

±2,905

**Total Available
Square Feet**

FOR SALE OR LEASE SERVICE COMMERCIAL PROPERTY

1251 California Avenue :: PITTSBURG, CA



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**Suite
400**



Click for Walkthrough Video

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For Sale:

\$435,750

For Lease:

\$0.90 PSF (NNN)

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Property Highlights:

- **One (1) commercial condominium property**
- **Total Available SF: ±2,905 SF**
- **Total Building SF: ±23,853 SF**
- **Parking Ratio: 3.5 per 1,000 SF**
- **Year Built: 2002**
- **Common area association dues: \$543.26 per month (\$0.187 per foot)**
- **DISTANCES:**
 - **Walk to retail and service amenities**
 - **±350 feet to California Ave/Hwy 4 WB onramp**
 - **±6.3 miles to Hwy 160 (Antioch bridge)**
 - **±8.9 miles to Hwy4/I-680 interchange**
 - **±15.6 miles to Benicia Bridge**
 - **±32.3 miles to Downtown Oakland**
 - **±39.2 miles to Downtown San Francisco**
 - **±74.5 miles to Downtown Sacramento**
- **Zoning: Service Commercial/District (CS):**

To provide opportunities for retail and service businesses on transitional sites between commercial and industrial areas, including businesses not allowed in other commercial districts because they have industrial characteristics, require heavy vehicle or truck traffic, or have certain other adverse impacts. – Per City of Pittsburg, CA Zoning Ordinance. More info: 925-252-4920

<http://www.codepublishing.com/CA/Pittsburg/html/Pittsburg18/Pittsburg1852.html#18.52>

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FOR SALE OR LEASE

SERVICE COMMERCIAL PROPERTY

1251 California Avenue :: PITTSBURG, CA

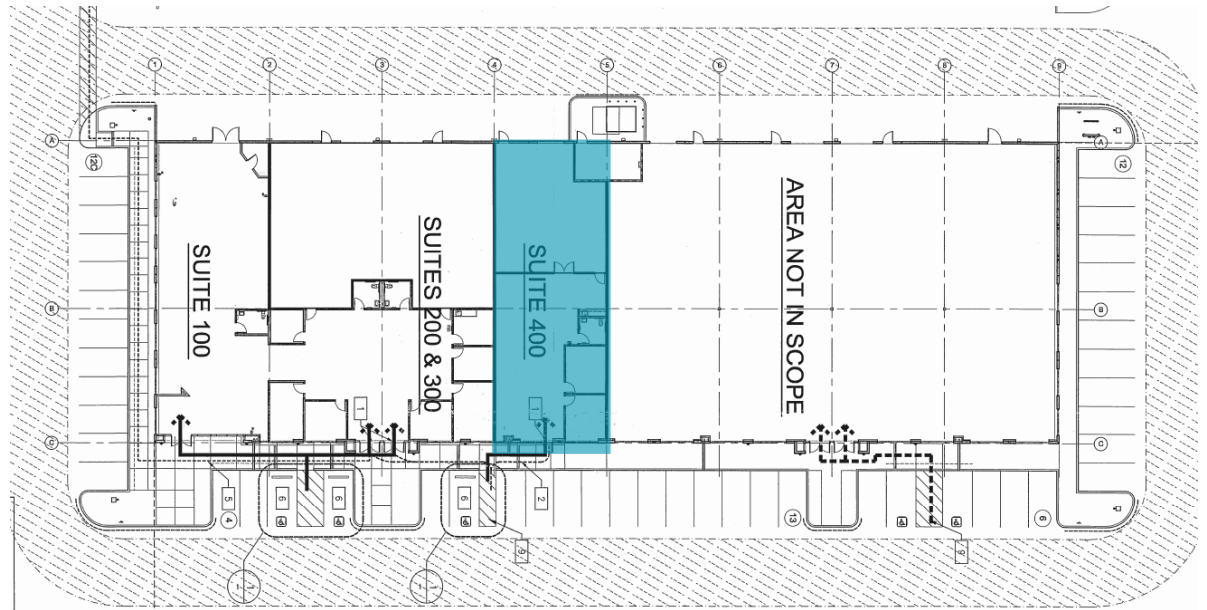


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Specifications:

Suite 400

- Currently rented on a month to month basis for \$3,000 per month (industrial gross)
- Great owner/user investment opportunity



