

SAN PABLO TOWNE CENTER

RETAIL SPACES AVAILABLE:

SPACE 100A: 6,707 RSF

SPACE 109 : 1,439 RSF

SPACE 206: 1,263 RSF

SPACE 301: 4,576 RSF

SPACE 404: 1,200 RSF

SPACE 602: 2,294 RSF

RETAIL SPACES AVAILABLE SOON:

SPACE 102/103 : 1,869 RSF

20-800 San Pablo Towne Center,
San Pablo, CA



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PROPERTY HIGHLIGHTS

San Pablo Towne Center is a well established and thriving commercial center serving the community along the main East Bay retail corridor on Interstate 80.

The center is located in a busy trade area surrounded by retail, services, medical, government offices and schools.

Positioned directly across from Lytton Casino and John Muir Hospital.

Anchored by Ross and Dollar Tree.

Co-Tenants include Starbucks, Jamba Juice, The Pizza Guys and Western Dental.

Neighboring tenants include Foodmaxx, Smart & Final, Walgreens and Planet Fitness.

San Pablo Dam Ave: 17,165 VPD

San Pablo Dam Rd: 17,165 VPD

RETAIL SPACES AVAILABLE

SPACE 100A:	SPACE 109:	SPACE 301:	SPACE 602:
6,707 RSF	1,439 RSF	4,576 RSF	1,849 RSF
FORMER GOODWILL	SECOND GENERATION VETERINARY CLINIC	FORMER FURNITURE STORE	

