

FOR SALE

DEL NORTE PLAZA: 11299 SAN PABLO AVENUE, EL CERRITO, CA



OFFERING SUMMARY 11299 SAN PABLO AVENUE, EL CERRITO, CA^{ue (St}

- Multi-tenant investment opportunity. This outdoor mall consists of a diverse, e-commerce resistant tenant lineup comprised of retail, restaurant, and service commercial tenants – creating a stabilized stream for a new investor. Parcel includes 50 parking spaces in large parking lot with 2 curb cuts onto busy San Pablo Avenue
- Year built/remodeled: 1980. Ownership is Fee Simple (Land and Building Ownership)
- Ideally located at signalized, hard corner intersection of Potrero Avenue and San Pablo Avenue (State Route 123) with 59,000 VPD
- The site also benefits from nearby access to I-80 (208,000 VPD) making this an ideal, centralized location with easy commutes
- Direct consumer base with strong regional/local tenants on a dense retail corridor within close proximity of many national tenants including nearby Safeway, Home Depot, Harbor Freight, Walgreen's, and Starbucks
- Strong demographics in 5-mile trade area, supported by over 200,000 residents and 80,000-100,000-plus daytime employees
- Residents within a one-mile radius earn an average household income of \$175,000

CURRENT TENANTS

- Los Moles Restaurant
- Little Caesars Pizza
- Annapurna Mart
- Gina Beauty Supply
- Sunny Day Spa
- Gina Beauty 4 U
- Vasco Career College
- Del Norte Liquors
- Western Dental & Orthodontics

