

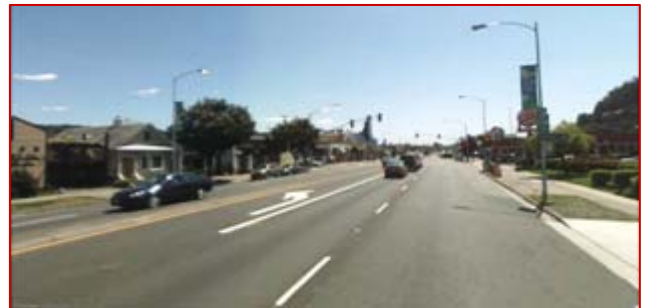


LONG-TERM GROUND LEASE ACTIVE SAN PABLO AVENUE EL CERRITO, CALIFORNIA

LOCATION: 10125 San Pablo Avenue. This prime retail location offers easy access to freeway on Central Avenue. Located within two blocks of the El Cerrito Plaza, near Nations, Burger King, KFC and nearby Pacific East Mall.

DESCRIPTION: Approximately 27,000 square feet of land on San Pablo Avenue, one parcel over from Central Avenue. High quality location for retail, car related uses or possible fast food franchises.

PARCEL SIZE: Approximately 27,000 square feet.

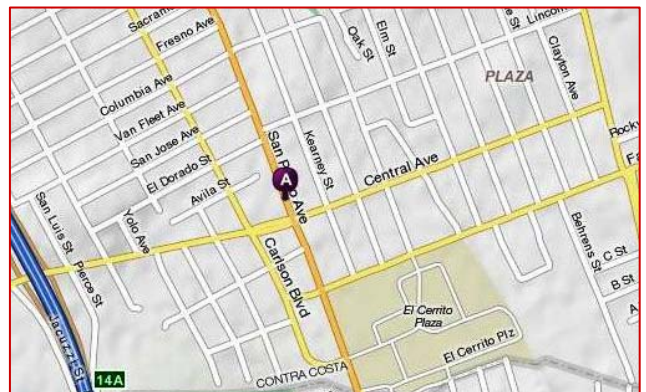


MARKET DEMOGRAPHICS (2000) —

- **City of El Cerrito**
Total Population – 23,171
Average HH Income – \$71,223
Median HH Income – \$57,253
- **City of Albany**
Total Population – 16,444
Average HH Income – \$66,214
Median HH Income – \$54,919
- **City of Richmond**
Total Population – 99,216
Average HH Income – \$55,709
Median HH Income – \$52,794



RATE: \$0.25 per square foot monthly / NNN.



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ONLINE LINKS

[Street View](#) | [Satellite](#) | [Map](#) | [Business Finder](#)
www.mrecommercial.com

**CENSUS 2000
CITY OF EL CERRITO**

TOTAL POPULATION	23,171	
AVERAGE HH INCOME	\$71,223	
MEDIAN HH INCOME	\$57,253	

RACE

White	13,391	57.8%
Black or African American	1,978	8.5%
American Indian and Alaska Native	116	0.5%
Asian	5,649	24.4%
Native Hawaiian and Other Pacific Islander	59	0.3%
Some other race	708	3.1%
Two or more races	1,270	5.5%

HISPANIC OR LATINO AND RACE

Hispanic or Latino (of any race)	1,838	7.9%
Not Hispanic or Latino	21,333	92.1%
White	12,474	53.8%
Black or African American	1,931	8.3%
American Indian and Alaska Native	70	0.3%
Asian	5,636	24.3%
Native Hawaiian and Other Pacific Islander	57	0.2%
Some other race	120	0.5%
Two or more races	1,045	4.5%

SEX AND AGE

Male	10,956	47.3%
Female	12,215	52.7%
Under 5 years	1,079	4.7%
5 to 9 years	1,008	4.4%
10 to 14 years	1,001	4.3%
15 to 19 years	956	4.1%
20 to 24 years	1,203	5.2%
25 to 34 years	3,454	14.9%
35 to 44 years	3,772	16.3%
45 to 54 years	3,645	15.7%
55 to 59 years	1,268	5.5%
60 to 64 years	1,052	4.5%
65 to 74 years	2,039	8.8%
75 to 84 years	2,026	8.7%
85 years and over	668	2.9%
Median age (years)	42.7	(X)

HOUSEHOLDS BY TYPE

Total households	10,208	100.0%
Family households (families)	5,970	58.5%
With own children under 18 years	2,114	20.7%
Married-couple family	4,637	45.4%
With own children under 18 years	1,606	15.7%
Female householder, no husband present	991	9.7%
With own children under 18 years	383	3.8%
Nonfamily households	4,238	41.5%
Householder living alone	3,106	30.4%
Householder 65 years and over	1,302	12.8%

Average household size	2.25	(X)
Average family size	2.81	(X)

HOUSING OCCUPANCY

Total housing units	10,462	100.0%
Occupied housing units	10,208	97.6%
Vacant housing units	254	2.4%

HOUSING TENURE

Occupied housing units	10,208	100.0%
Owner-occupied housing units	6,228	61.0%
Renter-occupied housing units	3,980	39.0%

Average household size of owner-occupied unit	2.33	(X)
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Average household size of renter-occupied unit	2.13	(X)
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Association of Bay Area Governments
census.abag.ca.gov