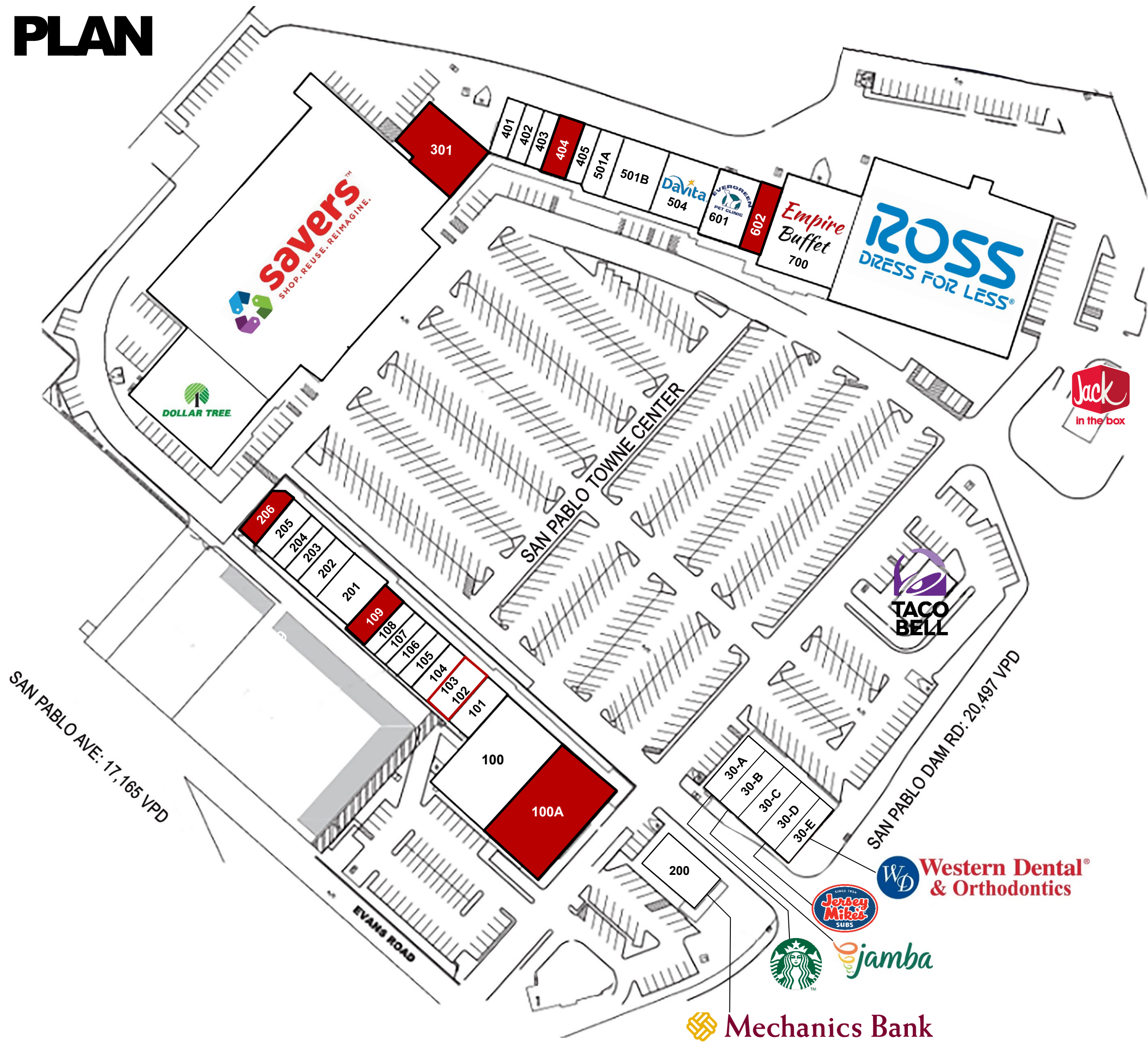


Tenant mix:



