

San Pablo College Center

2300 El Portal Drive San Pablo, CA | Contra
Costa County

Retail Space for Lease

- Spaces can be combined or demised
- Great Visibility, Easy Access, Ample Parking
- Adjacent to Walgreens and AutoZone



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PROPERTY HIGHLIGHTS

- SAN PABLO COLLEGE CENTER IS IN THE HEART OF CONTRA COSTA COUNTY
- ANCHORED BY SAN PABLO SUPERMARKET
- OTHER TENANTS INCLUDE:



- ADJACENT TENANTS INCLUDE:
Walgreens *Auto Zone*
- SITUATED AT THE CORNER OF SAN PABLO AVE. AND LAURIE LN.
- SAN PABLO AVENUE- 16,276 VPD
- LOCATED WITHIN WALKING DISTANCE OF CONTRA COSTA COLLEGE
- THIS BUSTLING COMMUNITY IS FULL OF LIFE AND HEAVY PEDESTRIAN TRAFFIC



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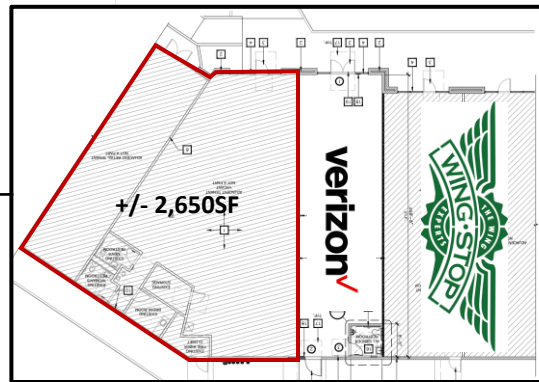
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SAN PABLO COLLEGE CENTER SITE PLAN



| Suite | Tenant | SF |
|-----------|-----------------------|--------------|
| 1 | San Pablo Supermarket | 33,000 |
| 2 | Fred Loya Insurance | 1,300 |
| 3 | Domino's Pizza | 2,800 |
| 4 | Moku Hawaiian BBQ | 1,386 |
| 5 | Subway | 1,387 |
| 6 | DEAL PENDING | 1,300 |
| 7 | DEAL PENDING | 1,450 |
| 8 | AVAILABLE | 2,650 |
| 9 | Cricket Wireless | 1,306 |
| 10 | El Vaquero | 1,308 |
| 11 | El Tazumal | 4,077 |
| 12 | Armed Forces | 3,615 |
| 13 | AT&T | 1,944 |
| 14 | CC Dental | 2,520 |
| 15 | Starbucks | 1,750 |
| 16 | Sonja's Preschool | 4,709 |
| 17 | Rockin Crawfish | 1,387 |
| 18 | Aloha Water | 1,296 |
| 19 | Metro by T-Mobile | 1,296 |
| 20 | Yummy House | 2,800 |
| 21 | Eyebrow Threading | 1,386 |
| 22 | Limon Yogurt | 1,151 |
| 23 | Lee's Garden | 2,000 |
| 24 | AVAILABLE | 2,370 |
| 25 | AVAILABLE | 5,830 |
| 26 | San Pablo Police | 8,909 |
| 27 | Suki's Kitchen | 4,134 |
| 28 | Vocational Insitute | 1,210 |