Metropolitan Transportation Commission
census.mtc.ca.gov

Source: U.S. Census, PL94-171 (March 2001) and DP-1 (May 2001)

More detailed census information is available at www.factfinder.census.gov

CITY OF ALBANY CENSUS 2000

TOTAL POPULATION	16,444	100%
AVERAGE HH INCOME	\$66,214	
MEDIAN HH INCOME	\$54,919	

RACE

White	10,078	61.3%
Black or African American	675	4.1%
American Indian and Alaska Native	64	0.4%
Asian	4,126	25.1%
Native Hawaiian and Other Pacific Islander	22	0.1%
Some other race	521	3.2%
Two or more races	958	5.8%

HISPANIC OR LATINO AND RACE

Hispanic or Latino (of any race)	1,312	8.0%
Not Hispanic or Latino	15,132	92.0%
White	9,461	57.5%
Black or African American	644	3.9%
American Indian and Alaska Native	53	0.3%
Asian	4,094	24.9%
Native Hawaiian and Other Pacific Islander	20	0.1%
Some other race	80	0.5%
Two or more races	780	4.7%

SEX AND AGE

Male	7,669	46.6%
Female	8,775	53.4%
Under 5 years	988	6.0%
5 to 9 years	1,025	6.2%
10 to 14 years	1,120	6.8%
15 to 19 years	924	5.6%
20 to 24 years	864	5.3%
25 to 34 years	2,873	17.5%
35 to 44 years	2,874	17.5%
45 to 54 years	2,753	16.7%
55 to 59 years	756	4.6%
60 to 64 years	448	2.7%
65 to 74 years	853	5.2%
75 to 84 years	675	4.1%
85 years and over	291	1.8%
Median age (years)	36.3	(X)

HOUSEHOLDS BY TYPE

Total households	7,011	100.0%
Family households (families)	4,272	60.9%
With own children under 18 years	2,318	33.1%
Married-couple family	3,156	45.0%
With own children under 18 years	1,651	23.5%
Female householder, no husband present	882	12.6%
With own children under 18 years	546	7.8%
Nonfamily households	2,739	39.1%
Householder living alone	2,049	29.2%
Householder 65 years and over	608	8.7%
Average household size	2.34	(X)
Average family size	2.92	(X)

HOUSING OCCUPANCY

Total housing units	7,248	100.0%
Occupied housing units	7,011	96.7%
Vacant housing units	237	3.3%

HOUSING TENURE

Occupied housing units	7,011	100.0%
Owner-occupied housing units	3,550	50.6%
Renter-occupied housing units	3,461	49.4%
Average household size of owner-occupied unit	2.48	(X)
Average household size of renter-occupied unit	2.20	(X)

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Metropolitan Transportation Commission
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Source: U.S. Census, PL94-171 (March 2001) and DP-1 (May 2001)

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**CENSUS 2000
CITY OF RICHMOND**

TOTAL POPULATION	99,216	
AVERAGE HH INCOME	\$55,709	
MEDIAN HH INCOME	\$52,794	

RACE

White	31,117	31.4%
Black or African American	35,777	36.1%
American Indian and Alaska Native	639	0.6%
Asian	12,198	12.3%
Native Hawaiian and Other Pacific Islander	498	0.5%
Some other race	13,754	13.9%
Two or more races	5,233	5.3%

HISPANIC OR LATINO AND RACE

Hispanic or Latino (of any race)	26,319	26.5%
Not Hispanic or Latino	72,897	73.5%
White	21,081	21.2%
Black or African American	35,279	35.6%
American Indian and Alaska Native	351	0.4%
Asian	12,077	12.2%
Native Hawaiian and Other Pacific Islander	476	0.5%
Some other race	400	0.4%
Two or more races	3,233	3.3%

SEX AND AGE

Male	48,233	48.6%
Female	50,983	51.4%
Under 5 years	7,669	7.7%
5 to 9 years	8,160	8.2%
10 to 14 years	7,637	7.7%
15 to 19 years	6,659	6.7%
20 to 24 years	7,159	7.2%
25 to 34 years	15,732	15.9%
35 to 44 years	15,386	15.5%
45 to 54 years	13,206	13.3%
55 to 59 years	4,478	4.5%
60 to 64 years	3,324	3.4%
65 to 74 years	5,140	5.2%
75 to 84 years	3,575	3.6%
85 years and over	1,091	1.1%
Median age (years)	32.8	(X)

HOUSEHOLDS BY TYPE

Total households	34,625	100.0%
Family households (families)	23,042	66.5%
With own children under 18 years	11,684	33.7%
Married-couple family	14,023	40.5%
With own children under 18 years	6,991	20.2%
Female householder, no husband present	6,947	20.1%
With own children under 18 years	3,778	10.9%
Nonfamily households	11,583	33.5%
Householder living alone	9,083	26.2%
Householder 65 years and over	2,552	7.4%

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Average household size	2.82	(X)
Average family size	3.44	(X)

HOUSING OCCUPANCY

Total housing units	36,044	100.0%
Occupied housing units	34,625	96.1%
Vacant housing units	1,419	3.9%

HOUSING TENURE

Occupied housing units	34,625	100.0%
Owner-occupied housing units	18,463	53.3%
Renter-occupied housing units	16,162	46.7%

Average household size of owner-occupied unit	2.87	(X)
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Average household size of renter-occupied unit	2.76	(X)
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