



**PRIME CORNER RETAIL SPACE OF 5,657 S.F.**  
**END CAP AT HIGH TRAFFIC LOCATION**  
**SAN FRANCISCO BAY AREA**  
**EL CERRITO, CA**

**LOCATION:** Close to Hwy 80 at Potrero Ave exit. Close to BART (light rail mass transit). Located at the corner of San Pablo Avenue and Potrero Ave.

**DESCRIPTION:** Approximately 5,657 square feet of modern and attractive retail space available at a busy Bay intersection. This is an end cap unit in a 25,500-square-foot neighborhood retail strip center with 125 parking spaces. This space in particular (and the entire center) has great visibility at a corner location. Among eight other tenants in this center are Carrows Restaurant, Radio Shack Electronics and Little Caesar's Pizza. Other tenant uses include beauty supplies, dry cleaners, check cashing, liquor store, and service office space. Denny's is across the street. Zoning is Retail / Commercial.

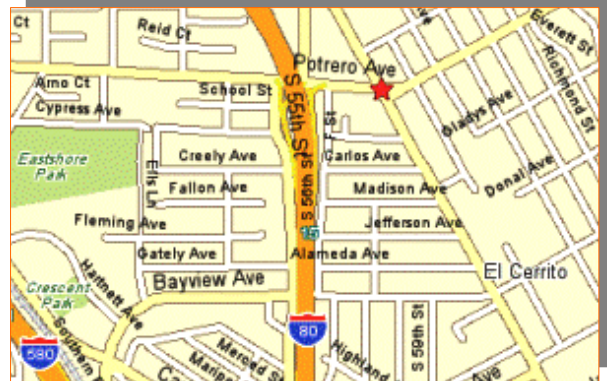
**COUNTS:** ADT of 25,000; population of 134,000 within three (3) miles; median household income within three (3) miles of \$54,000.

**NEIGHBORHOOD RETAILERS—**

- ▶ **Within ¼ Mile:** Target, Staples, Walgreens, Hollywood Video, Big 5 Sporting Goods, Orchard Supply Hardware, Denny's, Der Wienerschnitzel, U.S. Post Office, DMV, and Bank of the West.
- ▶ **Within ¾ Mile:** Home Depot, Marshals, Safeway, MacDonald's, Starbucks, Pizza Hut, Strings Restaurant and Honda Dealership.

**LEASE RATE:** \$2.25 per square foot monthly plus NNN. NNN now equals approximately \$0.48 psf.

**BROKER ADVISORY:** This is a confidential offering subject to current tenant's rights and the vacating of the premises on December 1, 2006.



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