



**FOR SALE OR LEASE
HARD-TO-FIND SMALL RETAIL BLDG.
AAA LOCATION
EL CERRITO**

LOCATION: 11835 San Pablo Avenue,
near Wall Avenue.

DESCRIPTION: Located next door to McDonald's and one door down from Starbucks and Home Depot, this approximately 4,000-square-foot property offers great high-traffic visibility and terrific signage potential. One block to BART and planned new 90,000-square-foot WalMart or Safeway Center. Concrete block structure, high ceilings, drive-in door – ideal for auto repair businesses, or contractor's supply business, such as plumbing, electrical, tile, kitchen, carpet, and more.

SIZE: Approximately 4,000 square feet.

SALE PRICE: \$625,000 as is, all cash to Seller at COE.

LEASE RATE: \$1.15 psf / monthly / industrial gross.

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ONLINE LINKS

[Street View](#) | [Satellite](#) | [Map](#) | [Business Finder](#)