SITE PLAN

SAN PABLO TOWNE CENTER

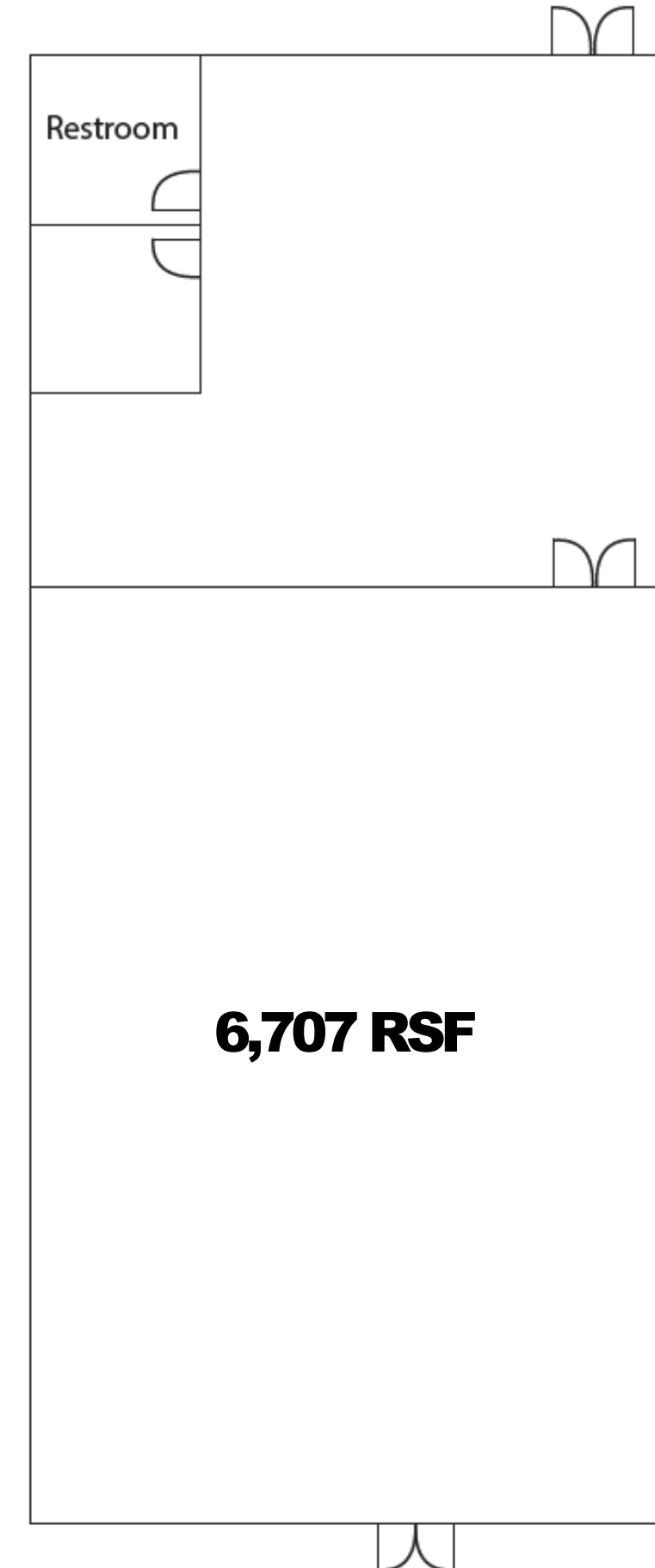


UNIT	TENANT	SF
100	AVAILABLE	6,707
100A	STANFORD HEALTH CARE	11,593
101	SERENITY RELAXATION SPA	1,685
102	BISMILLAH RESTAURANT	873
103	BISMILLAH RESTAURANT	996
104	TECH PART	1,200
105	BOOST MOBILE	1,020
106	UPS STORE	1,020
107	LEE'S CHINESE GARDEN	942
108	DENTAL CARE	900
109	AVAILABLE	1,436
200	MECHANICS BANK	2,800
201	CITIBANK	3,270
202	EYEBROW BAR	1,080
203	CASH 1 - CHECK TO CASH	996
204	FINANCIAL ADVISOR	960
205	GOLDEN NAILS AND SPA, LLC	1,420
206	ERICA'S BEAUTY SALON	1,263
250	DOLLAR TREE	10,080
30-A	STARBUCKS	1,265
30-B	GUADALAJARA ICE CREAM	1,795
30-C	JAMBA JUICE	1,410
30-D	JERSEY MIKE'S	1,400
30-E	WESTERN DENTAL	2,305
301	AVAILABLE	4,525
400	TACO BELL	3,500
401	H BEE JEWELRY	1,080
402	ALL CIGARETTES CHEAPER	1,050
403	LEAD WEST INSURANCE	1,028
404	SWEET SMILES DENTAL	1,200
405	PEOPLE READY	1,465
501-A	PIZZA GUYS	1,500
501-B	NOODLE HOUSE 21	1,686
504	DAVITA	5,330
700	EMPIRE BUFFET	7,948
601	EVERGREEN PET VET	2,640
602	AVAILABLE	1,849

FLOOR PLAN

Suite 100A 6,707 RSF

END CAP w/ Excellent Visibility



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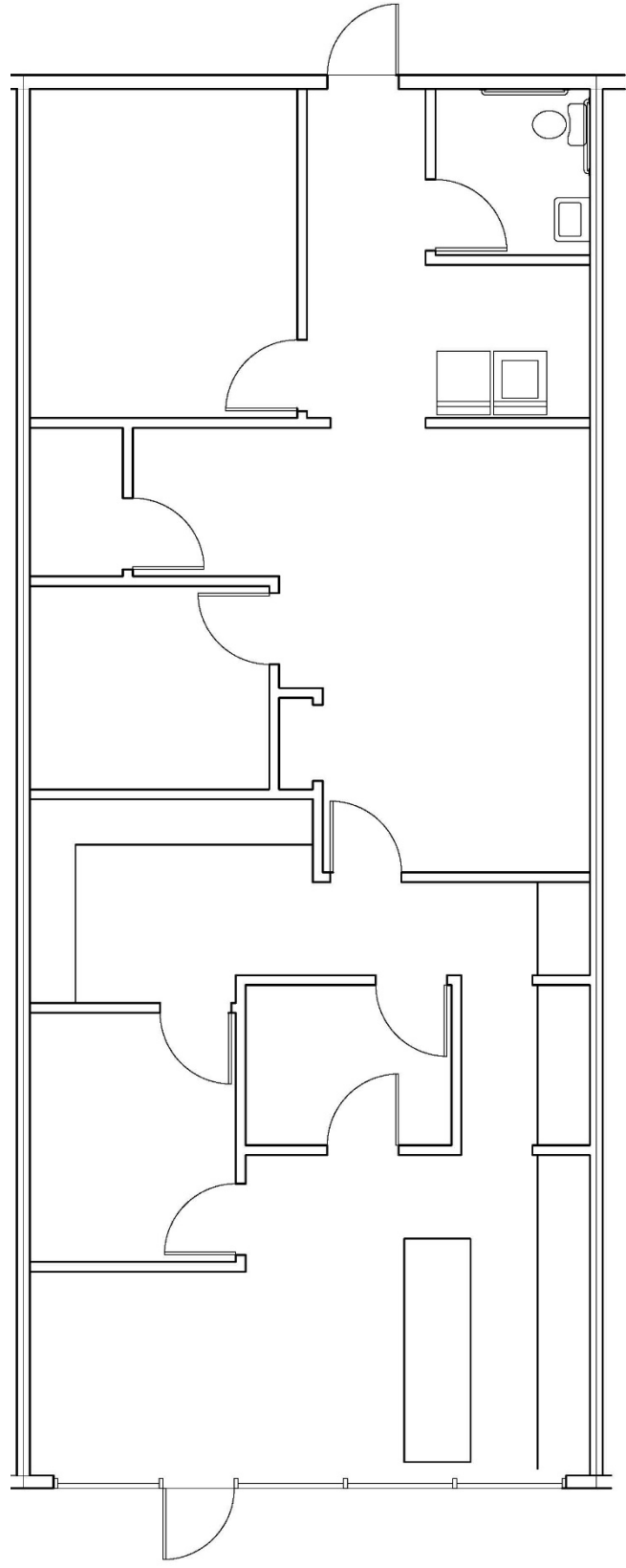
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FLOOR PLAN

