



**FOR SALE / GROUND LEASE
BUILD TO SUIT
OUTSTANDING DEVELOPMENT SITE
EI CERRITO / RICHMOND ANNEX, CA**

LOCATION: Prime site at 5620 Central Avenue, adjacent **Pacific East Mall** anchored by the thriving **99 Ranch Supermarket**, the largest Asian market in the East Bay.

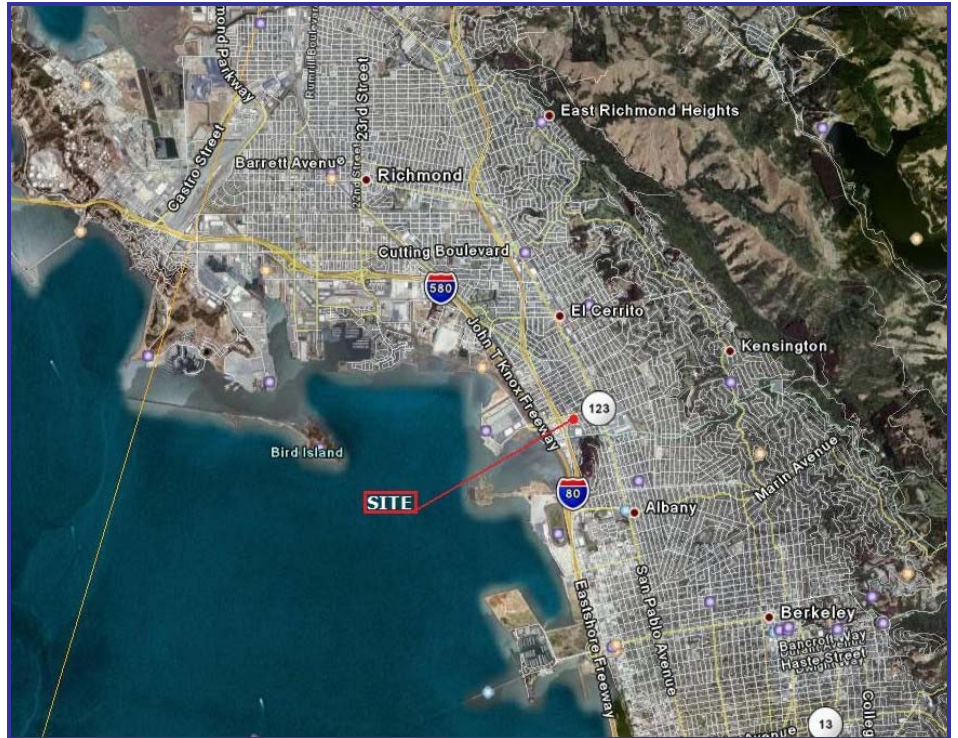
One block from the 880 and 580 Freeway interchanges at Central Avenue, one of the busiest freeway hubs in the U.S.

One property away from 800 unit Albany Hill Apartments. Walk to **BART** and **El Cerrito Plaza**, a totally renovated 300,000-square-foot center featuring **Albertson's**, **Long's**, **Trader Joe's**, **Barnes and Noble**, **Pier 1**, **Ross** and other nationals. Three blocks from **Costco** and planned new **Kohl's** department store.

DESCRIPTION: Approximately 3.26-acre level site on the border of El Cerrito and Richmond Annex, with portions of the property in each city. Great for private school, daycare, religious institution, retail or residential development, all of which are entitled by right.

ZONING: C-3 Regional Commercial.

SALE PRICE: Land at \$49 per square foot.



