

6500 FAIRMOUNT AVENUE,
EL CERRITO, CA 94070

OFFICE PROPERTY AVAILABLE
FOR SALE - ASKING \$2,295,000



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SUMMARY

Positioned in the heart of El Cerrito's vibrant Fairmount corridor, 6500 Fairmount Avenue represents a unique blend of accessibility, functionality, and long-standing community presence.

Originally developed as a professional medical and office building, the property has evolved into a well-recognized destination for healthcare, wellness, and professional services just steps from the El Cerrito Plaza BART Station.

Now offered for sale, 6500 Fairmount Avenue presents a rare opportunity to acquire a centrally located East Bay property with strong identity, established tenancy appeal, and long-term upside in one of the Bay Area's most connected suburban markets.

6500 FAIRMOUNT AVENUE



12,004 SF

SQUARE FOOTAGE

11,761 SF

LOT SIZE

OFFICE/RETAIL

PROPERTY TYPE

TOHIMU

ZONING

IMPORTANT INFORMATION

The information contained in the following marketing package has been given to us by the owner of the property, or obtained through sources we deem reliable. While we have no reason to doubt it's accuracy, SC Properties does not guarantee it.

Verification of the enclosed information should be conducted by a thorough inspection of the property along with a review of all source documents in possession of the seller during the due diligence period. This marketing package has been produced to provide summary information in order to establish a preliminary level of interest in the subject property.

SC Properties strongly advises any potential purchaser to consult with a Tax Advisor and/or Legal Council prior to acquiring the property. Any potential purchaser is also strongly advised to measure all units prior to purchase and should not rely upon the square footage supplied in this marketing package. Upon entering into a contract to purchase the subject property, we recommend the Buyer hire licensed professionals to perform physical inspections on the property. Do not disturb current occupants or walk the property. A private tour can be arranged with the listing agents.

6500 FAIRMOUNT AVENUE

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THE OFFERING

6500 Fairmount Avenue represents a rare opportunity to acquire a well-located mixed-use office and retail asset in the heart of El Cerrito. Originally constructed in 1965, the property offers approximately 12,004 square feet of building area situated on an 11,761 square foot parcel (per county records), combining strong in-place functionality with long-term upside potential.

Within the last two years, the property has undergone several major capital improvements, including updated exterior paint, a new garage gate system, and comprehensive interior remodels throughout multiple suites. These upgrades have helped position the asset as a highly functional and attractive environment for a variety of office, retail, medical, and service-oriented users.

Strategically located just one block from the El Cerrito Plaza BART Station, 6500 Fairmount Avenue offers exceptional regional connectivity throughout the Bay Area via both BART and the nearby Interstate 80 and 580 corridors. The property also boasts outstanding walkability and bikeability, earning a 95/100 score and qualifying as a true “Walker’s Paradise,” with immediate access to surrounding restaurants, retail amenities, neighborhood services, and dense residential communities.



PROPERTY OVERVIEW

Property Address	6500 Fairmount Avenue, El Cerrito, CA 94530
Property Use	Office & Retail
Building Size	12,004 SF (per county records)
Stories	3 stories
P/SF Building	\$191.18
Lot Size	11,761 SF (per county records)
Year Built	1965 (per assessor)
Parcel Number	504-160-025-4
Zoning	<u>TOHIMU</u> - Transit Oriented Higher Intensity Mixed Use
Roof Type	Flat/Low Slope - BUR w/ spray polyurethane foam overlay & aluminum reflective coating
Construction	Concrete block/steel frame
Interior Remodel(s)	2024-2025
# of Suites	12 suites





SALIENT FACTS

Cell Tower Ground lease	Crown Castle - rear cell tower (exp. 10/1/28)
Utilities	Tenants responsible for pro-rate share of utilities
Parking Stalls	16 stalls
Seller Historical Stabilized Operating Expenses	Est. \$122,000
Buyer Pro Forma Expenses (including reassessed taxes)	Est. \$136,000



INVESTMENT HIGHLIGHTS

Property Overview

- Rare Mixed-Use Office/Retail Investment Opportunity
- 12,004 Sq. Ft. Building (per county records)
- 11,761 Sq. Ft. Lot Size (per county records)
- Originally Constructed in 1965
- Well-Maintained Asset with Significant Recent Upgrades

Capital Improvements

- Extensive interior remodels throughout property - 3 fully remodeled suites
- New Exterior Paint
- Upgraded electric parking garage gate
- Partially upgraded HVAC

Property Features

- Gated on-site tuck under parking
- Individually Metered Utilities (Gas & Electric)
- Flexible TOHIMU - Transit Oriented Higher Intensity Mixed Use
- Ideal for a Variety of Office, Retail, and Mixed-Use Applications

