

FOR LEASE

SAN PABLO TOWNE CENTER

20-800 SAN PABLO TOWNE CENTER, SAN PABLO



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HIGHLIGHTS



- Well-established retail center serving the dense East Bay trade area directly off Highway 80.
- Strategic location along the San Pablo Avenue / San Pablo Dam Road retail corridor.
- Strong daily traffic exposure with approximately 17,165 vehicles per day on San Pablo Dam Road.
- Anchored by Ross and Dollar Tree, drawing consistent value-oriented customer traffic.
- Strong national and regional co-tenancy, including Starbucks, Jamba Juice, Pizza Guys, Western Dental and others.
- Surrounded by major neighboring retailers, including FoodMaxx, Smart & Final, Walgreens and Planet Fitness.
- Located directly across from Lytton Casino and near John Muir Health, creating steady daytime and evening traffic drivers.
- Dense surrounding customer base with nearby residential neighborhoods, schools, medical offices, government services and daily-needs retail.
- Excellent access and visibility from one of San Pablo's primary commercial corridors.
- Ideal for retail, service, fitness, medical, food, entertainment and daily-needs concepts.

SPACE AVAILABLE

20-800 SAN PABLO TOWNE CENTER, SAN PABLO

Suite 100A	±6,707 SF (JR anchor space)
Suite 101	±1,685 SF (available with notice)
Suite 301	±4,576 SF (former furniture store)
Suite 401	±1,080 SF (available with notice)
Suite 404	±1,200 SF (2nd gen dental with equipment)
Suite 405	±1,465 SF
Suite 602	±2,294 SF

MONUMENT
SIGNAGE



I-80
FRONTAGE



ABUNDANT
PARKING



±1,439 SF -
±6,707 SF



SIGNALIZED
INTERSECTION



SITE PLAN



SPACE AVAILABLE		
UNIT	TENANT	SF
100A	AVAILABLE (JR ANCHOR SPACE)	6,707
100	STANFORD HEALTH CLINIC	11,593
101	AVAILABLE (WITH NOTICE)	1,685
102	EGGBRED	873
103	EGGBRED (coming soon)	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	PROLUXE BARBERSHOP (coming soon)	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	CRICKET WIRELESS (coming soon)	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	4,576
400	TACO BELL	3,500
401	AVAILABLE (WITH NOTICE)	1,080
404	AVAILABLE (2ND GEN DENTAL WITH EQUIPMENT)	1,200
405	AVAILABLE	1,465
602	AVAILABLE	2,294

