



**FOR LEASE
PRIME NEW RETAIL SPACE
EL CERRITO PLACE
EL CERRITO, CALIFORNIA**

LOCATION: 10750 San Pablo Avenue,
at the corner of Schmidt Lane.

SITE PROFILE: Shadow anchored by
Marshall's, across the street from new
four-city-block mixed-use 158-unit
residential project anchored by Sylvan
Learning Center.

One block from the beautiful new El
Cerrito City Center, DMV, CVS,
Safeway and close to Home Depot,
OSH, Staples, Barnes and Noble and
many other national retailers.

DESCRIPTION: This highly versatile,
approximately 2,790-square-foot space
is situated in a busy center supported
by ample parking. The exterior was
renovated in 2007, along with the entire
project, and future tenant improvements
are negotiable.

Other tenants include TAP Plastics,
Quest Labs, Allied Cash Advance,
Donut Time and Dollar Warehouse.

SIZE: Approximately 2,790 square feet.

TRAFFIC COUNT: 26,300 ADT.

LEASE RATE: Negotiable.

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