Location & Accessibility

- Exceptional Transit-Oriented Location
- Located Just One Block from El Cerrito Plaza BART Station
- Excellent Access to Major Bay Area Transportation Corridors
- Surrounded by Established Retail, Restaurants, and Daily Amenities

Walkability & Lifestyle

- Exceptional Walkability & Bikeability
- 95/100 Walk Score & Bike Score — “Walker’s Paradise”
- Highly Accessible Urban Location with Strong Neighborhood Connectivity
- Convenient Access for Employees, Customers, and Tenants

PARCEL MAP



RENT ROLL

RENT ROLL		CURRENT	MARKET	
	TYPE	RENT	RENT	SQFT
SUITE 1	Retail	\$1,815	\$1,815.00	+/- 550 SF
SUITE 2	Office	VACANT	\$6,900.00	+/- 3,496 SF
SUITE 2A	Office	\$3,000.00	\$3,000.00	+/- 1,196 SF
SUITE 2B	Office	\$1,250.00	\$2,500.00	+/- 1,048 SF
SUITE 6	Office	\$1,114.00	\$1,150.00	+/- 260 SF
SUITE 7	Office	\$3,090.00	\$3,090.00	+/- 675 SF
SUITE 7B	Office	\$1,186.00	\$1,200.00	+/- 620 SF
SUITE 8	Office	\$2,496.96	\$2,500.00	+/- 925 SF
SUITE 9	Office	\$1,236.00	\$1,250.00	+/- 415 SF

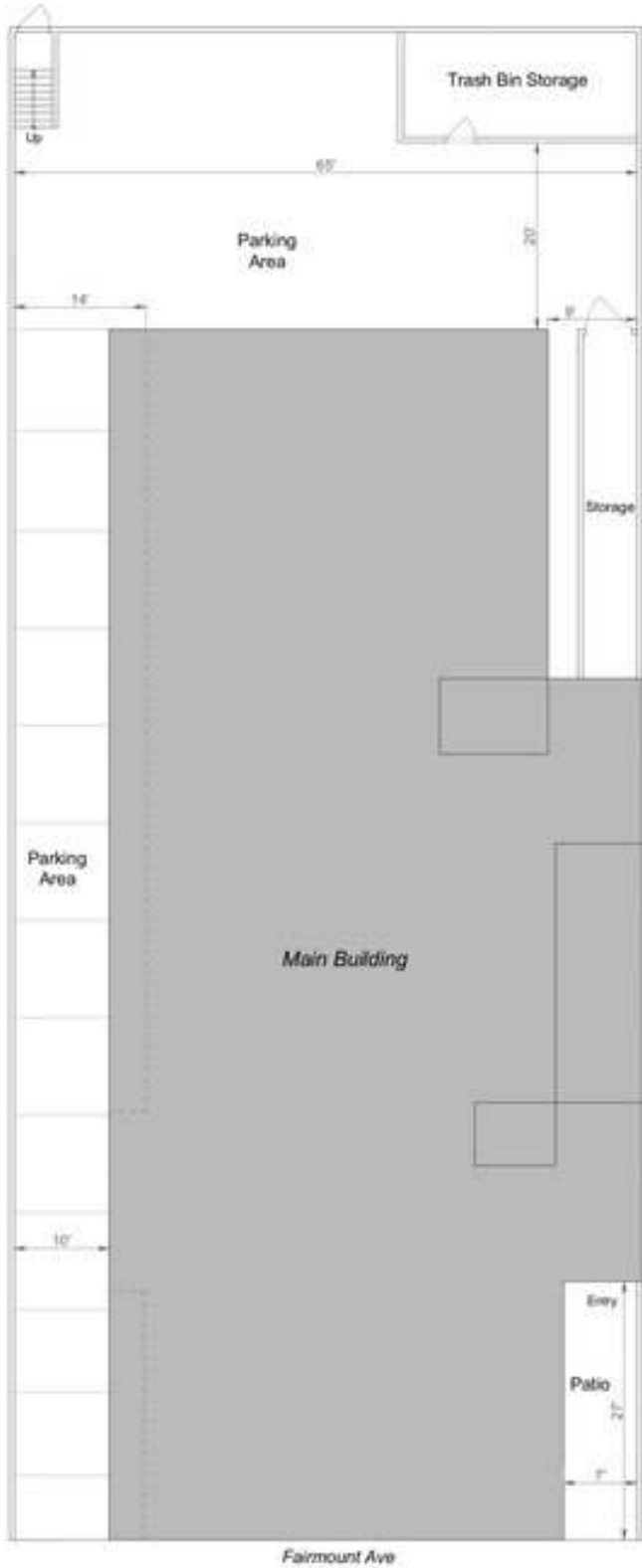
RENT ROLL

RENT ROLL		CURRENT	MARKET	
	TYPE	RENT	RENT	SQFT
SUITE 10	Office	\$1,545.00	\$1,500.00	+/- 505 SF
SUITE 11	Office	\$2,497.00	\$2,500.00	+/- 940 SF
SUITE 12	Office	\$400.00	\$400.00	+/- 145 SF
TOTAL:		\$19,629.96	\$27,805	10,775 SF

