

PRIME LOCATION  
OFFICE / RETAIL FOR LEASE

**15521 SAN PABLO AVE.**

RICHMOND, CA 94806



ANTONIO GAMERO | Senior Sales & Leasing Associate  
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This information has been secured by Starboard TCN from sources believed to be reliable. It is not guaranteed, however, and should be verified prior to consummating any transaction. California Dept. of Real Estate License # 01103056



### LOCATION DESCRIPTION

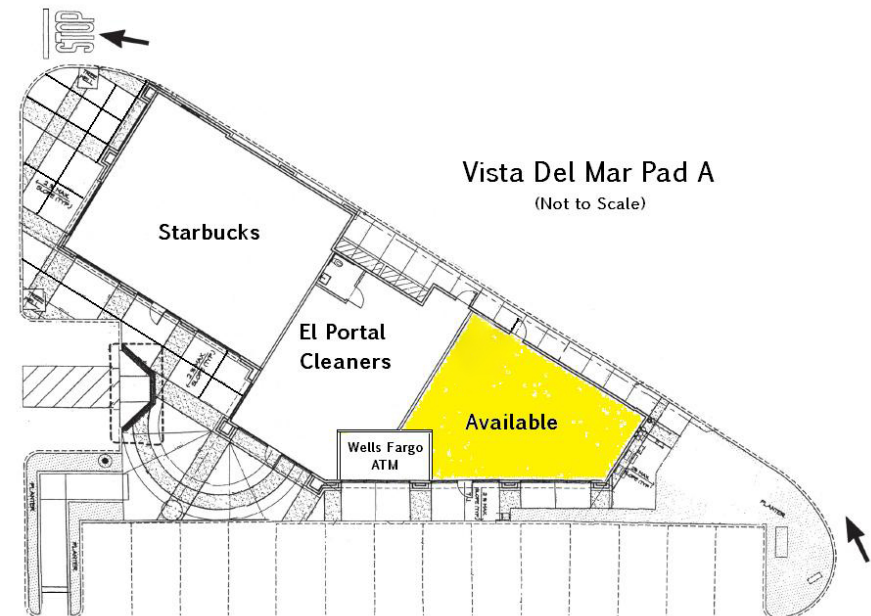
This Property (known as Pad A) includes improvements comprised of one building complex at 15521 San Pablo Avenue in Richmond, California 94806.

- » Located off high density streets via San Pablo Avenue and Richmond Parkway (DTC - 21,128)
- » Surrounded by major retailers like **Starbucks, Wells Fargo, Arco Gas Station, Subway, UPS, and KFC**
- » Floor to ceiling with abundant natural light
- » Great space for limited service restaurant, mobile provider, office use, or retailer
- » ADA compliant bathroom
- » Backroom partition



15521 San Pablo Ave., Richmond CA 94806

Floor / Suite No.	Vista Del Mar - Pad A
Square Feet:	1,350 SF
Ceiling Height:	12 FT.
Rate:	Negotiable
Type:	NNN
Term:	5 or 10 Years
Amenities:	HVAC, ADA Compliant Restroom, and Security System



