



**SMALL RETAIL / GYM SPACE
GORGEOUS VITAL BUILDING
EL CERRITO / RICHMOND ANNEX**

LOCATION: 10833 San Pablo Avenue, at Orchard Avenue.

DESCRIPTION: Dramatic restoration of the El Cerrito Lumber Building. Approximately 1,008 square feet set up for exercise or dojo space.

Gleaming wood floors, two showers, private office.

Off-street parking, across the street from the new four-city-block El Cerrito Town Center Project, Marshall's Shopping Center and new City Hall Complex. One block to DMV and Safeway/Longs Center.

SIZE: Approximately 1,008 square feet.

LEASE RATE: \$2.00 psf / monthly, gross.



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