SCHEDULED INCOME

	Current	Market
Monthly rental income	\$19,629.96	\$27,805.00
Gross schedule income	\$21,725.00	\$29,805.00
Annual Gross scheduled income	\$260,700.00	\$357,660.00

SITE PLAN

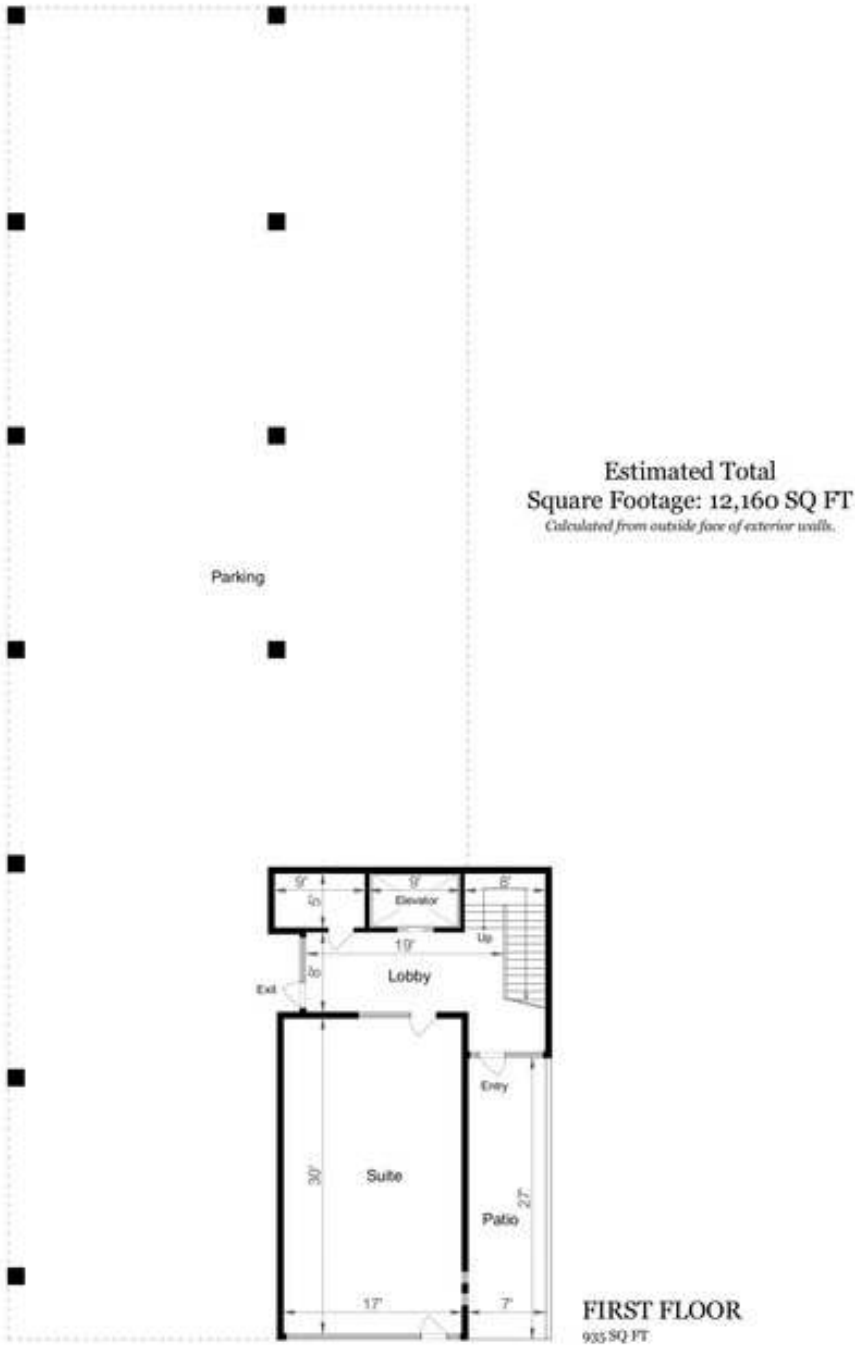


6500 FAIRMOUNT AVENUE

SITE PLAN



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



THIRD FLOOR
5,485 SQ FT

NEARBY AMENITIES



EXTERIOR PROPERTY PHOTOS



INTERIOR PROPERTY PHOTOS

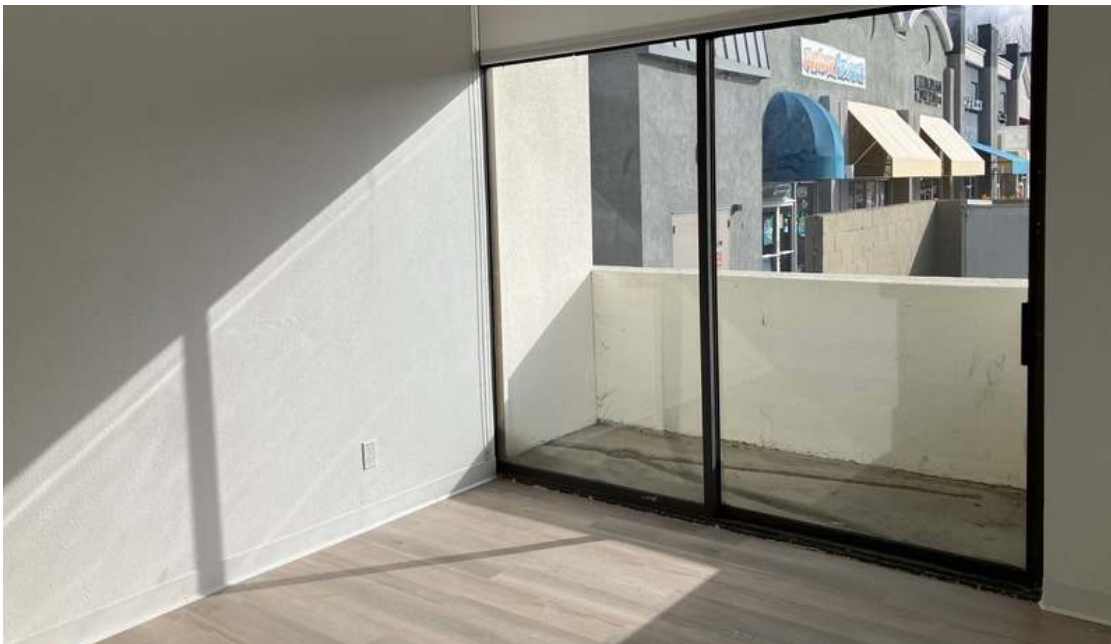


EXCLUSIVE OFFERING MEMORANDUM

INTERIOR PROPERTY PHOTOS



INTERIOR PROPERTY PHOTOS



EXCLUSIVE OFFERING MEMORANDUM

INTERIOR PROPERTY PHOTOS



AREA OVERVIEW

EL CERRITO - 6500 FAIRMOUNT AVENUE

6500 Fairmount Avenue is ideally located in the heart of El Cerrito, just one block from the El Cerrito Plaza BART Station, providing exceptional connectivity throughout the Bay Area. The property also benefits from immediate access to Interstate 80, San Pablo Avenue, and nearby regional retail, dining, and everyday conveniences.

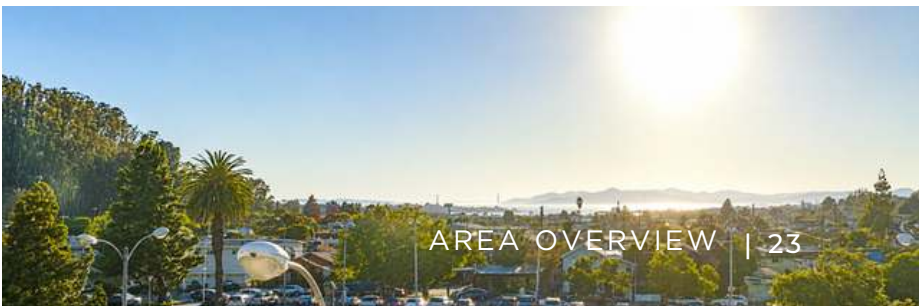
Positioned within a highly walkable and transit-oriented corridor, the property offers an attractive environment for office tenants seeking accessibility, convenience, and strong surrounding amenities, along with a prominent ground-floor retail presence.

The surrounding neighborhood continues to experience ongoing investment and redevelopment, further enhancing the area’s long-term appeal and growth potential. Nearby shopping centers, restaurants, cafes, and service-oriented businesses provide added convenience for both tenants and visitors.



EL CERRITO - QUICK FACTS

Size:	3.7 sq. mi.
Population:	26,000
Estimated Median Age:	42
Estimated Median Income:	\$127,000
Estimated Median Home Value:	\$1,080,000
Estimated number of employees:	14,000



DEMOGRAPHICS NEAR SUBJECT PROPERTY

	2 MILES	5 MILES	10 MILES
2025 Total Population	76,952	343,054	947,631
Average Age 2025	43.7	38.4	40.6
Households HH	29,965	128,495	380,192
Income Avg HH	\$162,090	\$138,408	\$144,078
2025 Ave HH Vehicles	2	2	1



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