Suite 109 1,436 RSF

2nd GENERATION VETERINARY CLINIC



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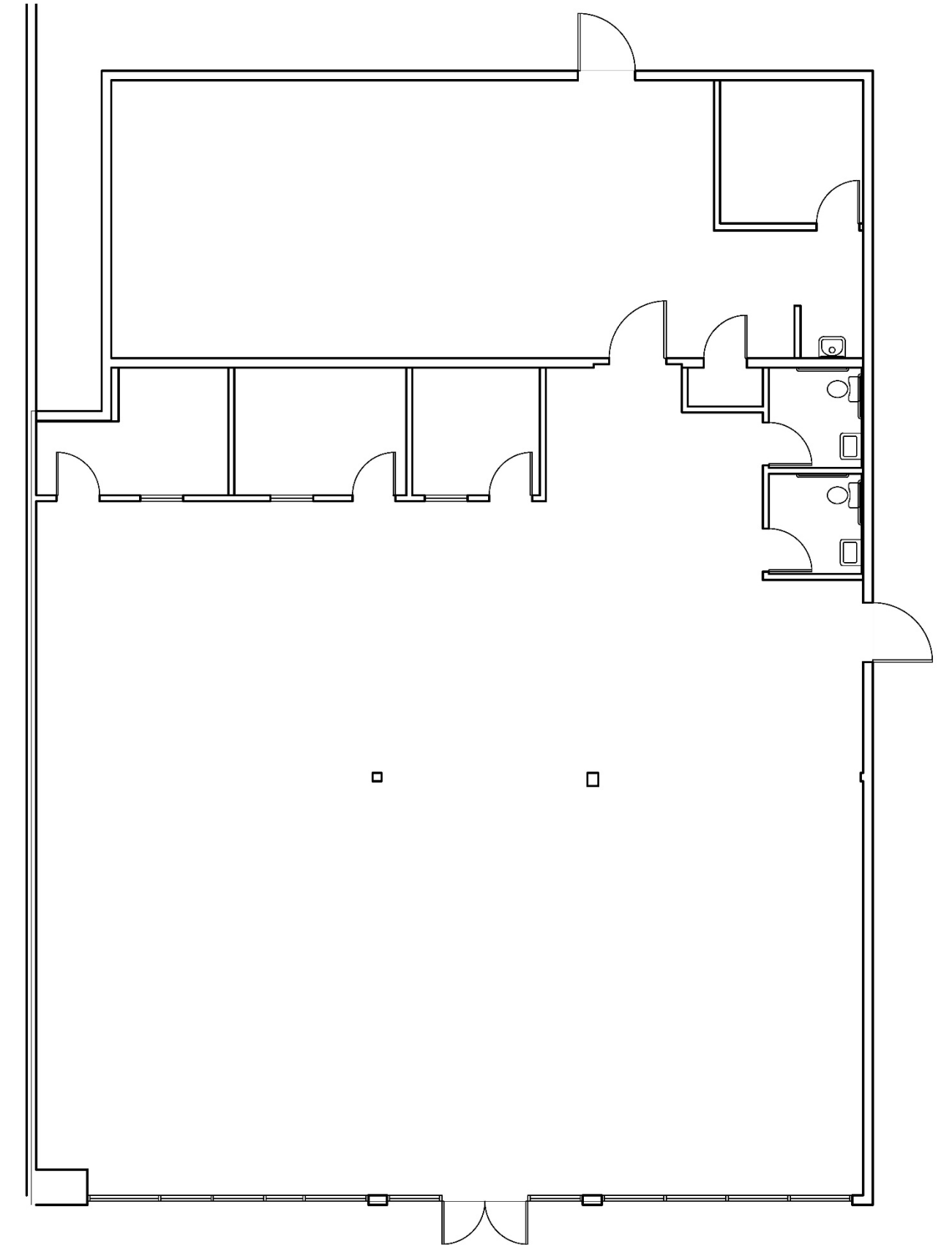
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FLOOR PLAN
Suite 301 4,576 RSF

