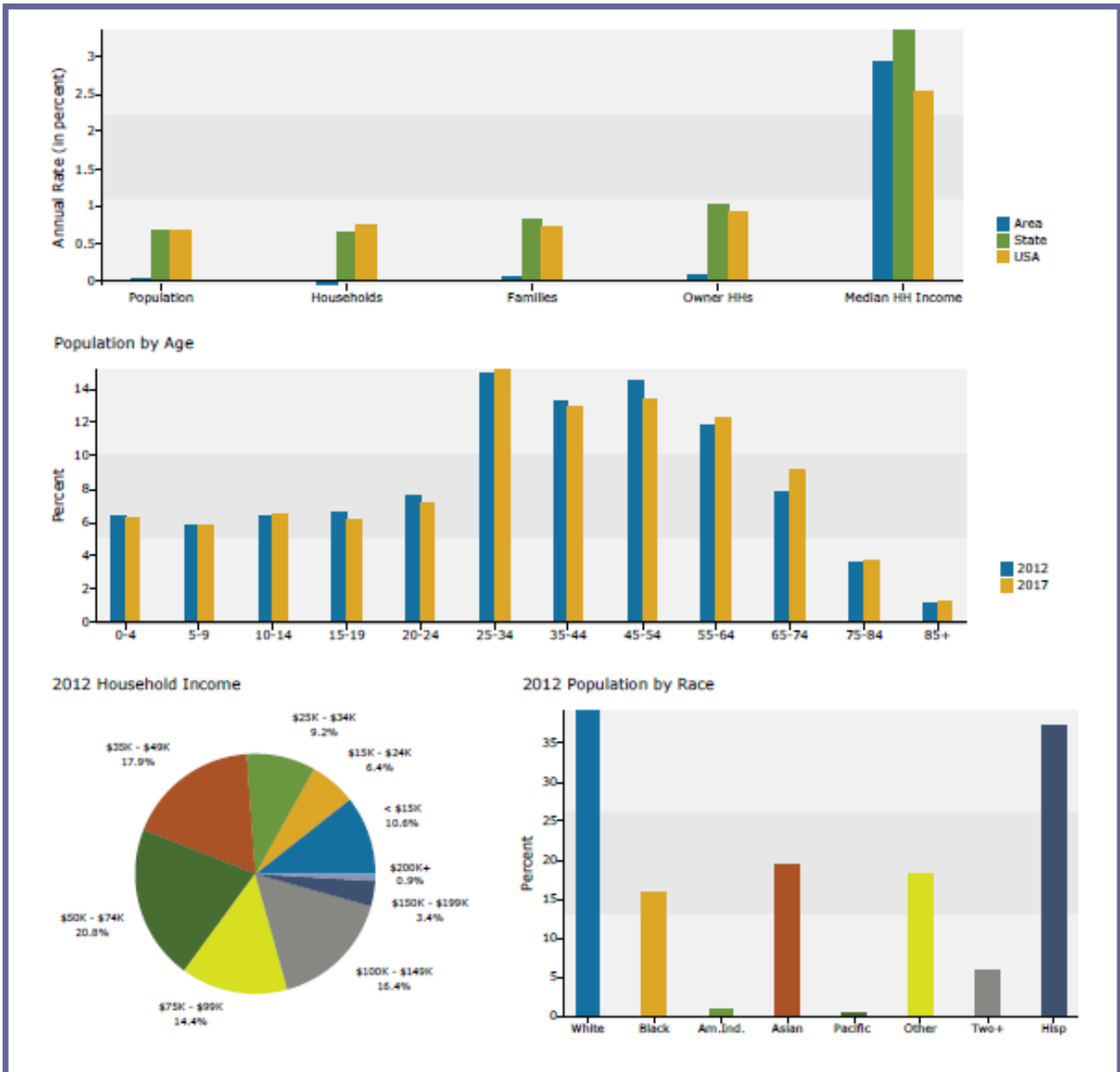
2017 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,010	6.3%	5,676	6.2%	13,369	6.7%
Age 5 - 9	915	5.8%	5,455	6.0%	13,049	6.5%
Age 10 - 14	1,027	6.5%	5,700	6.3%	13,177	6.6%
Age 15 - 19	992	6.2%	5,776	6.3%	12,978	6.5%
Age 20 - 24	1,124	7.1%	5,950	6.5%	12,825	6.4%
Age 25 - 34	2,418	15.2%	13,221	14.5%	28,689	14.4%
Age 35 - 44	2,066	13.0%	11,871	13.0%	26,298	13.2%
Age 45 - 54	2,130	13.4%	12,457	13.7%	26,271	13.2%
Age 55 - 64	1,956	12.3%	12,363	13.6%	26,561	13.3%
Age 65 - 74	1,470	9.2%	7,635	8.4%	16,042	8.0%
Age 75 - 84	595	3.7%	3,485	3.8%	6,887	3.5%
Age 85+	207	1.3%	1,535	1.7%	3,189	1.6%

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Recent Demographic Surveys 1–5 Miles



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