



600-632 San Pablo Avenue | Pinole, CA

Restaurant/Retail Space Available Del Monte Center

Highlights



Retail Island
(no close competition)



Excellent Signage



Grocery Anchored



Signalized Hard Corner

Contact Broker

Sandra Weck

Senior Vice President
CA License No. 00861536
sandra.weck@colliers.com
+1 925 227 6230

Colliers

4301 Hacienda Drive, Suite 430
Pleasanton, CA 94588
+1 925 463 2300
colliers.com

Overview

Highlights

- Well-maintained neighborhood center renovated in 2013
- Nestled in a bedroom community – 14,473 people within one mile
- Located at 4-way signalized intersection
- Well served by public transportation
- Strong traffic counts of 25,000+ cars per day
- Monument signage
- Potential pylon sign
- Excellent visibility and exposure
- Convenient ingress and egress at three points
- Just minutes to Hwy 80 heading North or South

Available Restaurant Space

- **620 San Pablo Ave, Suite A**
 - ±1,150 SF
 - Seeking take-out / quick food

Available Retail Space

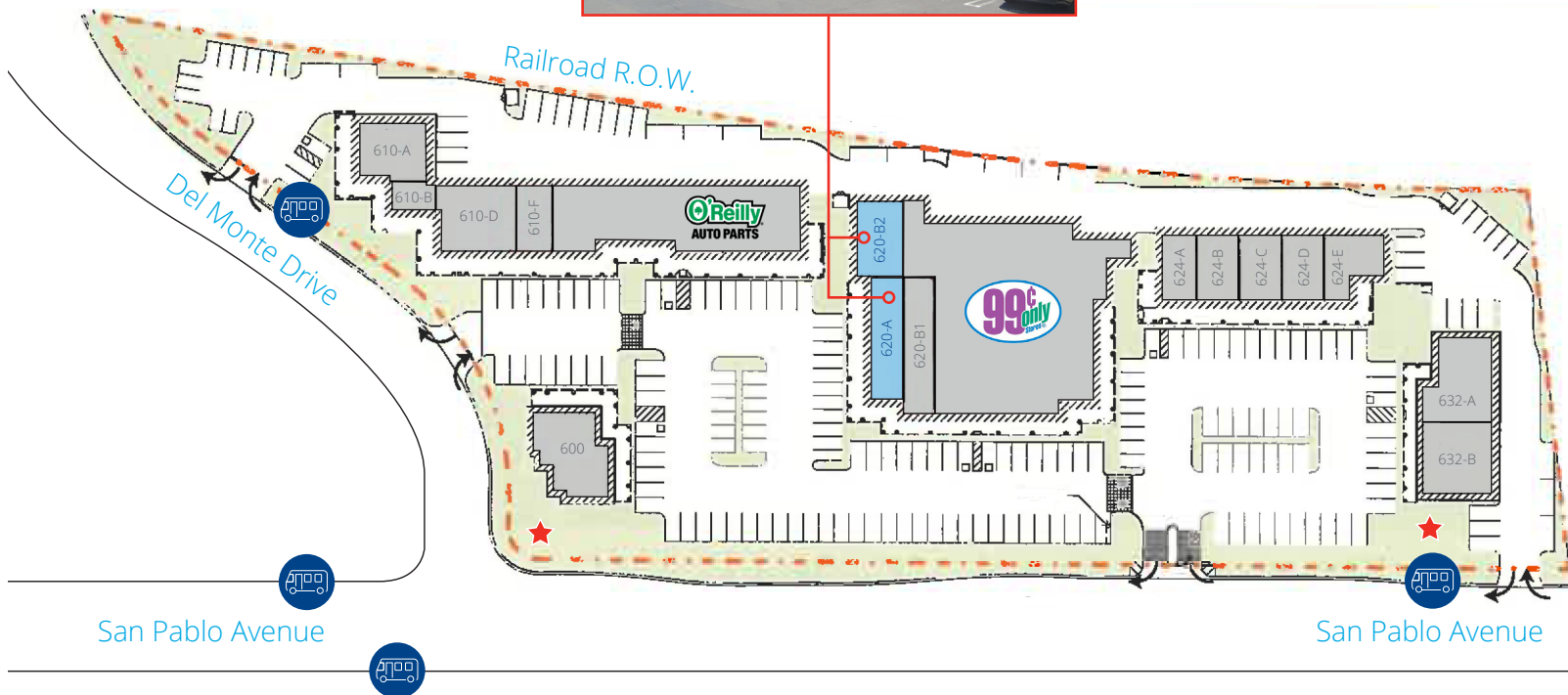
- **620 San Pablo Ave, Suite B2**
 - ±1,651 SF

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Site Plan

★	Monument Signage	Bus Stop	Available	Leased
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Tenant Directory | ±44,414 SF

600	Embers Restaurant	±2,612	610 - G-L	O'Reilly Auto Parts	±6,473	624 - B	The Barber Shop	±970
610 - A	Goodfellas Lounge	±1,920	620 - A	Available Restaurant*	±1,150	624 - C-D	Serenity Nail Spa	±1,920
610 - B	Jackson Hewitt Tax	±576	620 - B1	Dentist	±1,105	624 - E	Cosmo Prof	±2,581
610 - D	G&L Liquors	±2,632	620 - B2	Available Retail*	±1,651	632 - A	Hunan Villa	±3,008
610 - E	Ember Restaurant Storage	±248	620 - G	99 Cents Only Store	±14,003	632 - B	Tachikawa Restaurant	±1,632
610 - F	World Phones	±973	624 - A	The New Deli	±960			

*620 - A & 620 -B2 contiguous



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Location Overview



Demographics *3 mile radius*



87,798

Total Population



2,170

Total Businesses



19,489

Total Employees



17%

Service Employees



\$89,110

Median HH Income



\$39,213

Per Capita Income