FOR LEASE
PRIME RETAIL / RESTAURANT / OFFICE SPACE
1,800 OR 900 SQUARE FEET
HIGH-TRAFFIC LOCATION
EL CERRITO, CALIFORNIA

LOCATION: 11299 San Pablo Avenue, very close to Hwy 80 at Potrero Ave exit. Close to BART (light rail mass transit). Center located at the corner of San Pablo Ave and Potrero Ave.

DESCRIPTION: Two spaces at a terrific retail setting (also appropriate for services office, such as taxes, CPA, insurance, attorneys, or any other use which may benefit from great visibility and high traffic). Modern, attractive space, busy neighborhood strip center of 25,500 sq. ft. Great visibility, 125 parking spaces.

The seven other tenants here include are Carrows Restaurant and Little Caesar's Pizza, a beauty supply store, check cashing, liquor store, and service office space. Denny's is across the street. Zoned for retail / commercial uses. (Spaces can not be combined.)

COUNTS: ADT of 25,000; population of 134,000 within three (3) miles; median household income within three (3) miles of $54,000.

NEIGHBORHOOD RETAILERS —
Within ¼ Mile: Safeway Megastore, Staples, Walgreens, Big 5 Sporting Goods, and Orchard Supply Hardware, I-HOP. **Within ¾ Mile:** Home Depot, Marshals, Louisiana Fried Chicken, MacDonald's, Starbucks, Pizza Hut, Honda Dealership, Der Wienerschnitzel, Strings Restaurant, and Bank of the West.

SIZE: +/-900 square feet or +/-1800 square feet (the 1800-square-foot space may be divided into two 900-square-foot spaces).

LEASE RATE: ● $1.75 per psf / NNN for 1,800 square feet. ● $2.25 per psf / NNN for 900 square feet.

CONTACT
Roger Mills
(510) 450-1424
CA DRE License: 00969403
rmills@mrecommercial.com

ONLINE LINKS
Street View | Satellite | Map | Business Finder
www.mrecommercial.com

All information furnished herein was provided by sources deemed reliable, but no representation is made or implied as to the accuracy thereof. All information herein is offered in good faith, but is subject to errors, omissions, change of price, prior sale, lease or financing, withdrawal without notice, rental or other conditions.