

FOR LEASE > FREE-STANDING DRIVE-THRU RESTAURANT OPPORTUNITY

11965 San Pablo Avenue

EL CERRITO, CALIFORNIA



Highlights

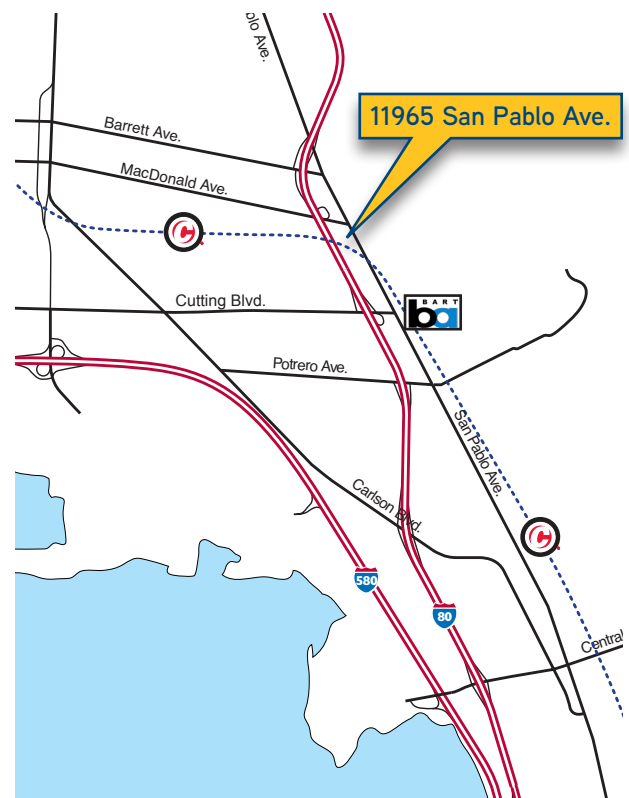
- > Rare drive-thru opportunity
- > ±2,299 SF free-standing restaurant building
- > 25 parking spaces (9.71 / 1,000 SF)
- > Highly visible location, building and monument signage

Demographic Snapshot

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	25,334	150,670	276,357
Daytime Population	31,568	104,437	201,090
Average Income	\$80,349	\$72,565	\$82,674

Lease Rate

- > Negotiable (Estimated Operating Expenses: \$0.95/SF)



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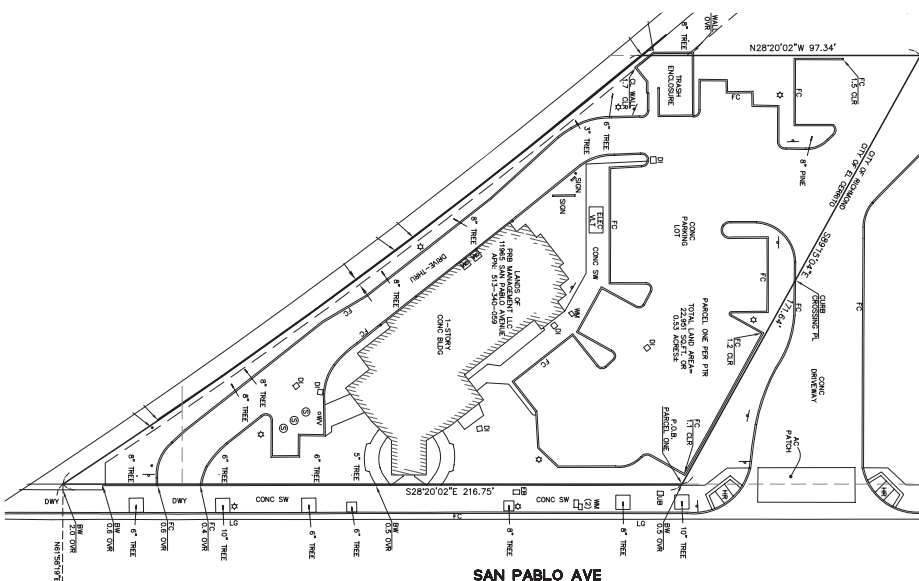
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Aerial



Site Survey



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