



# 10036 SAN PABLO AVE, EL CERRITO, CA 94530

RETAIL / OFFICE IN EL CERRITO | ± 1,850 SF  
FREESTANDING COMMERCIAL SPACE

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Commercial Advisors

  
**KW**  
COMMERCIAL

KW COMMERCIAL - OAKLAND  
DRE# 02029039



# PROPERTY HIGHLIGHTS

Freestanding Commercial space on ground floor plus mezzanine available for lease. Some ideal uses include cafe, bar, restaurant, gym, salon, and event space.

Lease Rate:

**\$2.50 PSF / NNN**

Rentable SF:

**± 1,850 SF**

Mezzanine SF:

**± 604 SF**

Zoning:

**TD (Theater District) -  
View Allowable Uses**

Parcel:

**504-152-021-3**

Parking:

**±15 shared spaces in rear and  
Unmetered Street Parking**

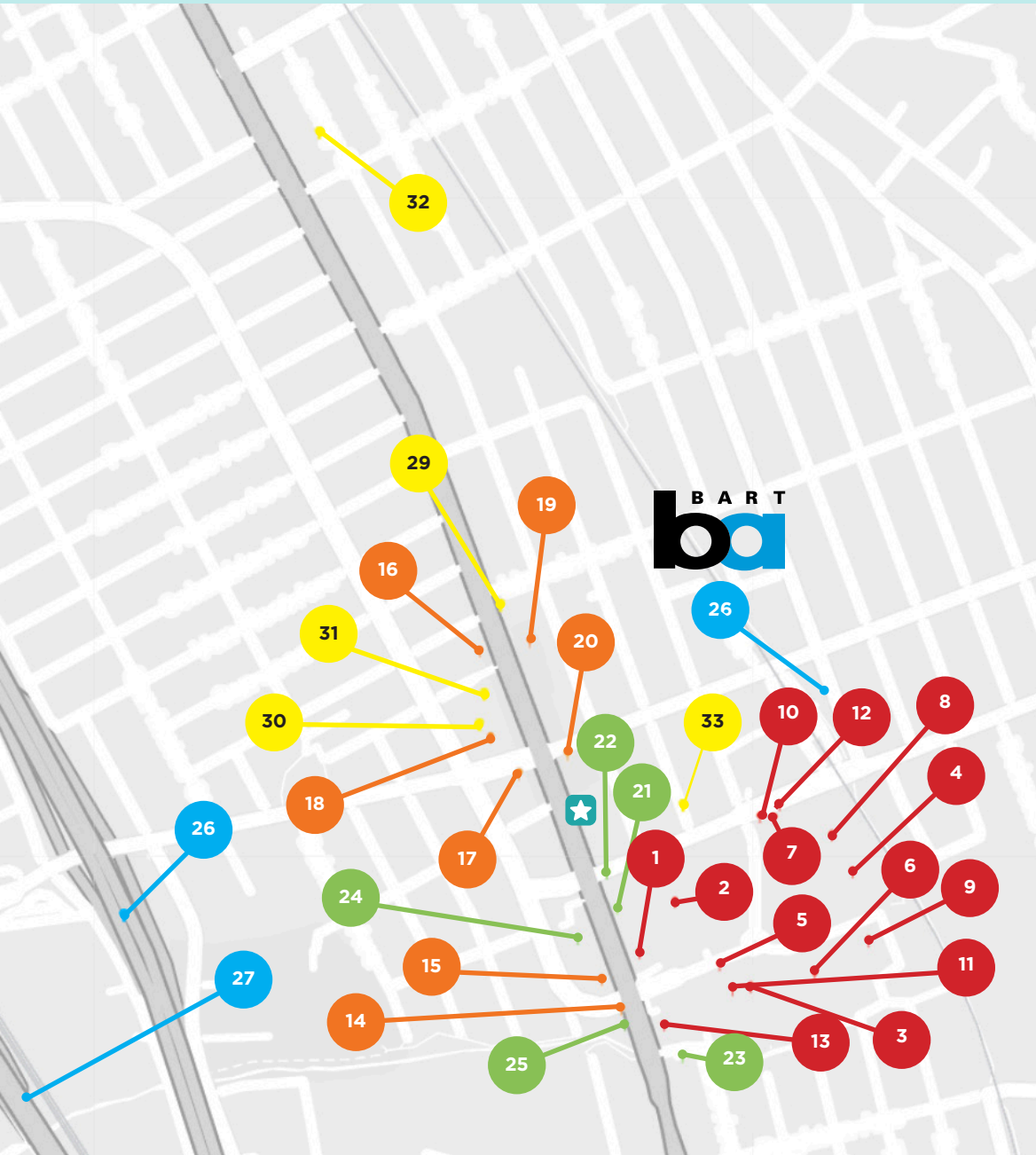
# AERIAL VIEW



**10036 SAN PABLO AVE**

# LOCATION HIGHLIGHTS:

RETAIL, OFFICE, RESTAURANTS, TRANSIT & NEW DEVELOPMENTS



## EL CERRITO PLAZA

1. DAISO
2. BARNES & NOBLE
3. TRADER JOE'S
4. LUCKY
5. CVS
6. PETCO
7. UPS
8. ROSS
9. JOANN FABRICS & CRAFTS
10. STARBUCKS
11. SEE'S CANDIES
12. CITI BANK
13. ROMANOS MACARONI GRILL

## RESTAURANTS

14. PEET'S COFFEE
15. CHIPOTLE MEXICAN GRILL
16. POPEYES
17. NATIONS GIANT HAMBURGERS
18. BURGER KING
19. LARB THAI
20. ELEVATION 66 BREWING CO.

## RETAIL

21. CHASE BANK
22. MECHANICS BANK
23. WELLS FARGO
24. O'REILLY AUTO PARTS
25. FEDEX

## TRANSIT

26. I-80
27. I-580
28. EL CERRITO BART STATION

## NEW DEVELOPMENTS

29. 10192 SAN PABLO AVE
30. 10167 SAN PABLO AVE  
(MCNEVIN SOUTH)
31. 10135 SAN PABLO AVE  
(MCNEVIN NORTH)
32. 921 KEARNEY STREET
33. 6501 FAIRMOUNT AVE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.