

**ATTRACTIVELY PRICED FOR QUICK SALE**

**FOR SALE**

**CHURCH WITH PARKING**



# OWNER-USER OPPORTUNITY

**1850 15TH ST  
SAN PABLO, CA 94609**

DAVID KLEIN  
(415) 828-2188  
dklein@lee-associates.com  
License ID# 00790730

ELIJAH HODGES  
(925) 528-9972  
ehodges@lee-associates.com  
License ID# 02208943

JEROME MADIGAN  
(650) 591-5300  
jerome@thevisionrealestate.com  
License ID# 02099421

# PROPERTY SUMMARY

1850 15TH ST | SAN PABLO, CA

## PROPERTY DETAILS

ASKING PRICE	CALL FOR QUOTE
RBA	6,540 SF
Lot Size	Lot 1: ±9,583 SF Lot 2: ±5,512 SF
Stories	2
Year Built	1962
Construction	Wood Frame
Zoning	R-1 (Allows for Church Use)
Submarket	Richmond / San Pablo
Location Type	Residential

## AMENITIES

- Parcels - Surface Parking (6 spaces)
- Parcel 2-10 Spaces
- Signage
- Nearby Public Transportation

## PROPERTY ATTRIBUTES

- Two Parcels
- Religious Facility Buildout
- Off-street Parking
- Fenced Parcel
- Owner-user Opportunity
- Ready for Occupancy



# LOCATION OVERVIEW

1850 15TH ST | SAN PABLO, CA

## SCHOOLS

- 1 Dover Elementary School
- 2 Downer Elementary School
- 3 Lake Elementary School
- 4 Helms Middle School
- 5 Richmond High School
- 6 Contra Costa College

## BUSINESSES

- 1 San Pablo Lytton Casino
- 2 Cazadores Market
- 3 El Porvenir Produce Market
- 4 San Pablo Supermarket
- 5 Grocery Outlet

## RESTAURANTS

- 1 Jack in the Box
- 2 McDonald's
- 3 Los Compadres
- 4 Pollos Asados don Rafa

## PARKS

- 1 John Herbert Davis Park
- 2 North Richmond Ballpark



## DEMOGRAPHICS

Metric	1 Mile	3 Miles
Population	35,014	143,853
Households	9,649	45,181
Median Age	35.30	37.40
Median HH Income	\$68,706	\$77,249
Daytime Employees	6,215	38,218

## TRAFFIC COUNTS

- Rumrill Blvd & Mission Ave – 17,428 (2025)
- 13th St & Folsom Ave – 25,168 (2025)
- Market Ave & Rumrill Blvd – 5,988 (2025)

# EXTERIOR

1850 15TH ST | SAN PABLO, CA



# INTERIOR

1850 15TH ST | SAN PABLO, CA



Seating for approximately 150 people



Social Hall



Kitchen for food prep with ADA bathroom

# CONTACT

DAVID KLEIN  
Executive Vice President  
(415) 828-2188  
dklein@lee-associates.com  
License ID# 00790730

ELIJAH HODGES  
Associate  
(925) 528-9972  
ehodges@lee-associates.com  
License ID# 02208943

JEROME MADIGAN  
Realtor Associate/Church Specialist  
(650) 591-5300  
jerome@thevisionrealestate.com  
License ID# 02099421

**TOUR BY APPOINTMENT ONLY.  
DO NOT DISTURB OCCUPANTS**

**Local Expertise.  
International Reach.  
World Class.**

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates  
San Francisco  
Corporate ID# 01191898  
A Member of the Lee & Associates Group of Companies  
242 California St, San Francisco, CA 94111  
[www.lee-associates.com](http://www.lee-associates.com)



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.  
CID#01191898