

SALE

THREE-BUILDING COMPOUND EL CERRITO / RICHMOND ANNEX

RETAIL • OFFICE • RESIDENTIAL

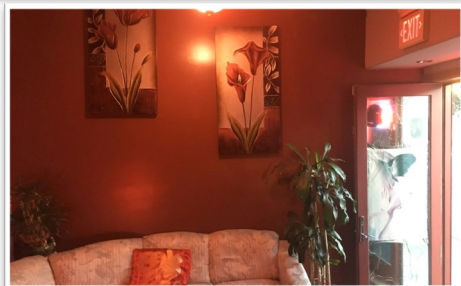
SIGNALIZED INTERSECTION AT SAN PABLO & SCHMIDT



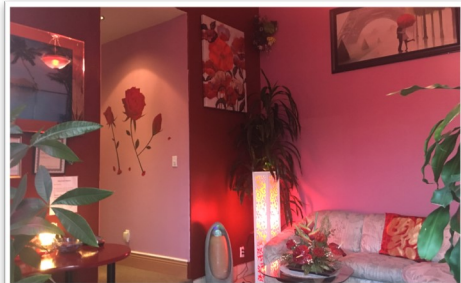
10819-10829 SAN PABLO AVENUE, EL CERRITO CA 94530



MARKET MAP PAGE 2



SPA USE



REAR HOUSE



FRONT RETAIL

SEE ALL PHOTOS

At the signalized intersection of Schmidt Lane, kitty-corner Marshall's Shopping Center, one block from the new El Cerrito City Hall complex, across the street from 4-city-block El Cerrito Town Center retail / residential development, in the heart of ±2,000 new residential units planned for the San Pablo Avenue corridor in El Cerrito.

Small retail building with San Pablo Avenue frontage. Two (2) units of ±350 square feet each. Each leased month-to-month at \$1,050 per month. Middle building of ±1,450 SF now leased as a spa (see left) at \$3,100 per month. Was previously a high-end office building, may be delivered vacant for an owner-user. Two-bedroom, 1-bath house at the rear. Currently vacant, but market rents are \$2,500 per month.

All buildings are in good condition with the house and the middle building being rebuilt from the studs up by the current owner, a high-end commercial and residential contractor.

Owner-user options: Occupy the house and lease the front two buildings; connect the front two buildings, occupy those and rent out the house, which would qualify the property for 10% down SBA financing; lease all three and hold as a straight investment; or virtually any combination thereof.

**BY APPOINTMENT ONLY
CONTACT LISTING BROKERS**

IMAGES

DEMOGRAPHICS

STREET VIEW

SATELLITE

MAP

AREA BUSINESS

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Target

Home Depot

Starbuck's

McDonald's

Skechers

Honda of El Cerrito

Jack in the Box

Walgreens

Staples

US Post Office

BART — El Cerrito del Norte

Safeway

Pet Smart

Denny's

Big 5

El Cerrito City Center (City Hall)

DMV

Midas

SUBJECT

Vital Building

Tap Plastics

Marshall's

CVS

24 Hour Fitness

BART — El Cerrito Plaza

Burger King

Kragen's

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

**SUBJECT: 10819-10829 SAN PABLO AVENUE
(LOCATIONS APPROXIMATED)**