ONLINE MAPPING

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

CONTACT

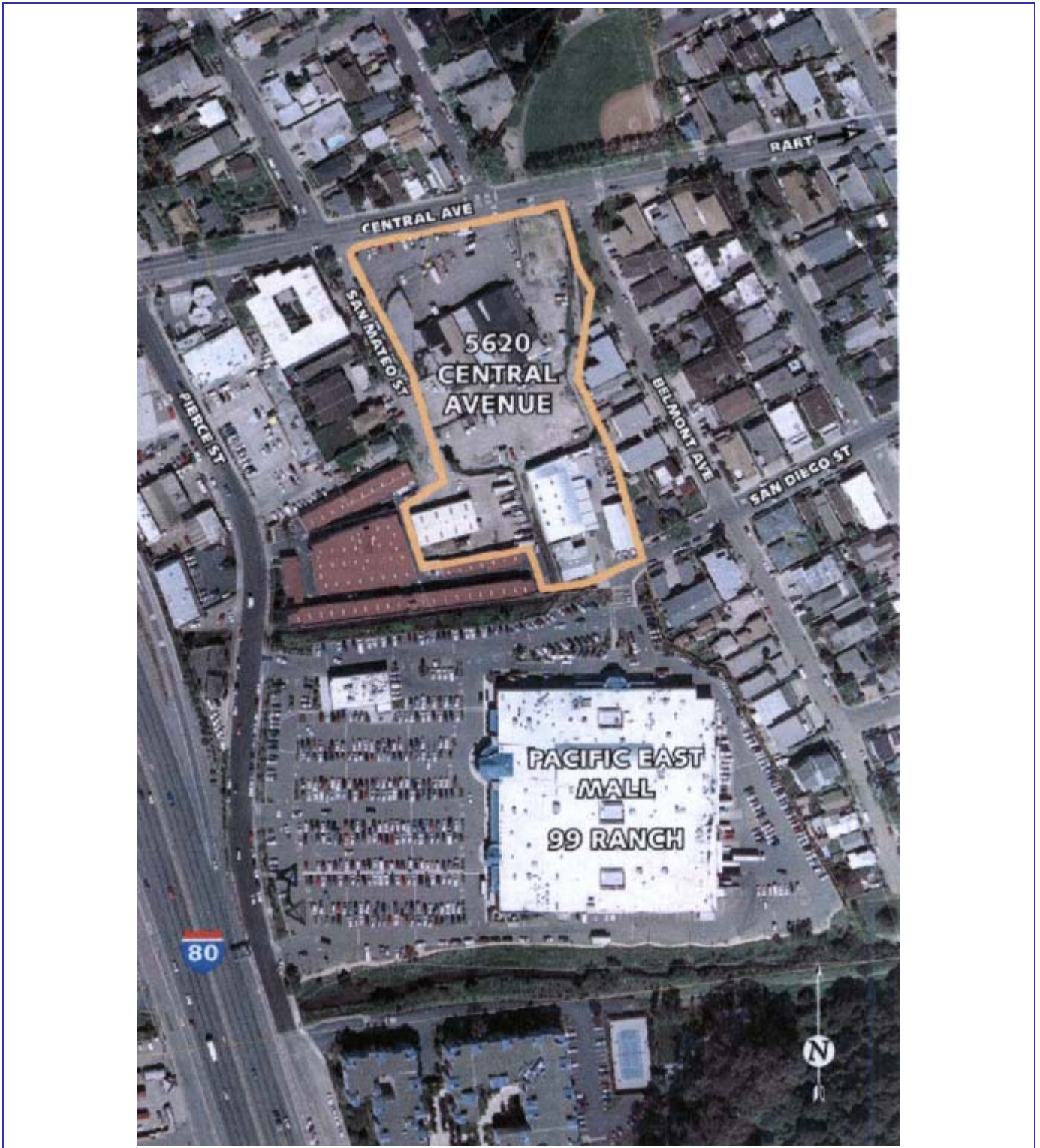
Erik Housh

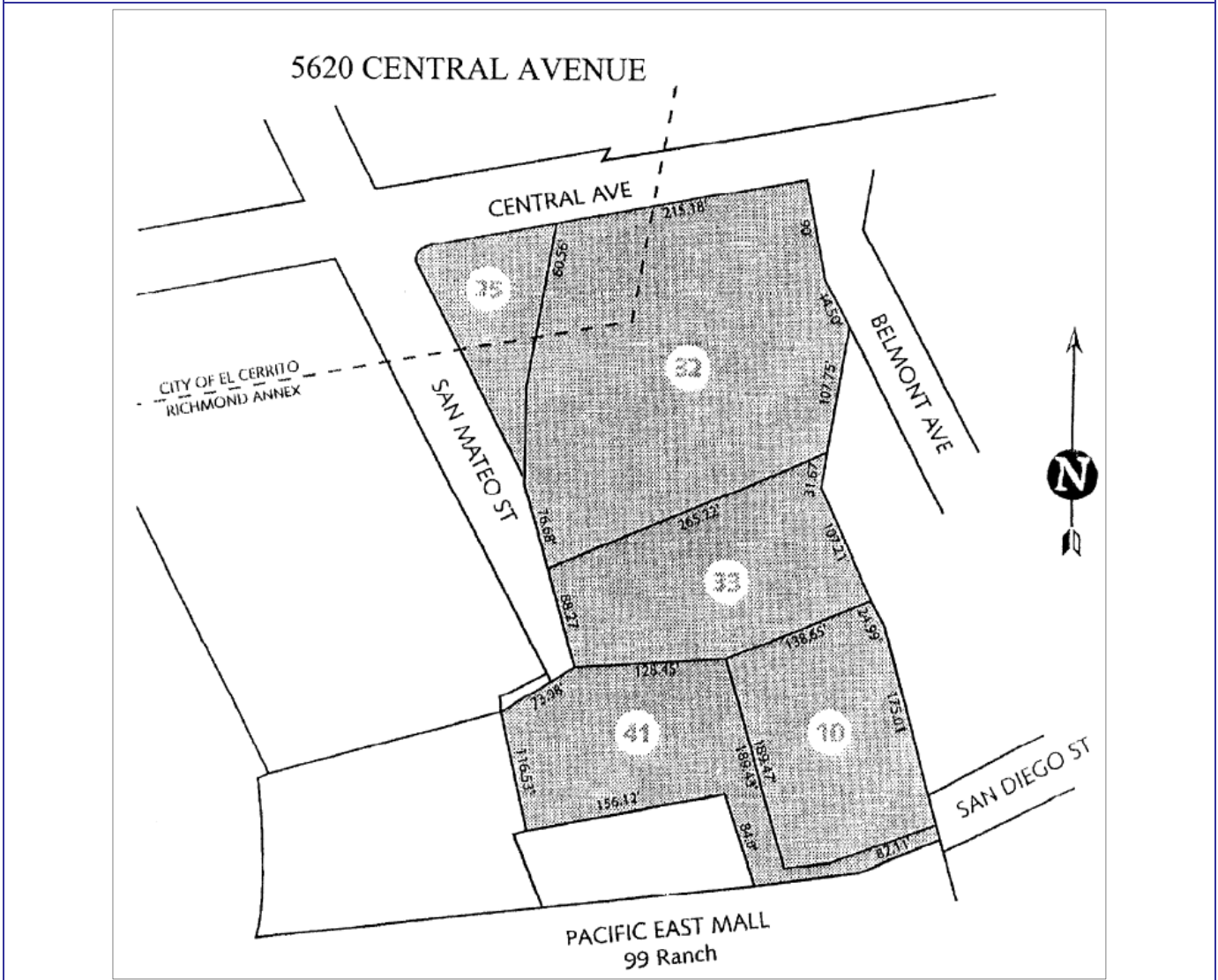
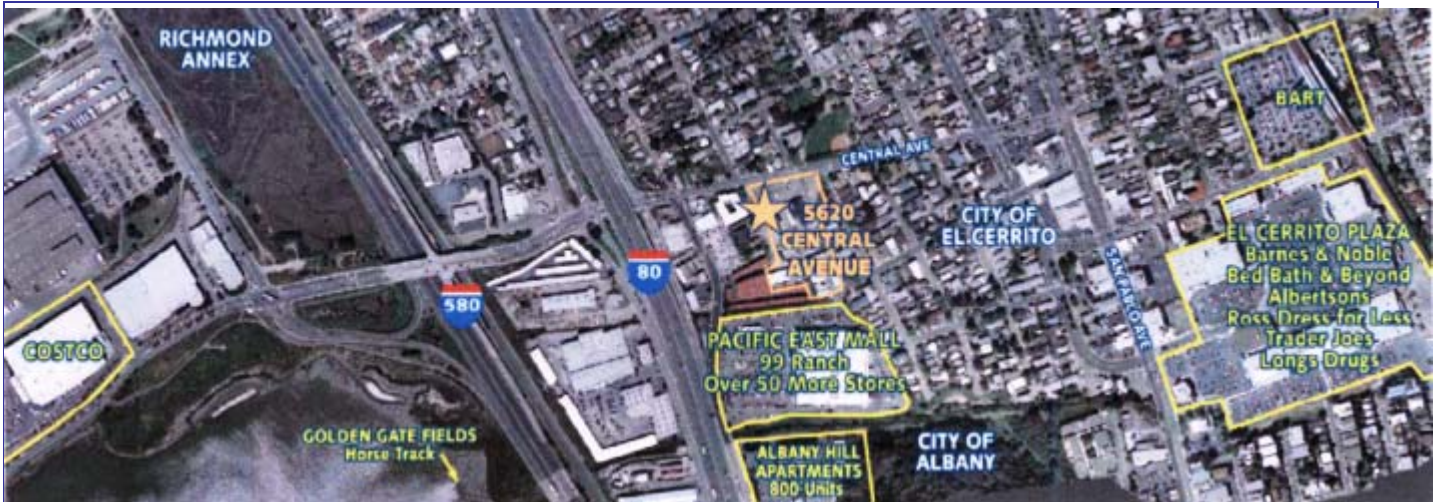
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Market Note: Located 0.6 miles from subject site, El Cerrito Plaza is a totally renovated 300,000-square-foot center. The superior tenant mix includes Albertson's, Long's, Trader Joe's, Barnes and Noble, Pier 1, Ross ...

