



FOR LEASE



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**12354 San Pablo
Ave**

12354 San Pablo Ave
Richmond, CA 94805

Property Summary

FOR LEASE



PROPERTY DESCRIPTION

CM-3 Commercial Mixed-Use zoned property offers exceptional flexibility for a wide range of business types.

Prime 15,000 SF Commercial Lot for Lease - High-Visibility San Pablo Avenue Location

Now available for lease: a versatile 15,000 square foot vacant lot located at 12354 San Pablo Avenue in Richmond, CA. Strategically positioned along a major commercial corridor with strong vehicular and pedestrian traffic, this CM-3 Commercial Mixed-Use zoned property offers exceptional flexibility for a wide range of business types.

Zoning allows for a variety of potential uses including: retail storefronts, business and personal services, street-level office or client-facing operations, pop-up shops, food trucks, or outdoor sales, and staging or storage for contractors or logistics operators (subject to city approval).

The lot is flat, cleared, and ready for development or interim commercial use, with easy access to major transportation routes including I-80 and public transit. This high-traffic location is ideal for

OFFERING SUMMARY

Lease Rate:	\$4,000 per month (NNN)
Available SF:	15,000 SF
Lot Size:	0.347 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	850	2,431	10,437
Total Population	2,391	7,032	30,200
Average HH Income	\$155,357	\$147,629	\$136,695

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The lot is flat, cleared, and ready for development or interim commercial use, with easy access to major transportation routes including I-80 and public transit. This high-traffic location is ideal for businesses seeking visibility, accessibility, and a growing customer base in a dynamic mixed-use neighborhood.

Whether you're looking to establish a flagship presence, a temporary activation, or a long-term site investment, this property offers unique flexibility in a high-demand corridor. Contact us today to schedule a tour.

LOCATION DESCRIPTION

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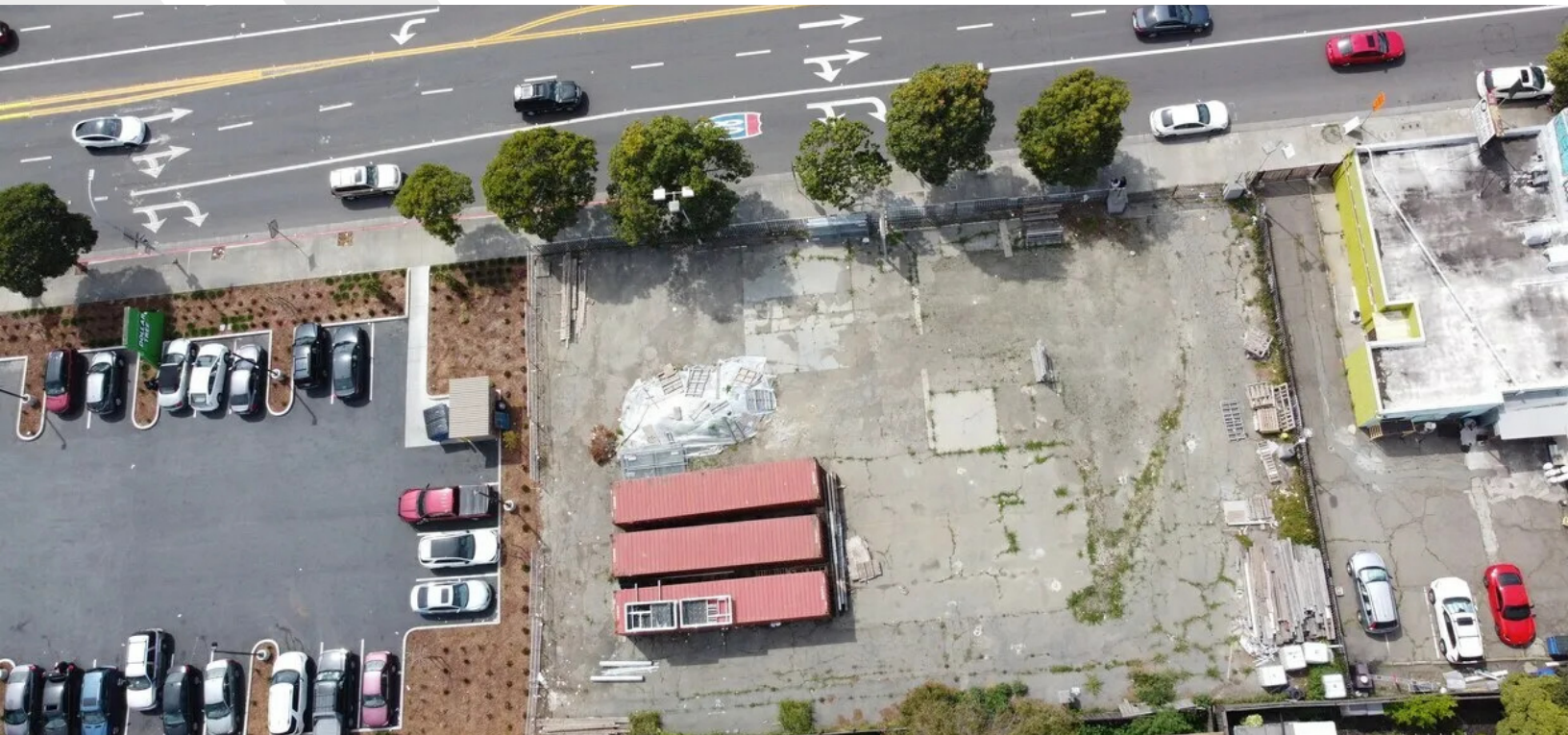
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Additional Photos

