

FOR LEASE: HIGH TRAFFIC LOCATION RESTAURANT

:: 12929 SAN PABLO AVENUE, RICHMOND, CA ::



VACANT RESTAURANT SPACE ON BUSY CORNER WITH ON-SITE PARKING, AND EASY FREEWAY ACCESS

SIZE

± 1,200 rsf

LEASE RATE

\$2.50 psf/month NNN (NNNs are 50¢ psf)

ZONED

CM-4 Commercial Mixed-Use, Gateway/Node

PROPERTY FEATURES

- High ceilings ~12'
- Well-suited for eat-in or take-out dining
- Potential to add Type 1 hood
- Fully sprinklered
- Restroom, storage area
- Outdoor patio area

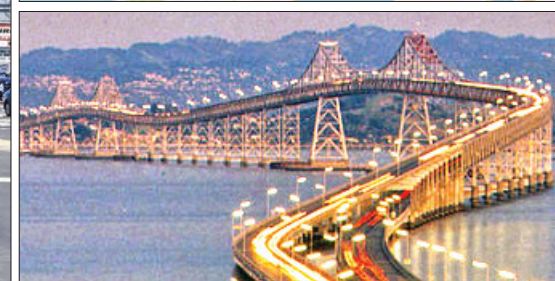
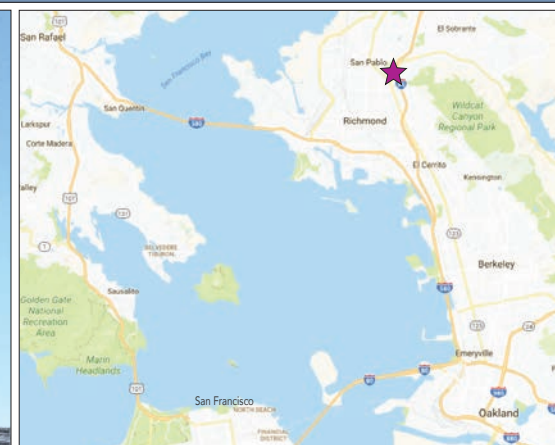
**TI Allowance
available to
qualified tenant!**

- Excellent signage opportunity and high visibility on busy corner

LOCATION HIGHLIGHTS

- Signalized intersection
- Located in small shopping plaza with Spin Cycle Laundry Lounge, O'Reilly Auto Parts, and Palm Halal Food Market
- Near many eateries and retail shops
- Walk to the Richmond Farmer's Market (every Friday)

Small business startups and some of the nation's largest companies are in Richmond



Richmond By The Numbers

- 106,469** population
- 79,200** daily traffic on the Richmond-San Rafael Bridge (2015)
- 70,000** square feet of retail business space
- 29,040** feet: length of the Richmond-San Rafael Bridge
- 10,000** square feet of space recently developed into a co-working business incubator, coffee shop and another food-related business
- 5,000** square feet of gallery space in the Richmond Art Center
- 4,287** acres of parkland
- 635** average daily commuters using 35-minute ferry service between Richmond and San Francisco
- 400** new housing units are planned for Downtown Richmond. This housing-retail project is expected to be completed by 2020
- 262** sunny days per year | **56** square miles | **32** miles of shoreline

Top 10 Richmond Employers

- 3,456** Chevron Refinery
- 1,689** WCCUSD
- 1,259** Social Security Administration
- 1,200** Blue Apron
- 1,047** US Postal Service
- 844** Contra Costa County
- 842** City of Richmond
- 732** The Permanente Medical Group
- 506** Kaiser Foundation Hospitals
- 405** Costco Wholesale



RESTAURANTS, CAFÉS AND BARS

Nation's Giant Hamburgers
Cafe McBryde
Tres Hermanas
El Pollo Loco
Starbucks
Americana Pizza & Taqueria
Starbread Bakery
Panda Express
Hacienda Grill
Hotel Mac Restaurant
La Strada Italian Cuisine
Armistice Brewing Company
East Brother Beer Company