**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%

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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)

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

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)
Average household size of renter-occupied unit	2.13	(X)

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

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

HOUSING OCCUPANCY

Zoning Ordinance Excerpts Pages 64-47

15.04.230

Business services

Commercial filming and recording studios

Eating and drinking establishments/except fast food with drive-through

Engineering, management, public administration and related offices and services

Hotels and other lodging places:

 bed and breakfast inns

 hotels or motels

Medical and dental offices and clinics

Membership organizations, clubs and lodges

Nondepository institutions, for example, check cashing

Miscellaneous repair services

Personal services

Real estate, insurance agents, brokers and services

Residential Uses

Residential Uses as Part of a Mixed-Use Development.

Residential uses as permitted in the MFR-2-medium density residential district

Live/work

Civic, Public and Semipublic Uses.

Colleges, universities, vocational schools and educational facilities

Community centers

Day care center

Day care, limited and general

Elementary and secondary schools

Government services

Museum, botanical, zoological, garden and cultural centers

Public safety facilities

Recovery facilities, limited

Religious assembly

Agricultural Uses.

Landscape and horticultural services

Open Space and Recreational Uses.

Parks, open space and trails

Industrial Uses.

Printing and publishing

Public utilities, minor

Recycling facilities:

 reverse vending machines

Temporary Uses.

Arts and crafts shows, outdoor

Circuses and carnivals

15.04.230

Outdoor exhibits
Religious assembly
Seasonal sales lots, for example, Christmas trees and pumpkins

* Off-premises sale of alcoholic beverages requires approval of a conditional use permit.

15.04.230.030 Accessory Uses.

Accessory uses and buildings shall be limited to those uses that are clearly incidental to the primary use of the property and which are sited within the property boundaries of the primary use. Refer to Section 15.04.880 for details.

15.04.230.040 Conditional Uses.

The following uses may be permitted by conditional use permit and then must comply with all the terms and conditions of the permit as provided for in Section 15.04.910. Similar uses may be conditionally permitted by interpretation of the Planning Director or designee.

Commercial Uses.

Retail Sales.

Domestic animals sales and services:

boarding

Kennels

Liquor stores

Used merchandise stores

Retail Services.

Amusement/recreational services:

commercial sports

miscellaneous amusement services

Auto repairs (within completely enclosed buildings)

Commercial filming and recording studios

Eating and drinking establishments:

bars

fast food with drive-up/drive-through service

live entertainment

Funeral home/chapel

Gasoline service stations

Hotels and other lodging places:

rooming and boarding houses

Massage establishments

Civic, Public and Semipublic Uses.

Congregate care, limited and general

Correctional and rehabilitation facilities

15.04.230

Hospitals
 Recovery facilities, general

Industrial Uses.

Public utilities, major
Recycling facilities:
 large and small
Special trade contractors:
 carpentry
 electrical
 plumbing, heating, air conditioning

Temporary Uses.

Flea markets/swap meets
Live entertainment events
 Recreation events
Retail sales, outdoor
 Street fairs
 Trade fairs

15.04.230.050 Development Standards.

The following is a partial listing of standards that shall apply in the C-3-regional commercial district. For a complete delineation of all development standards applicable refer to Section 15.04.830.

Min. Lot Area (sq. ft.)	Building Height (ft.)	FAR	Setbacks and Yards (ft.)		
			Front	Side	Rear
None	65	1.5 ¹	None ²	None ²	None ²

¹Where residential is a component of a mixed use development, the FAR may be increased to 2.0.

²5 feet abutting residential.

See MFR-2 multi-family: density residential district development standards per Sections 15.04.150.050 and 15.04.150.070 for parking, setback, yard area and open space requirements.

15.04.230.060 Performance Standards.

The uses in this district must comply with all applicable performance standards delineated in Section 15.04.840.

15.04.240

15.04.230.070 Parking and Loading Standards.

All parking and loading must comply with the provisions contained in Section 15.04.850.

15.04.230.080 Signs.

All signs must comply with the applicable provisions of Section 15.04.860, in addition to Chapter 15.06, Sign Ordinance, and Chapter 4.04, Sign Code.

15.04.230.090 Administrative and Enforcement Procedures.

All development and uses allowed in this district are subject to the provisions contained in Section 15.04.900. Provisions of this section and any conditions of approval will be enforced in accordance with the provisions set forth in Sections 15.04.950 and 15.04.990.

(Amended by Ordinance Nos. 37-96 N.S. and 31-97 N.S.)

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CONTACT

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