FLOOR PLAN

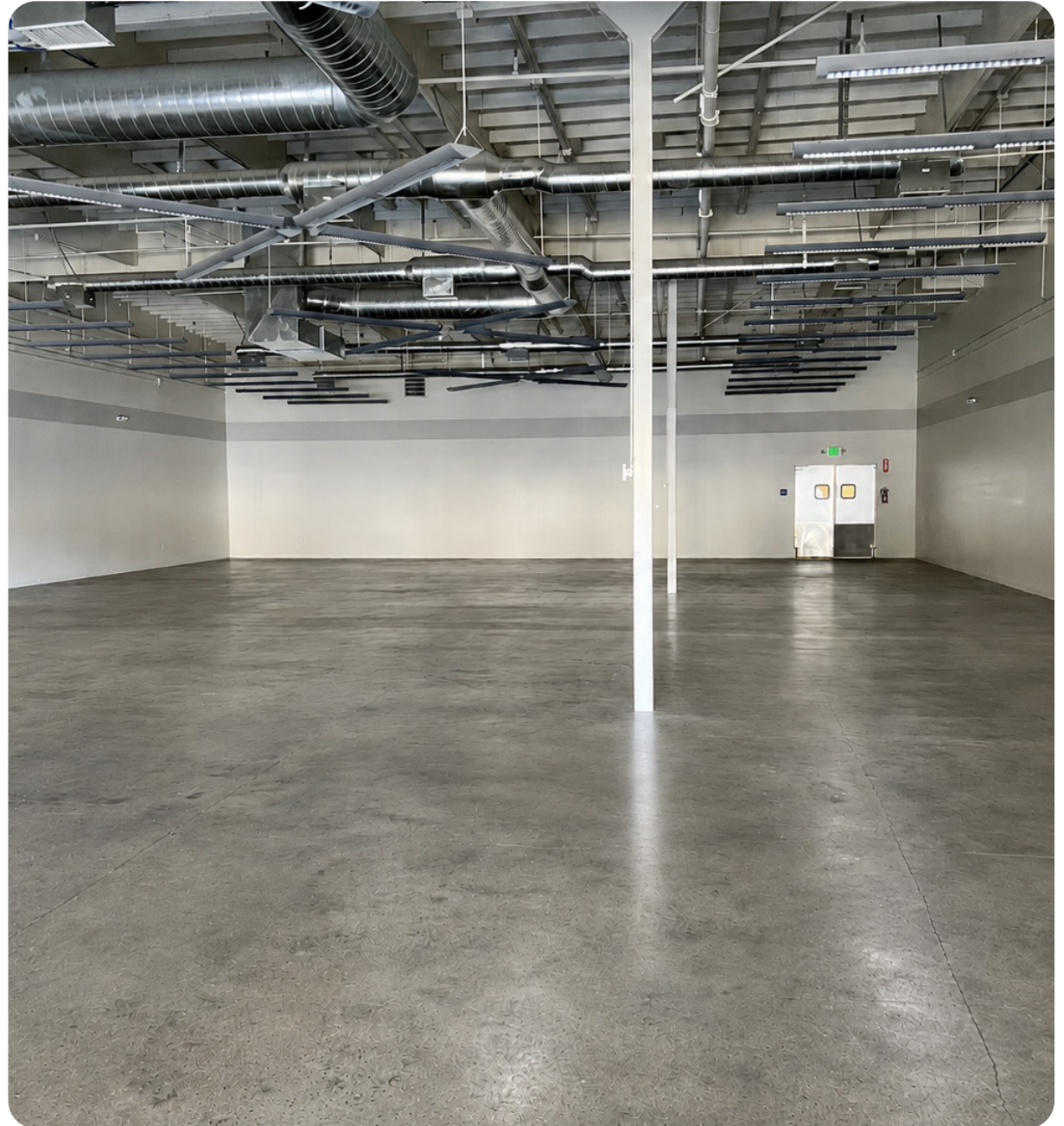
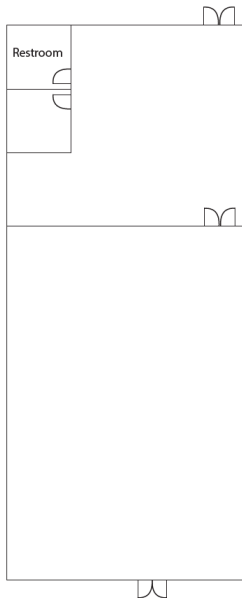
JR ANCHOR SPACE

4 | 

SUITE 100A END CAP WITH EXCELLENT VISIBILITY

HIGHLIGHTS

- ±6,707 SF Junior Anchor Opportunity
- Prominent End Cap at Main Entrance to San Pablo Towne Center
- Exceptional Visibility from San Pablo Avenue & San Pablo Dam Road
- Open Floor Plan with High Ceilings and Abundant Natural Light
- Excellent Condition – Minimal Tenant Improvements Required
- Strong Co-Tenancy Including Ross, Dollar Tree, Starbucks & Stanford Health Clinic
- Ample On-Site Storage and Loading Access
- Ideal for Retail, Fitness, Medical, Entertainment or Service Uses



FLOOR PLAN

FORMER FURNITURE STORE

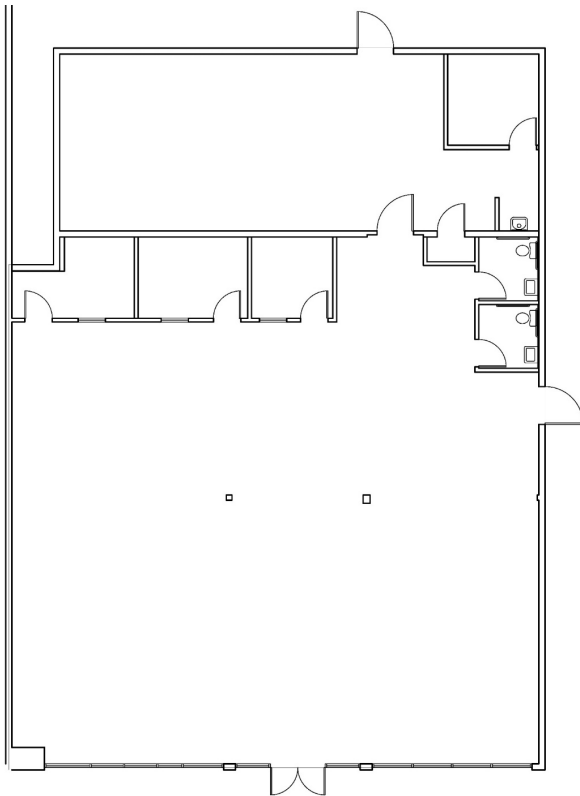
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SUITE 301