Former **FURNITURE STORE**



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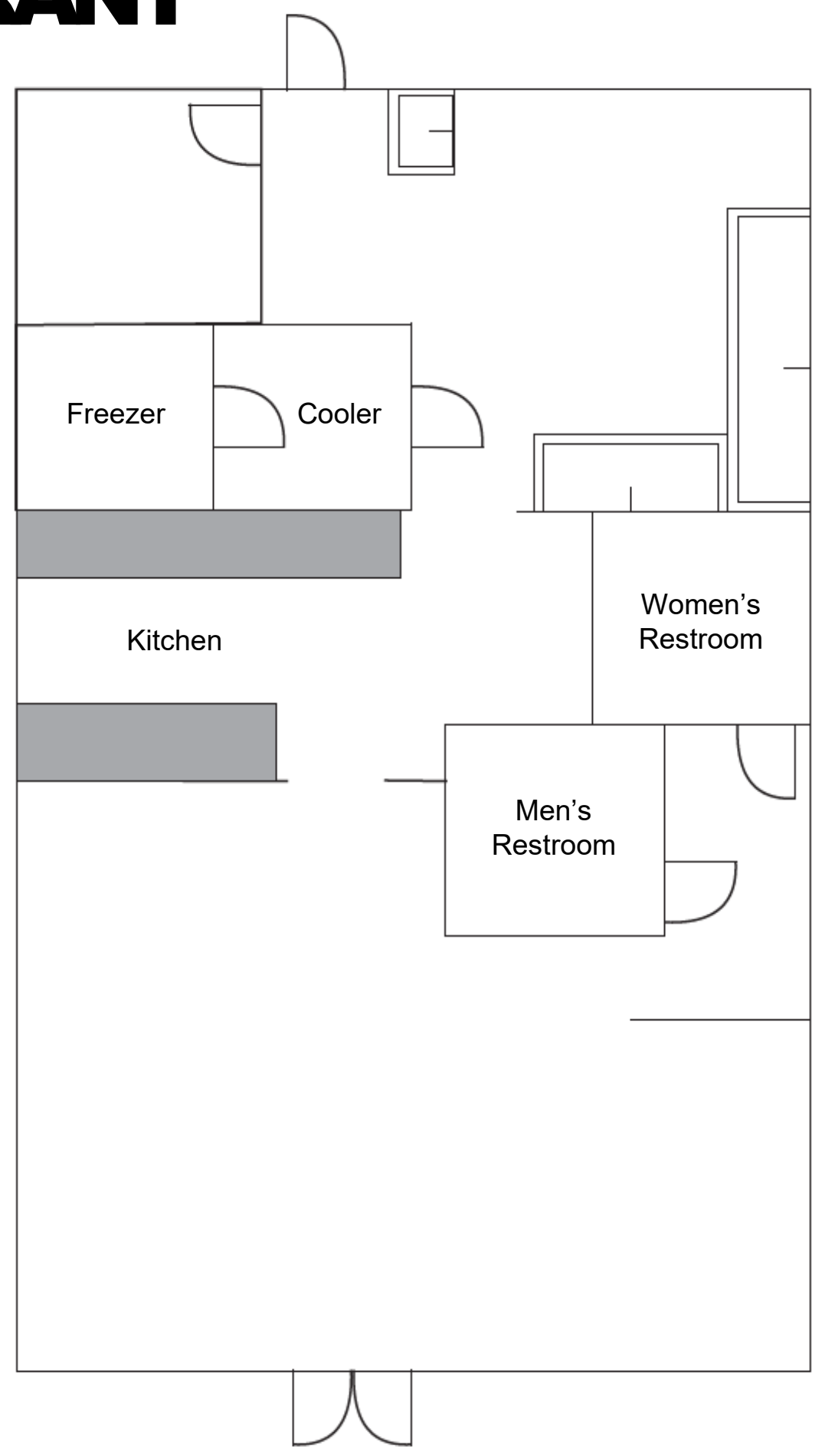
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FLOOR PLAN