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Location Map

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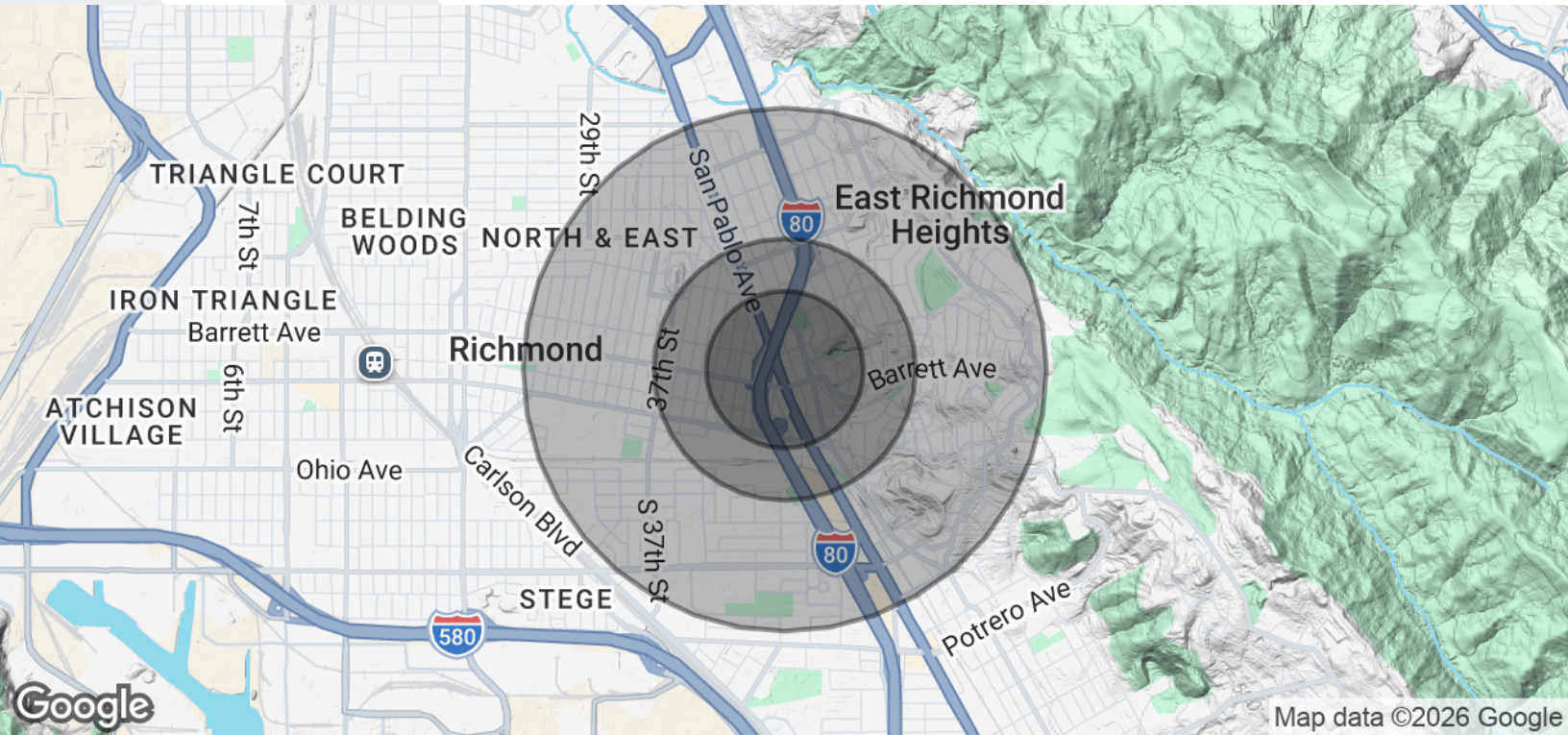
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Demographics Map & Report

FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,391	7,032	30,200
Average Age	43	42	41
Average Age (Male)	42	41	40
Average Age (Female)	44	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	850	2,431	10,437
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$155,357	\$147,629	\$136,695
Average House Value	\$842,543	\$808,501	\$835,349

2020 American Community Survey (ACS)

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