±2,905

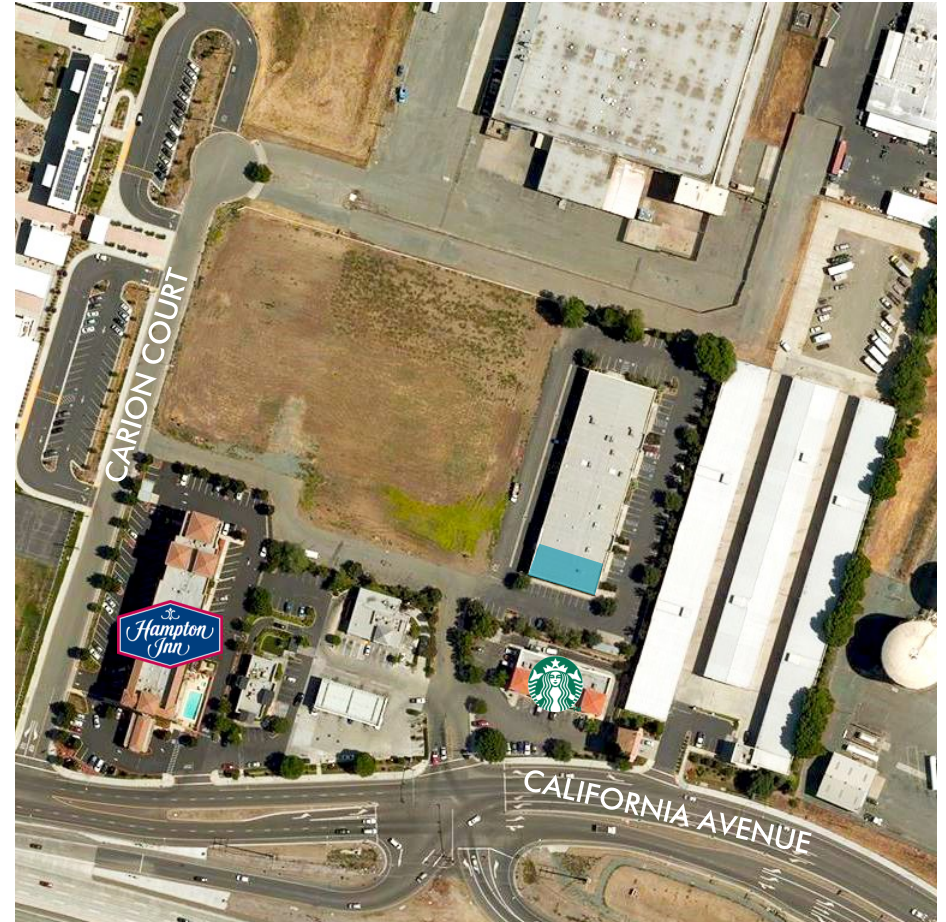
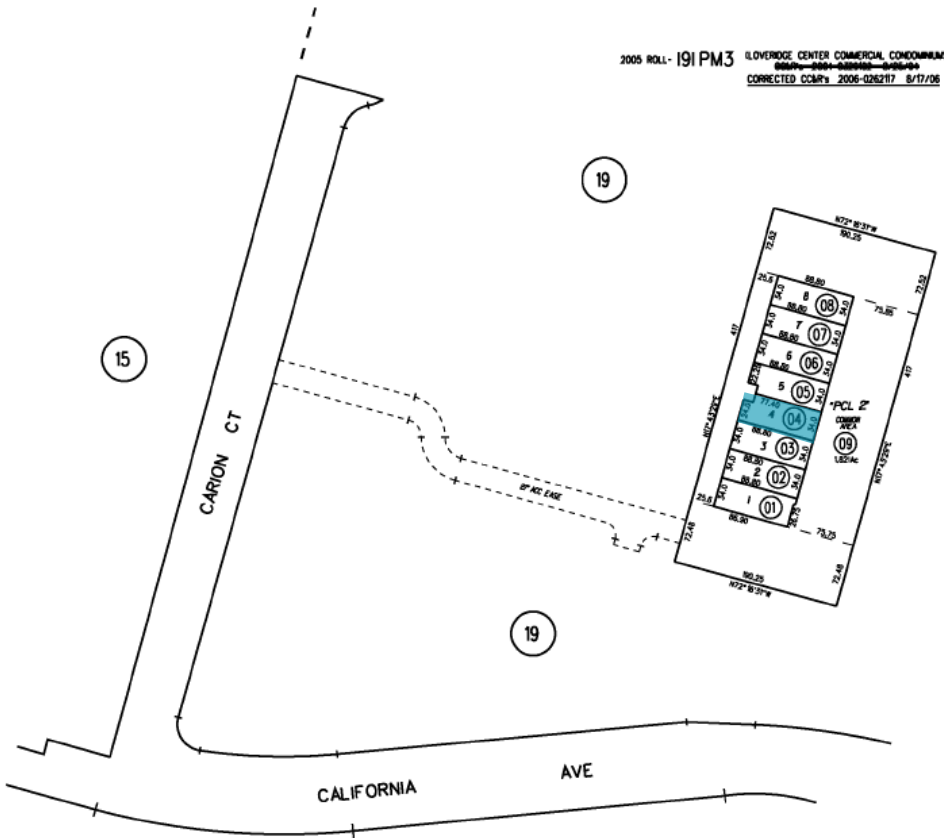
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PARCEL MAP

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CALIFORNIA AVE

CARION COURT

PITTSBURG-ANTIOCH HWY



± 350' to Westbound ramp

LOVERIDGE ROAD

4

LOCATION