# INTERIOR PHOTOS

15521 SAN PABLO BLVD.  
San Francisco, CA 94806



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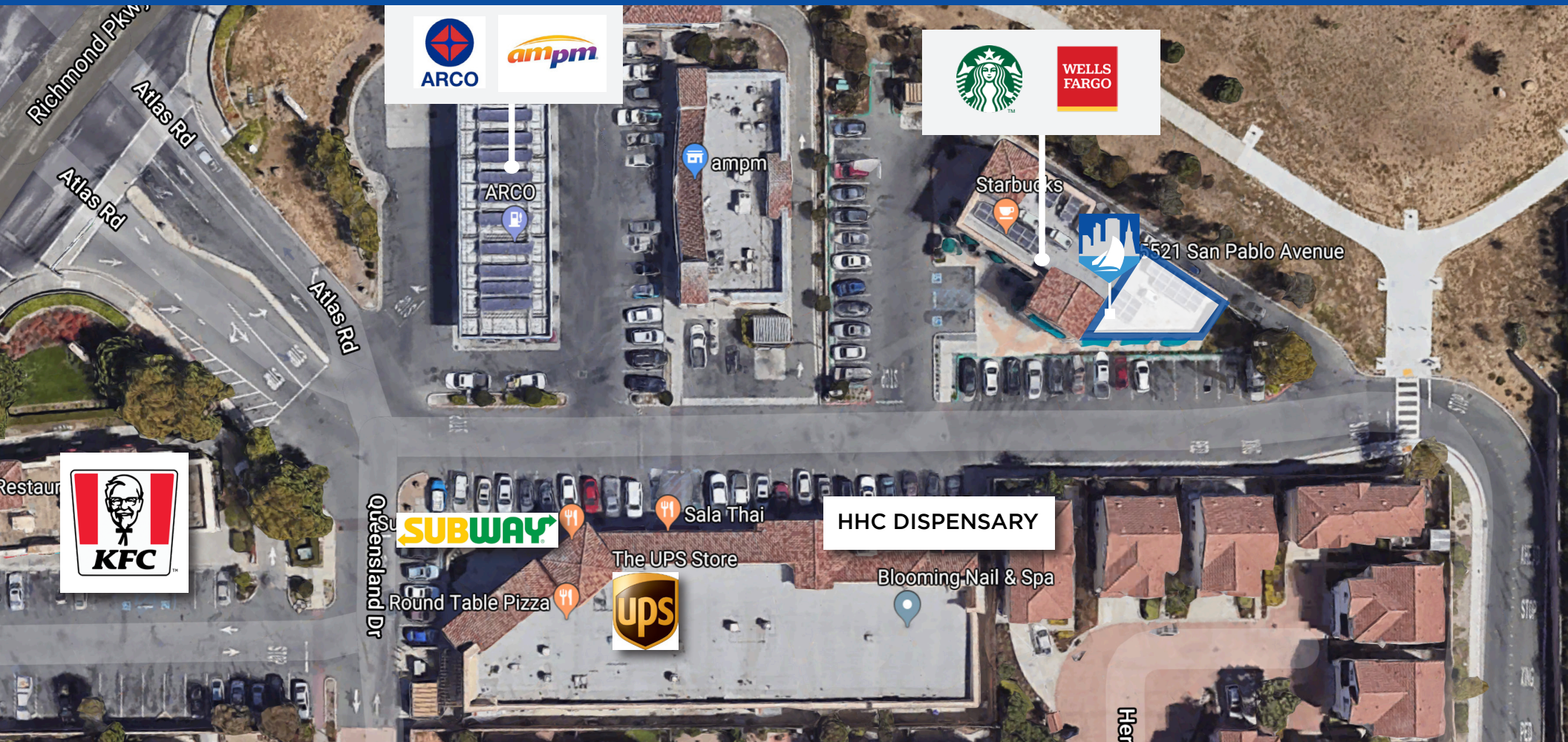
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# MICRO POINTS ON INTEREST

15521 SAN PABLO BLVD.

San Francisco, CA 94806



This Property (Pad A) in Vista Del Mar Village is located near Hilltop Mall in the heart of one of the East Bay's densest trade areas. Near I-80, at the intersection of San Pablo Avenue and the Richmond Parkway, the Property has a larger than average trade area and is surrounded by substantial and growing residential neighborhoods.

Collection Street	Cross Street	Traffic Volume
Richmond Pkwy.	San Pablo Ave.	21,128
Hilltop Dr.	SE San Pablo Ave. NW	14,586
San Pablo Ave.	NW Hilltop Dr.	13,868
Richmond Pkwy.	Atlas Rd W	13,475
Hilltop Dr.	SW San Pablo Ave.	10,213

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