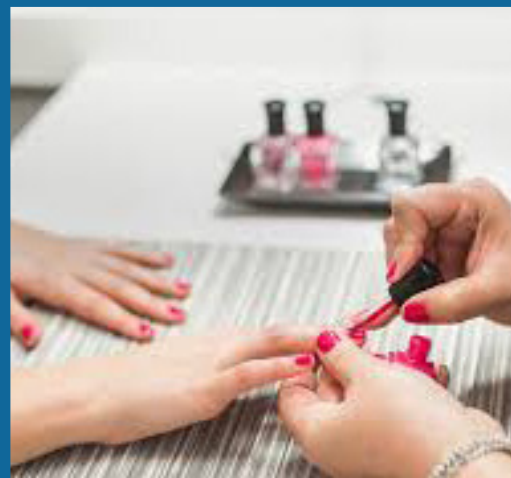


Del Monte Center

600-632 SAN PABLO AVENUE, PINOLE, CA

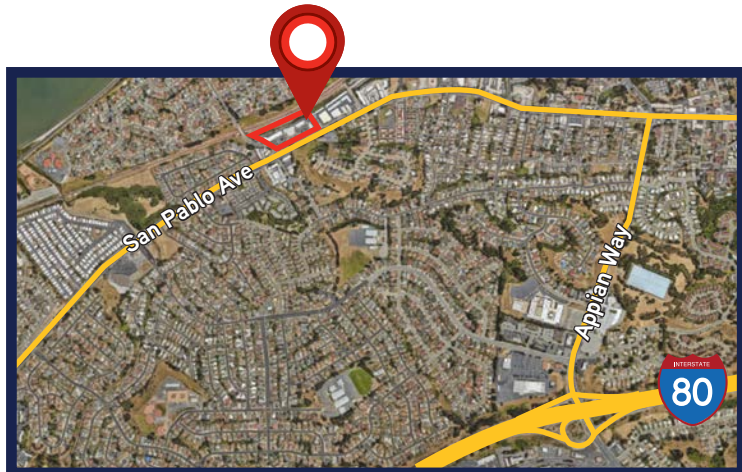


**O'Reilly
Auto Parts**
*Opening
December 2018!*



Del Monte Center

600-632 SAN PABLO AVENUE, PINOLE, CA



AVAILABLE SPACE

- > 620-B2 1,651 sf (Martial Arts build-out)
- > 610-F 973 sf
- > 610-B 576 sf

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
- > Strong traffic counts of 25,000+ cars per day
- > Monument signage
- > Excellent visibility and exposure
- > Convenient ingress and egress at three points
- > Just minutes to Hwy 80 heading north or south

DEMOGRAPHICS (2018)

	1 Mile	2 Miles	3 Miles
Population	14,706	93,190	191,647
Business Population	2,622	22,205	39,095
Average HH Income	\$91,487	\$100,505	\$95,653



Retail Island
(no close competition)



Excellent Signage



Grocery Anchored



Signalized Hard Corner



TENANT DIRECTORY

600	Embers Restaurant	±2,612
610-A	Pete's Place	±1,920
610-B	AVAILABLE	±576
610-D	G&L Liquors	±2,632
610-E	Ember Restaurant Storage	±248
610-F	AVAILABLE	±973
610-G	O'Reilly Auto Parts	±976
610-H	O'Reilly Auto Parts	±800

610-I	O'Reilly Auto Parts	±1,511
610-J	O'Reilly Auto Parts	±1,250
610-L	O'Reilly Auto Parts	±976
610-M	O'Reilly Auto Parts	±960
620-A	Subway	±1,150
620-B1	Dentist	±1,105
620-B2	AVAILABLE	±1,651
620-G	99 Cents Only Store	±14,003

624-A	The New Deli	±960
624-B	Nostalgic Soul Barber Shop	±970
624-C	Serenity Nail Spa	±960
624-D	Serenity Nail Spa	±960
624-E	Cosmo Prof	±2,581
632-A	Hunan Villa	±3,008
632-E	Tachikawa Restaurant	±1,632
TOTAL		±44,414