

Prime Second-Generation Restaurant or Retail Space For Lease

15501 SAN PABLO AVENUE

RICHMOND, CA 94806





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- Prime NorCal second generation restaurant space for lease now
- Extended facade space available with increased exposure and frontage
- Space features a 2nd generation restaurant buildout with a restroom in rear
- Space can be used as restaurant, retail, or service-related use
- Freestanding high-image pad space building totaling 12,255 SF
- Building sits on an a parcel between a busy Starbucks drive- thru, KFC, and one of the top-performing ARCO AM/PM locations in CA
- In a high-traffic and densely populated area near the Hilltop Mall
- Join Starbucks Drive- Thru, Wells Fargo, KFC, AMPM/Arco, UPS, Taqueria, Sala Thai Restaurant, Nail Salon & more
- The property has abundant on-site parking and excellent visibility.
- Easy access to the interstate 80 & 580 freeway exit at Richmond Parkway
- Property has two monument signs for extreme signage opportunities
- Please contact agent for details and do not disturb the current tenant.

LISTING OVERVIEW

Address:	15501 San Pablo Avenue Richmond, CA 94806
Suite/ Size:	Suite J: 1,600 RSF With Potential Outdoor Seating Area
Availability:	February 1, 2026
Rental Rate:	\$3.50/SF/month NNN
Space Type:	Restaurant Space in Pad Building
Space Uses:	Restaurant, Retail or Service Use
Lease Terms:	3 - 10 Years
Building Size:	12,255 SF
Year Built:	2004
Notes:	Space features a restaurant buildout, an extended height facade & pylon signage.

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PROPERTY PHOTOS: BUILDING PHOTOS (Suite J for Lease)



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BUILDING EXTERIOR AND SIGNAGE



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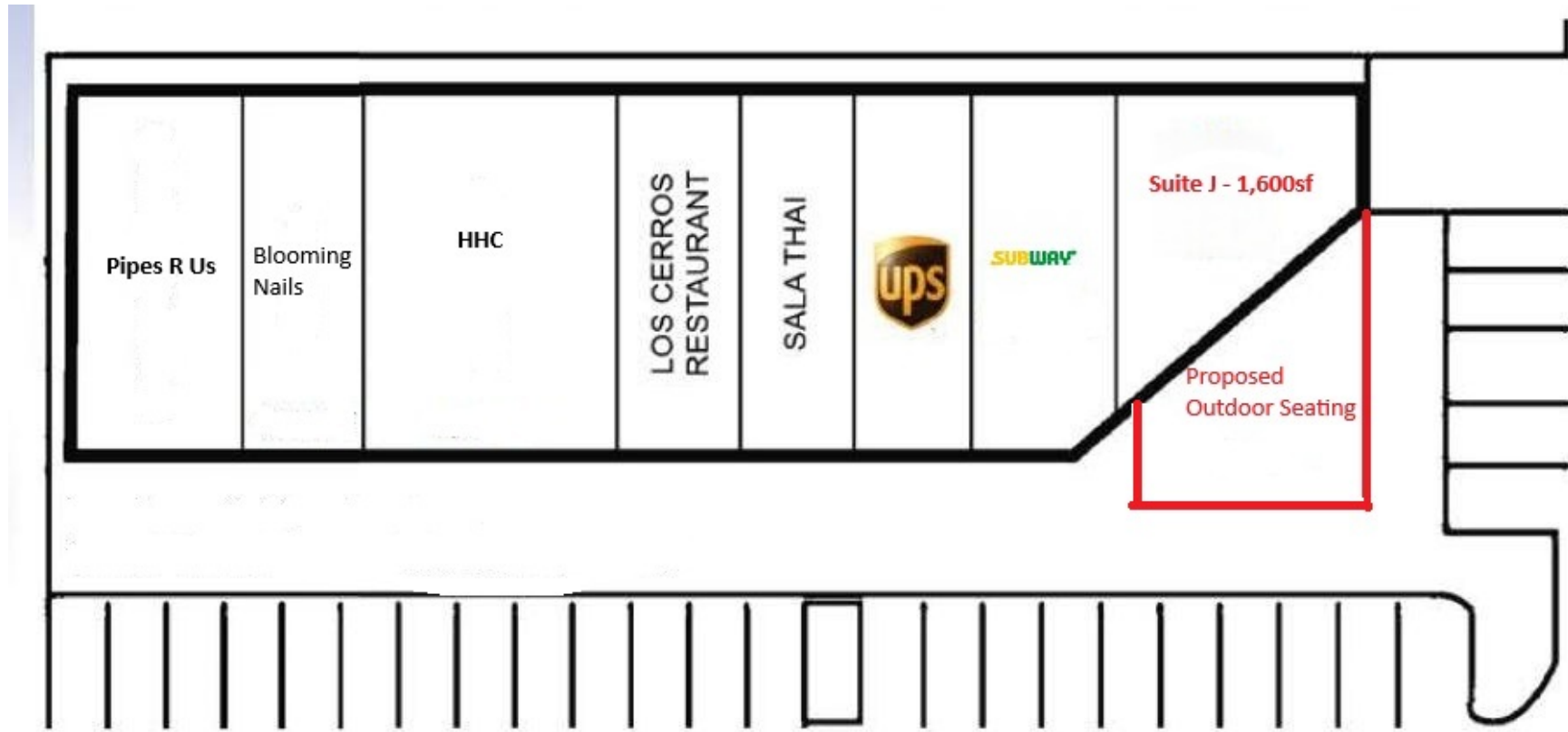
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Site Plan- Suite J, (Tenant to Verify)



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DEMOGRAPHICS

Rings: 1, 3, 5 mile radii

Latitude: 37.99003
Longitude: -122.33561

	1 mile	3 miles	5 miles
Population			
2010 Population	15,784	98,397	204,611
2020 Population	16,918	106,417	224,303
2022 Population	16,977	106,611	225,811
2027 Population	16,922	106,701	226,619
2010-2020 Annual Rate	0.70%	0.79%	0.92%
2020-2022 Annual Rate	0.15%	0.08%	0.30%
2022-2027 Annual Rate	-0.06%	0.02%	0.07%
2022 Male Population	47.6%	48.7%	48.8%
2022 Female Population	52.4%	51.3%	51.2%
2022 Median Age	37.1	37.0	37.4
Median Household Income			
2022 Median Household Income	\$87,295	\$83,219	\$87,656
2027 Median Household Income	\$101,484	\$96,460	\$102,763
2022-2027 Annual Rate	3.06%	3.00%	3.23%
Average Household Income			
2022 Average Household Income	\$115,171	\$108,039	\$118,827
2027 Average Household Income	\$141,159	\$128,599	\$139,951
2022-2027 Annual Rate	4.15%	3.55%	3.33%
Per Capita Income			
2022 Per Capita Income	\$39,890	\$34,743	\$38,469
2027 Per Capita Income	\$48,634	\$41,187	\$45,129
2022-2027 Annual Rate	4.04%	3.46%	3.24%

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FOR LEASE: RESTAURANT / RETAIL OPPORTUNITY
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FOR MORE INFORMATION:

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