HIGHLIGHTS

- ±4,576 SF Available for Lease
- Open Sales Floor Layout
- Ample Power
- Rear Loading Door for Shipping and Receiving
- Existing Storage and Back-of-House Area
- Flexible Floor Plan Suitable for a Variety of Uses



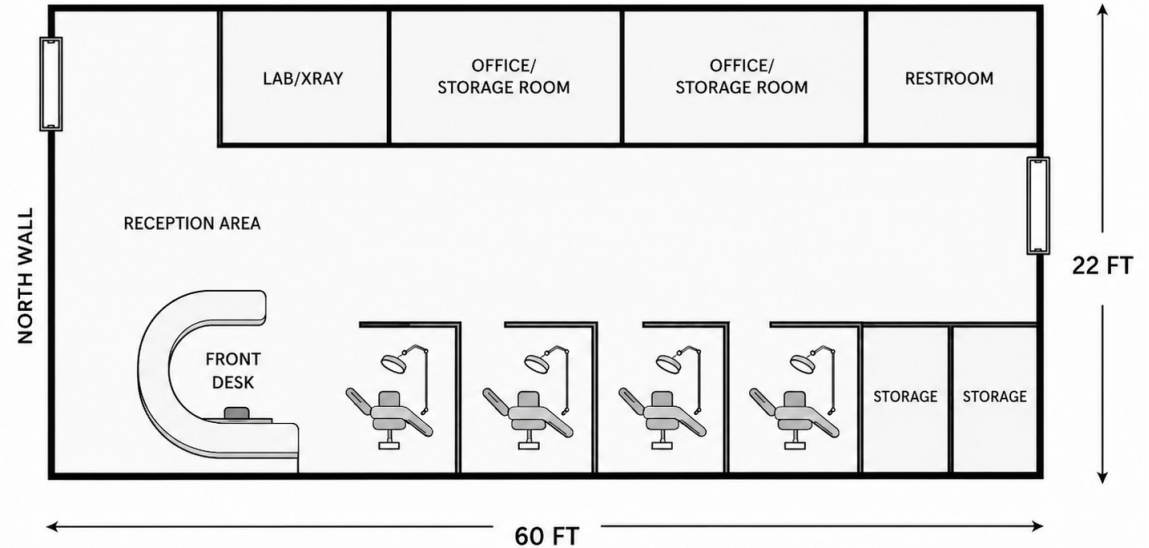
FLOOR PLAN

2ND GEN DENTAL SPACE

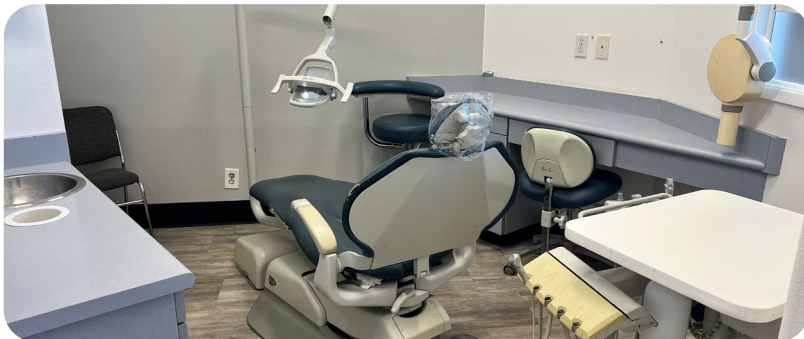
SUITE 404

HIGHLIGHTS

- ±1,200 RSF dental / medical office space
- Existing buildout includes 4 exam rooms, lab / X-ray room, front desk, and reception area
- Functional layout with ample storage throughout
- Existing dental equipment in place
- Turnkey opportunity for dental, orthodontic, or medical use
- Ideal for an operator looking to minimize buildout time and upfront costs