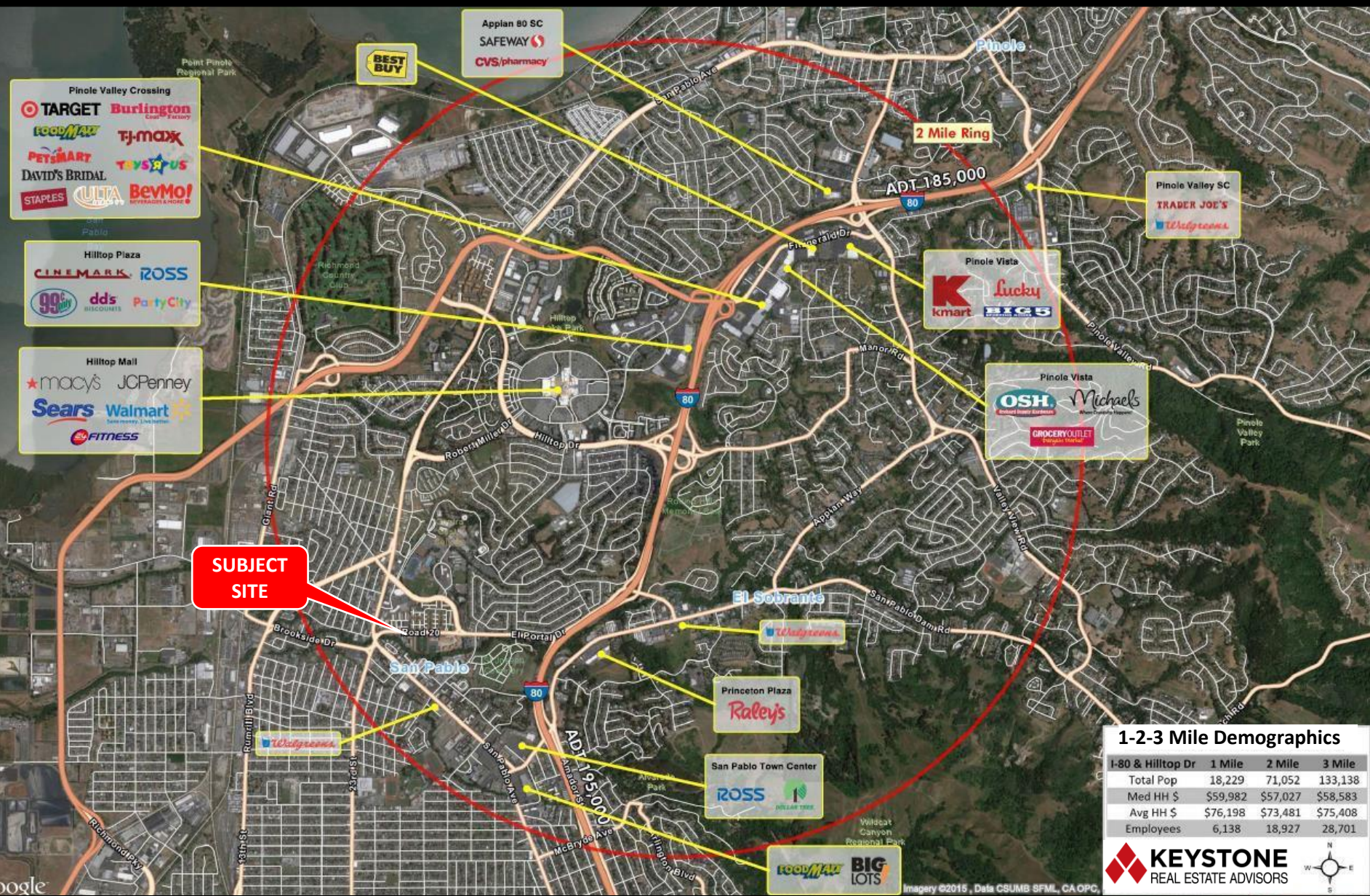
*NOT TO SCALE



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1-2-3 Mile Demographics

| I-80 & Hilltop Dr | 1 Mile | 2 Mile | 3 Mile |
|-------------------|----------|----------|----------|
| Total Pop | 18,229 | 71,052 | 133,138 |
| Med HH \$ | \$59,982 | \$57,027 | \$58,583 |
| Avg HH \$ | \$76,198 | \$73,481 | \$75,408 |
| Employees | 6,138 | 18,927 | 28,701 |

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SAN PABLO, CA

Key Facts

151,355
Population



3.0

Average Household Size

35.0

Median Age

\$64,493

Median Household Income

Education

23%

No High School Diploma



29%

Some College



24%

High School Graduate



24%

Bachelor's/ Grad / Pr of Degree

Income



\$64,493

Median Household Income



\$28,267

Per Capita Income



\$66,584

Median Net Worth

Business



3,483

Total Businesses



34,336

Total Employees

Employment

White Collar

50%

Blue Collar

27%

Services

23%

17.0%

Unemployment Rate

Annual Household Spending



\$2,133

Apparel & Services



\$165

Computer & Hardware



\$3,779

Eating Out



\$5,237

Groceries



\$4,968

Health Care

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