

FOR SALE

HIGH-POTENTIAL BART-ORIENTED MULTI-FAMILY DEVELOPMENT SITE



11795 SAN PABLO AVENUE, EL CERRITO, CA 94530

OFFERS DUE BY 5 PM, MONDAY, APRIL 24TH



LOCATION: 11795 San Pablo Avenue at Wall Street is a short three-block walk to [El Cerrito Del Norte BART Station](#) and one block from the [Ohlone Greenway](#) bike and jogging path, with convenient [freeway access](#). Immediate local retailers include [Home Depot](#), [Walgreen's](#), [Starbucks](#) and [Safeway](#), with many restaurants in walking distance including [Strings Italian Café](#), [Brasil Bistro](#), [Uncle Wong's](#), [Frannie Express](#) [Hawaiian BBQ](#), [Gangnam Korean Cuisine](#), [Taste of Ethiopia](#), [Banana Leaf Thai Cuisine](#), [IHOP](#), [McDonalds](#), [Jack in the Box](#) and [Church's Chicken](#). [\[See Market Map\]](#)

Like other schools in the neighborhood, both the nearby [El Cerrito High School](#) and [Fred Korematsu Middle School](#) were recently renovated and reconstructed. The site is across the street from the planned new [Mayfair](#), mixed use project, with 234 apartments and 10,000-square-feet of retail space.

PROPERTY: This level $\pm 26,175$ -square-foot corner parcel upon which is now situated a $\pm 4,524$ -square-foot restaurant building can be delivered vacant at COE. Zoned [TOHIMU](#) (Transit Oriented Higher Intensity Mixed Use) allows for 65-foot height with .5 car per unit parking. Height may increase to 85' with density bonus. Parking requirement may decrease below .5 per unit with alternative transportation program.

AREA OUTLOOK: The property is optimally situated within the dynamic zone of El Cerrito's [San Pablo Avenue Specific Plan](#). Recently enacted, the SPASP has the goal of transforming the entirety of San Pablo Avenue in El Cerrito into a pedestrian-friendly corridor through the use of traffic calming, landscaping and other enhancements. The comprehensive plan has already brought on something of a renaissance in the area, with more than 1,000 new condo and apartment units planned along the corridor.

PLEASE DO NOT DISTURB TENANT

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\$3,500,000

ALL CASH TO SELLER AT COE

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FULL PACKAGE

PHOTOS

STREET VIEW

SATELLITE

MAP

AREA BUSINESS