PRICE: \$9,500,000 • PRICE PER SF: \$370 • NOI: \$679,281 • PRO FORMA CAP RATE (7.54%)*

LEASABLE AREA: 25,645 SF • LAND AREA: 2.32 ACRES • SAN PABLO AVENUE FRONTAGE: 198 FEET

* Once last vacant suite is rented

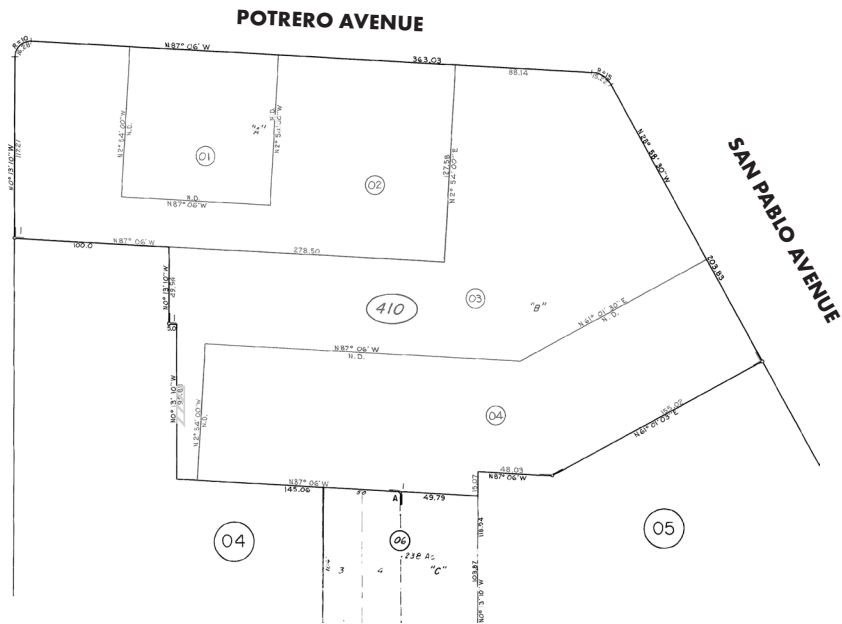




PROPERTY OVERVIEW

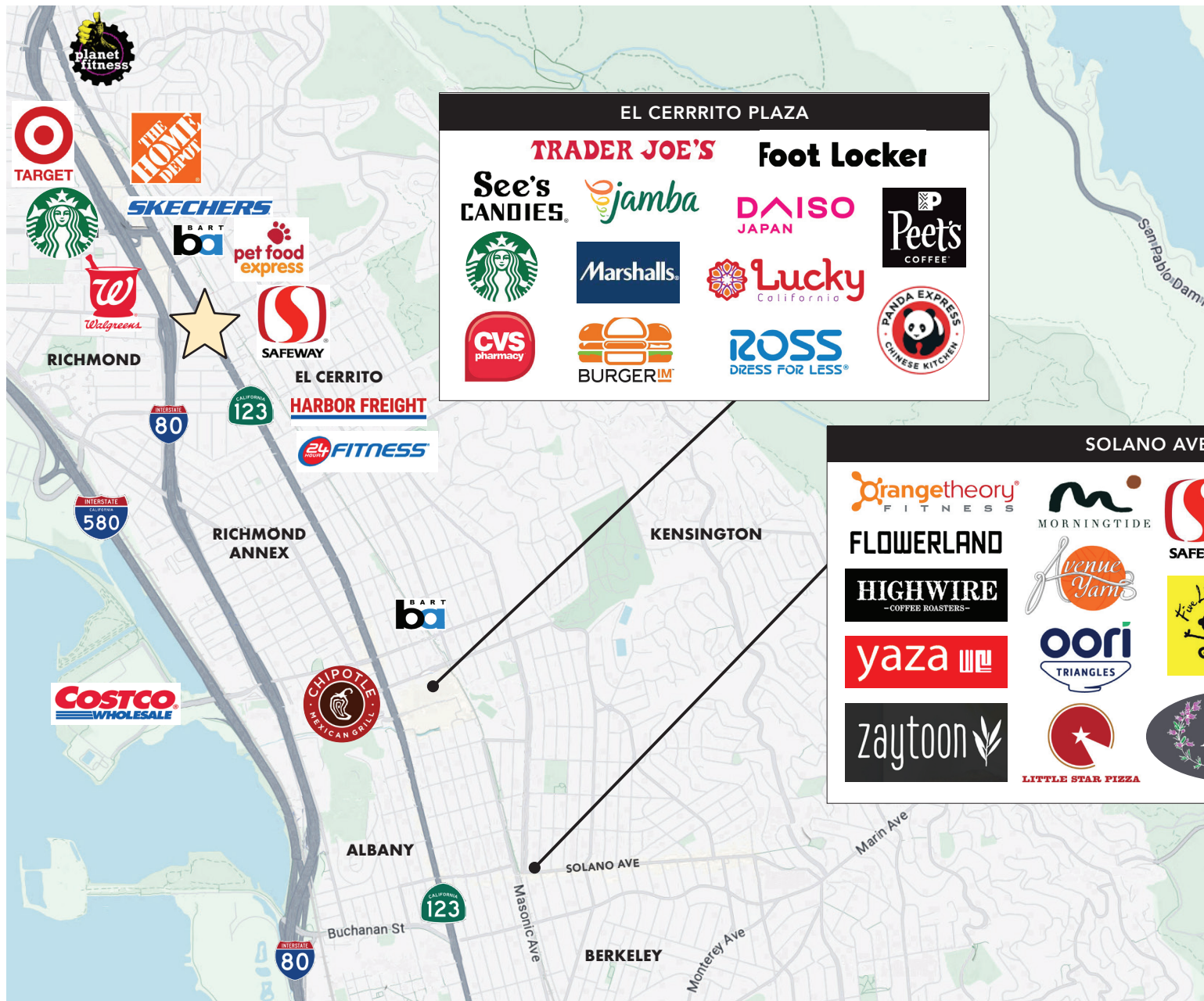


PLAT MAP + AERIAL VIEW 11299 SAN PABLO AVENUE, EL CERRITO, CA



PARCELS		LAND	IMPROVEMENTS
509-410-001-2	(Los Moles Restaurant)	9,365 SF	4,705
509-410-003-8	(Parking Lot Del Norte)	35,937 SF	
509-410-002-0	(Parking Lot Los Moles)	26,571 SF	
509-410-004-6	(Del Norte Plaza Shopping Center)	29,228 SF	20,880
TOTAL		101,101 SF	25,585

NEARBY AMENITIES 11299 SAN PABLO AVENUE, EL CERRITO, CA



EL CERRITO PLAZA

TRADER JOE'S	Foot Locker
See's CANDIES	jamba
Starbucks	DAISO JAPAN
Marshall's	Lucky California
CVS pharmacy	BURGER KING
Peet's COFFEE	ROSS DRESS FOR LESS
	PANDA EXPRESS CHINESE KITCHEN

SOLANO AVENUE

Orangetheory FITNESS	MORNINGTIDE	SAFeway	mr. dewie's GARDEN CREAMERY	5 TACOS BEERS
FLOWERLAND	Avenue Yams	Five Little Monkeys	OAKTOWN SPICE SHOP	
HIGHWIRE -COFFEE ROASTERS-	yaza	oori TRIANGLES		
zaytoon	LITTLE STAR PIZZA	BREZO	lavender Bakery & Cafe	

LOCATION MAP 11299 SAN PABLO AVENUE, EL CERRITO, CA

Easy freeway accessibility between both 1-80 and I-580, close to I-880 and the entire SF Bay Area. 4 miles to Berkeley, 9 miles to Oakland, 13 miles from San Francisco, 14 miles from Marin, 19 miles to Oakland Airport, 28 miles to Walnut Creek, 70 miles to Sacramento.



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to sale.