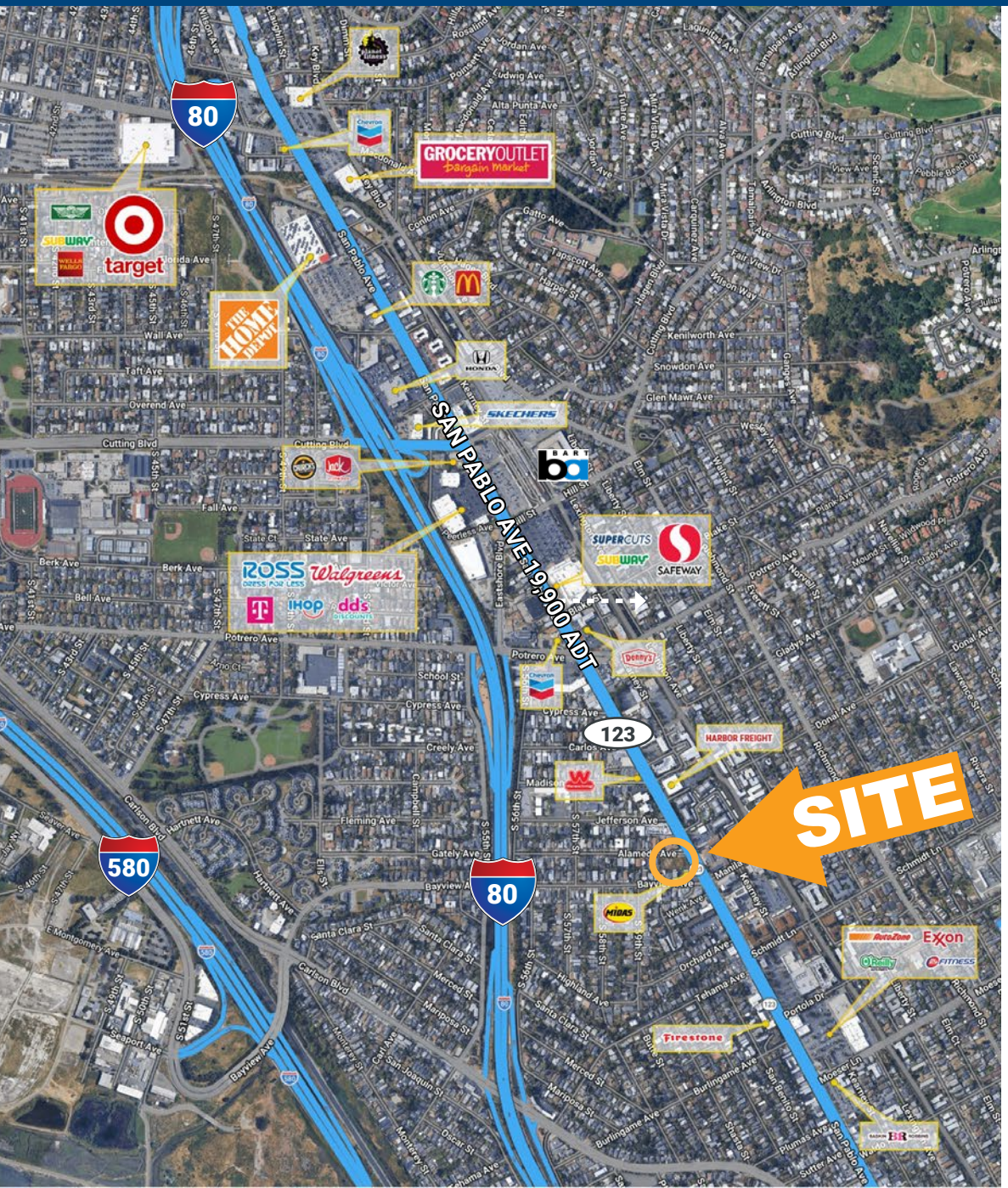
10919 San Pablo Ave

@ Alameda Ave – El Cerrito, CA

Ground Lease Opportunity
Ideal for Bank/QSR



Ideal Location!

This ground lease opportunity offers excellent connectivity with nearby public transit, major roads, and community amenities, positioned in a thriving area with steady consumer traffic and neighborhood engagement.

