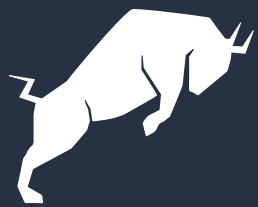




**Marshalls**

10794



**LOCKEHOUSE**

**10794 San Pablo Ave.**

**EL CERRITO, CALIFORNIA**

**RETAIL SPACE AVAILABLE FOR LEASE**



**LOCATION DESCRIPTION**

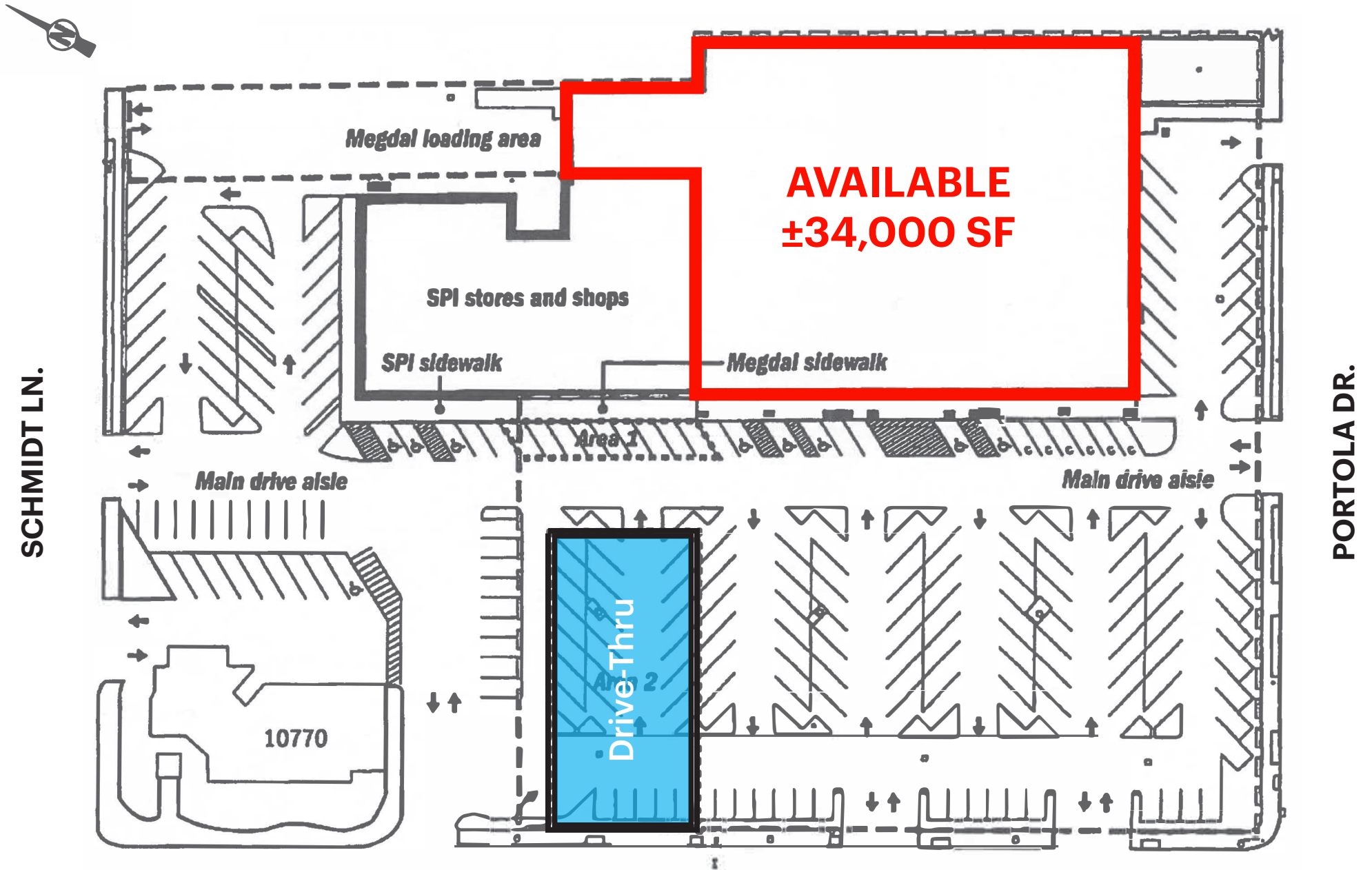
<b>ADDRESS</b>	10794 San Pablo Avenue, El Cerrito, CA
<b>COUNTY</b>	Alameda
<b>AVAILABLE</b>	2nd Quarter 2024
<b>RENT</b>	Contact Broker
<b>SIZE</b>	±34,000 SF

**PROPERTY PROFILE**

<b>TRAFFIC COUNTS</b>	San Pablo Ave.	20,967 ADT
	Tehama Ave.	1,418 ADT
<b>PROPERTY HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• Pylon Sign</li> <li>• Densely Populated Trade Area</li> <li>• Recently Painted</li> </ul>	