*NOT DRAWN TO SCALE



CLOSE-UP MARKETAERIAL



SAN PABLO TOWN CENTER



PRINCETON PLAZA



SITE

SUBWAY

SAN PABLO
LYTTON CASINO



HIGH MARKET AERIAL

VISTA DEL MAR VILLAGE SHOPPING CENTER



AUTO PLAZA



HILLTOP PLAZA



PINOLE VALLEY SHOPPING CENTER



COLLEGE CENTER



SAN PABLO TOWN CENTER



MACDONALD 80 SHOPPING CENTER



DEL NORTE MARKETPLACE



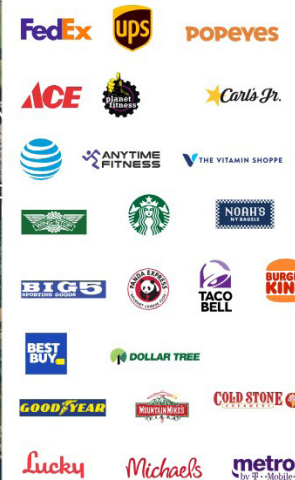
PRINCETON PLAZA



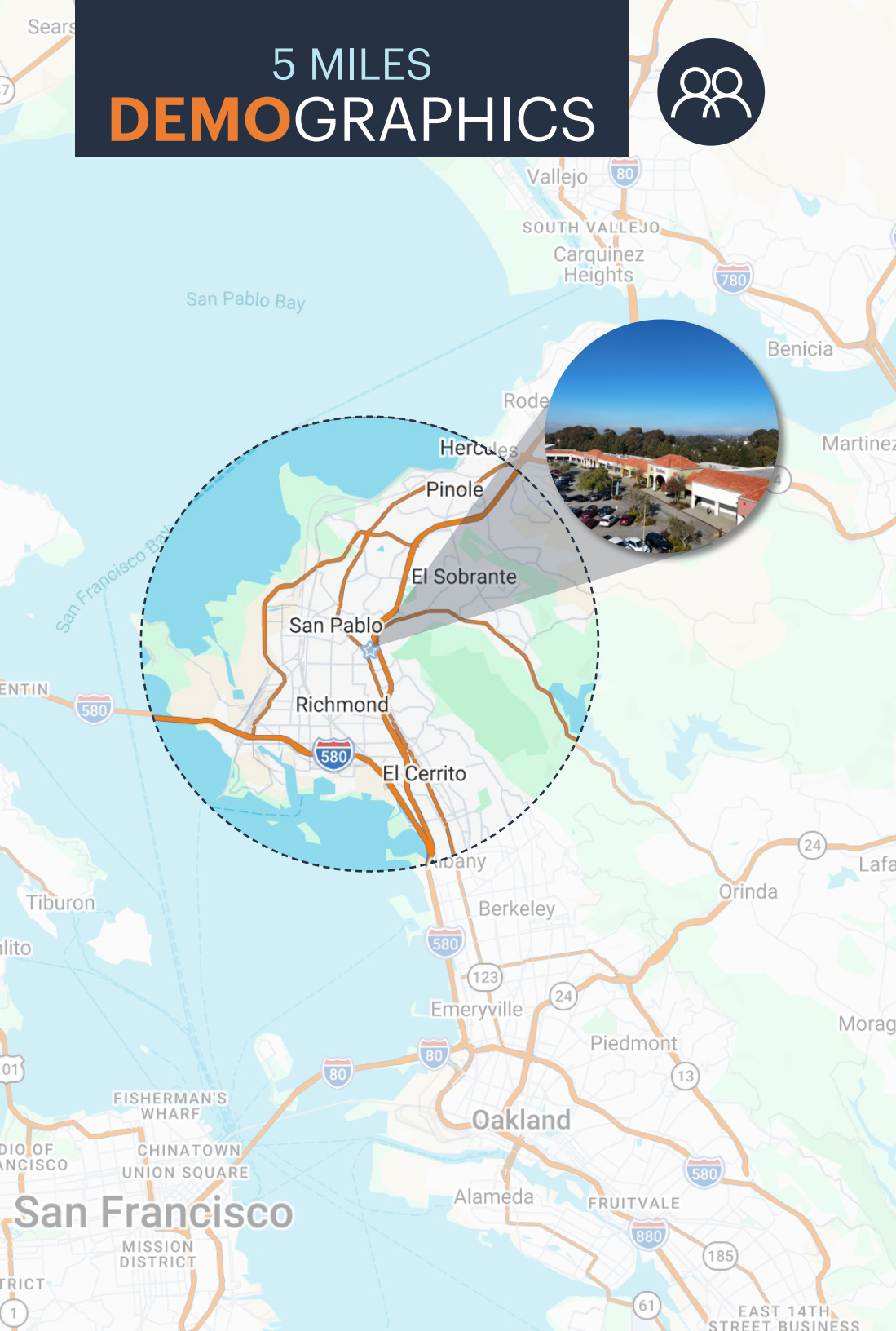
PINOLE VISTA CROSSING



PINOLE VISTA SHOPPING CENTER



5 MILES DEMOGRAPHICS



POPULATION
261,029



AVG. HH INCOME
\$147,772



DAYTIME POP.
57,507



MEDIAN HH INCOME
\$117,838



AVG. NET WORTH
\$1.51 M



COLLEGE DEGREE
39.9%



RETAIL EXPENDITURES
\$5.43 B

**Demographics Source:
Regis USA 05.11.26*