- .469 Acres / 20,429 SF
- Corner location
- Ideal for drive-thru bank/QSR or retail
- Busy corridor (San Pablo Ave 29,000 ADT)
- Densely populated trade area (333,817 people in 5-mile radius)
- Next door to Midas Tires
- Across the Street from fire department, police department, DMV and City offices
- Surrounded by diverse dining, boutique retail, and fitness tenants creating strong co-tenancy
- Near BART station and Safeway

GREAT NEIGHBORS/BUSY RETAIL CORRIDOR!

SAFEWAY · 24 FITNESS · HARBOR FREIGHT · MIDAS

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Extended trade area

El Cerrito, CA

El Cerrito, California's trade area is centered on San Pablo Avenue, which is the city's main commercial corridor.

The area includes shopping centers, and a variety of retail and commercial business.

Home to many national retailers includiing **Target, Safeway, Trader Joe's, Home Depot, Lucky, Grocery Outlet, Planet Fitness, and Ross** - to name a few.

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Conceptual rendering

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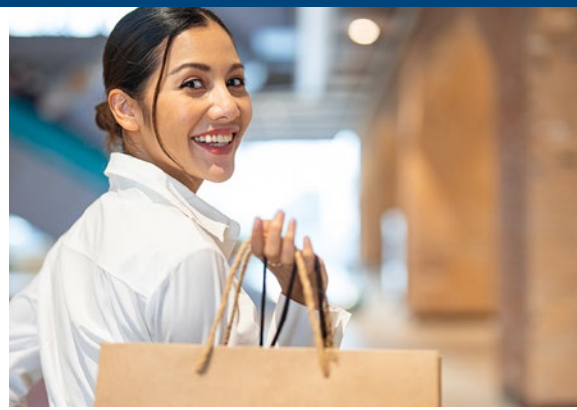
Demographics

		1-MILE	3-MILE	5-MILE
POPULATION	2025 Estimated Population	25,561	142,392	333,817
	2030 Projected Population	25,453	139,778	325,747
	2020 Census Population	24,630	141,386	336,081
	2010 Census Population	22,211	127,192	302,561
	Projected Annual Growth 2025 to 2030	-	-0.4%	-0.5%
	Historical Annual Growth 2010 to 2025	1.0%	0.8%	0.7%
	2025 Median Age	39.8	40.1	37.6
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	11,488	77,928	214,591
HOUSEHOLDS	2025 Estimated Households	10,016	52,609	122,424
	2030 Projected Households	10,204	52,319	120,500
	2020 Census Households	9,639	51,321	119,907
	2010 Census Households	9,274	49,163	114,228
	Projected Annual Growth 2025 to 2030	0.4%	-0.1%	-0.3%
	Historical Annual Growth 2010 to 2025	0.5%	0.5%	0.5%
RACE & ETHNICITY	2025 Estimated White	35.5%	37.3%	36.1%
	2025 Estimated Black or African American	15.1%	11.8%	11.9%
	2025 Estimated Asian or Pacific Islander	28.1%	21.6%	22.3%
	2025 Estimated American Indian or Native Alaskan	0.7%	1.1%	1.1%
	2025 Estimated Other Races	20.7%	28.2%	28.6%
	2025 Estimated Hispanic	19.8%	29.1%	29.6%
INCOME	2025 Estimated Average Household Income	$146,527	$171,701	$156,242
	2025 Estimated Median Household Income	$113,272	$132,825	$118,475
	2025 Estimated Per Capita Income	$57,636	$63,801	$57,941
EDUCATION (AGE 25+)	2025 Estimated Elementary (Grade 0-8)	5.2%	7.5%	7.3%
	2025 Estimated Some High School (Grade 9-11)	4.6%	4.6%	5.2%
	2025 Estimated High School Graduate	18.2%	14.9%	15.4%
	2025 Estimated Some College	15.1%	14.2%	15.0%
	2025 Estimated Associates Degree Only	6.8%	5.5%	5.7%
	2025 Estimated Bachelors Degree Only	27.4%	26.0%	25.9%
	2025 Estimated Graduate Degree	22.6%	27.2%	25.5%
BUSINESS	2025 Estimated Total Businesses	619	4,823	12,472
	2025 Estimated Total Employees	3,798	35,569	104,389
	2025 Estimated Employee Population per Business	6.1	7.4	8.4
	2025 Estimated Residential Population per Business	41.3	29.5	26.8



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