Catahoula Coffee Co
Benoit Casper Brewing Co.
Brazilian Restaurant
& Coffee House
Baskin-Robbins Ice Cream
Portumex
Bubbaloo Café
Subway Sandwich Shop
Anh Restaurant & Bar
The Artisan Cafe
Assemble Restaurant
Up & Under Pub and Grill
Phila Burger Station

FITNESS

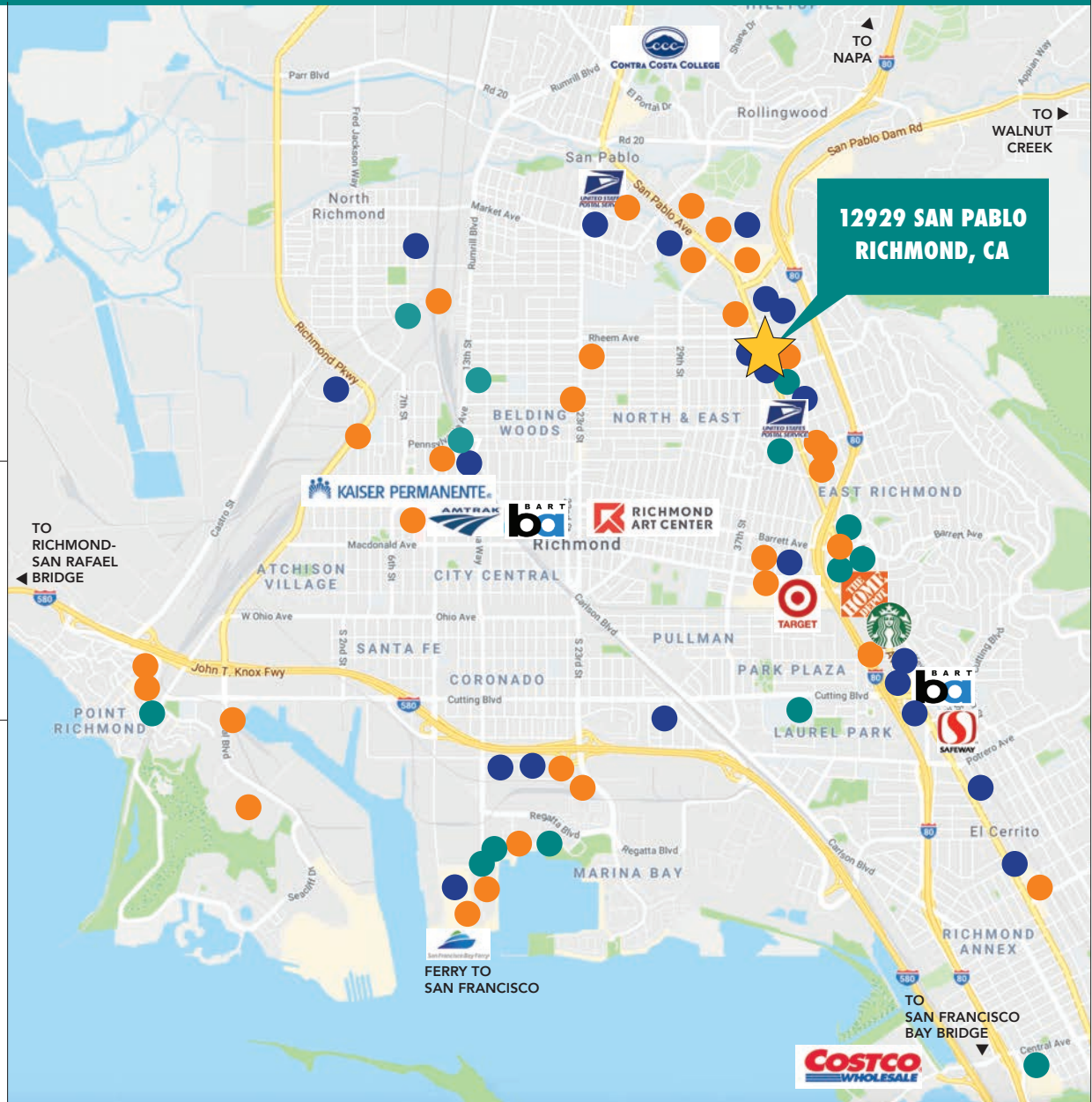
Planet Fitness
CrossFit Cypher
Omni Movement
Crossfit Riveter
Cal-West Karate School
Elite Team East Bay Jiu Jitsu