Traffic Counts Source: CoStar 11/09/23



SAN PABLO AVE. - 20,961 ADT

# MARKET AERIAL

co Bay



**HILLTOP PLAZA**  
  

Rollingwood  
San Pablo  

East Richmond Heights  
 





**DEL NORTE MARKETPLACE**  
 





El Cerrito  
**SITE**

**EL CERRITO PLAZA**  
    
  

**DEL NORTE MARKETPLACE**  
  







Albany















Berkeley





## POPULATION

1 MILE	3 MILES	5 MILES
25,283	135,801	337,006



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$155,179	\$183,220	\$154,680



## HOUSEHOLD INCOME DISTRIBUTION \$200,000 OR MORE

1 MILE	3 MILES	5 MILES
24.3%	31.7%	27.0%



## MEDIAN HOME VALUE \$1,000,000 OR MORE

1 MILE	3 MILES	5 MILES
26.9%	37.4%	38.0%



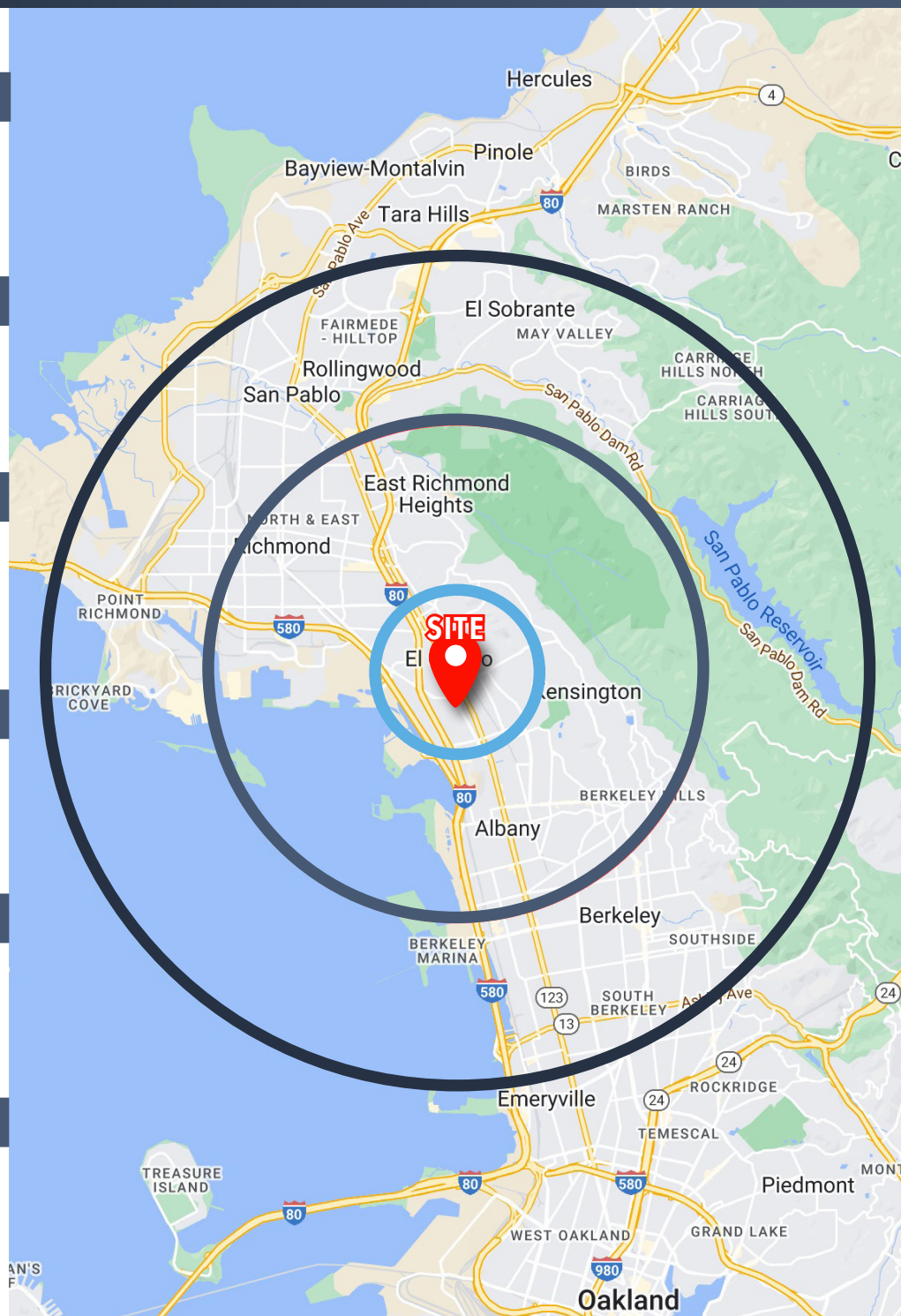
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
54.7%	57.0%	51.7%



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$528.29 M	\$3.07 B	\$6.37 B





# Marshalls



# LOCKEHOUSE

**JIM SHEPHERD**

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License #01260555