Suite 102 1,869 RSF

AVAILABLE 5/1/2025

2nd GENERATION RESTAURANT



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DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES	15 MI. DRIVE
Daytime Population				
2023 Daytime Population	61,397	97,996	155,414	481,354
Daytime Workers	36,756	58,717	85,601	229,192
Daytime Residents	24,641	39,279	69,813	252,162
Place of Work				
2023 Businesses	4,278	6,327	9,591	24,023
2023 Employees	37,018	54,714	77,952	198,452
Population				
2023 Population - Current Year Estimate	51,940	85,551	147,511	519,666
2028 Population - Five Year Projection	51,886	85,340	147,029	518,326
2020 Population - Census	52,358	86,075	148,517	521,963
2010 Population - Census	48,987	82,508	142,239	486,529
2020-2023 Annual Population Growth Rate	-0.25%	-0.19%	-0.21%	-0.14%
2023-2028 Annual Population Growth Rate	-0.02%	-0.05%	-0.07%	-0.05%
Education				
Some College - No Degree	14.1%	14.1%	13.2%	14.0%
Associate's Degree	6.3%	6.4%	6.3%	6.7%
Bachelor's Degree	32.1%	33.6%	36.2%	32.2%
Graduate or Professional Degree	23.8%	24.4%	27.5%	23.6%
Some College or Higher Education	76%	79%	83%	77%
Households				
2023 Households - Current Year Estimate	19,976	32,096	57,098	195,973
2028 Households - Five Year Projection	20,019	32,121	57,093	195,629
2010 Households - Census	19,460	31,484	56,497	190,606
2020 Households - Census	19,982	32,152	57,276	196,451
2020-2023 Compound Annual Household Growth Rate	-0.01%	-0.05%	-0.10%	-0.07%
2023-2028 Annual Household Growth Rate	0.04%	0.02%	0.00%	-0.04%
2023 Average Household Size	2.52	2.48	2.47	2.58
Household Income				
2023 Average Household Income	\$173,216	\$182,665	\$196,169	\$171,619
2028 Average Household Income	\$199,328	\$207,888	\$222,491	\$194,942
2023 Median Household Income	\$107,976	\$116,102	\$130,585	\$112,128
2028 Median Household Income	\$127,103	\$136,640	\$153,221	\$129,644
2023 Per Capita Income	\$66,224	\$69,212	\$76,344	\$64,923
2028 Per Capita Income	\$76,389	\$78,940	\$86,809	\$73,783
Housing Value				
2023 Median Value of Owner Occ. Housing Units	\$1,285,441	\$1,323,828	\$1,325,380	\$1,088,609
2023 Average Value of Owner Occ. Housing Units	\$1,354,506	\$1,402,227	\$1,416,181	\$1,227,078
Housing Units				
2017-2021 Housing Units	\$21,250	\$34,295	\$60,618	\$209,139

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