Bridges Rock Climbing Gym
DF Boxing Club
Pulse Fitness Studio
510-Waterline Standup Paddle Board
Richmond Swim Center
Richmond Plunge Public Pool

RETAIL

O'Reilly Auto Parts
Palm Halal Food Market
Ross Dress for Less
Smart & Final Extra!
FoodMaxx
Walgreens
7-Eleven
Skechers Factory Outlet
ClayPeople Art Supply
Alicia's Flower Shop
Marshalls

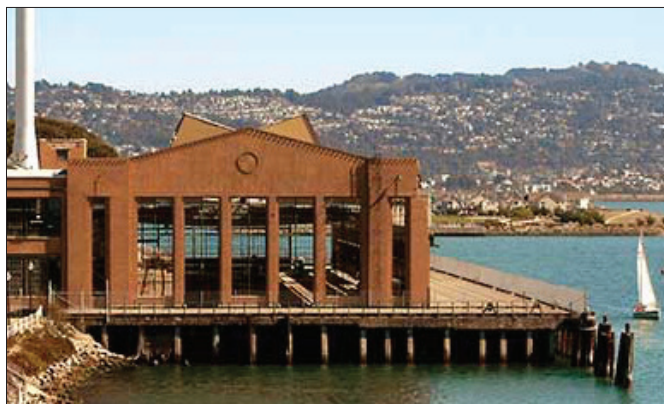
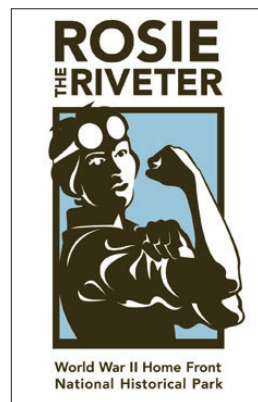
Target
Douglas & Sturges Art Supply
Mountain Hardwear
Angel Beauty Supply
Bedrock Sandals
Safeway
Leslie Ceramic Supply
Home Depot
Big 5 Sporting Goods
CVS Pharmacy
Costco





RICHMOND AT A GLANCE

The city of Richmond is a central transportation hub in the Bay Area, with two Interstate freeways (Interstates 80 + 580), two railroads (Santa Fe + Southern Pacific), a deepwater shipping port, several AC Transit local bus lines, and Bay Area wide rapid transit and USA-wide passenger rail service from the combined BART/AMTRAK station located in the heart of it's downtown. Richmond is a growing maritime, industrial and residential community with a thriving and changing economy, a dynamic business environment, diverse cultural scene, and strong potential for further growth. Rosie the Riveter/WWII Home Front National Historical Park is located on the Richmond waterfront, adjacent to the historic Ford Assembly plant. The SS Red Oak Victory is the last surviving vessel of 747 ships of all types built at the Richmond Kaiser Shipyards between 1940-1945. The city had the most productive wartime shipbuilding operations of World War II.



DEMOGRAPHICS

Population within 3 miles	168,985
Average Household Income	\$ 84,741
Daytime Employees	45,426
Traffic Count (San Pablo/McBryde)	22,028

(Source: CoStar)

COMPANIES BASED IN RICHMOND

- SunPower
- Chevron
- Blue Apron
- Galaxy Desserts
- Nutiva
- Mountain Hardwear
- Thomas Swan Sign
- Kohana Coffee
- Annie's Annuals & Perennials
- American Soil & Stone
- The Urban Farmer Store
- Benoit Casper Brewing
- Maggeriora Baking Company
- Hello Fresh
- East Brother Beer
- Lotus Foods, Inc.
- Grace Baking
- Rubicon Bakers
- Laner Electric Supply
- Hobbs' Applewoods Smoke Meats
- Riggers Loft Wine
- R&B Cellars

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.