

**FOR LEASE**

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## Pinole Ridge

1441 Fitzgerald Dr.  
PINOLE, CA

**RETAIL SPACES AVAILABLE**

±2,859 SF

±938 SF



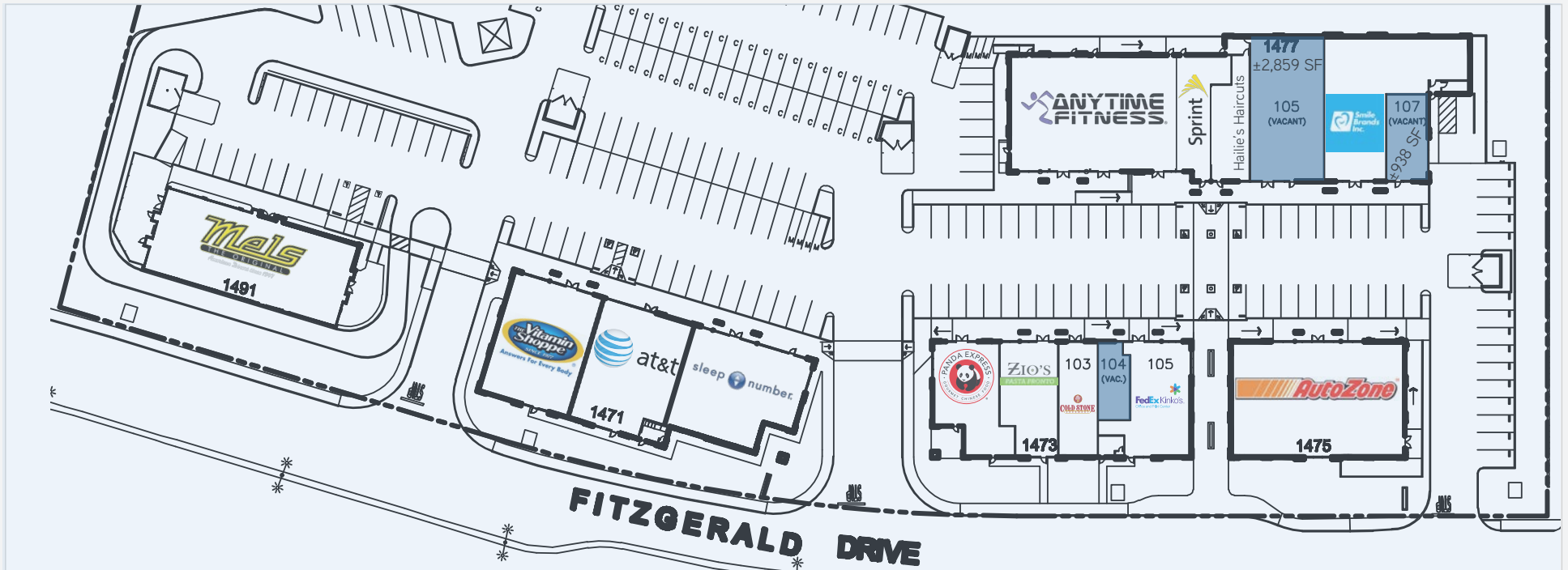
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SITE PLAN

### PROPERTY HIGHLIGHTS

- High visibility from I-80 (185,000 ADT)
- Signalized access from all directions
- Anchored by Mel's Diner and Anytime Fitness
- Easily accessible from two major freeway off ramps
- Ample parking

### LOCATION

Pinole Ridge is located within a dense retail corridor that includes over 1.3 million SF of retail with easy access and great visibility from I-80 (185,000 ADT). The shopping center is anchored by Mel's Diner and Anytime Fitness. Current tenant roster includes Auto Zone, Panda Express, Vitamin Shoppe, AT&T, Sleep Number, Fed Ex, and Cold Stone Creamery. Trade area is anchored by Target, Best Buy, Lucky's, BevMo, OSH, and In & Out.

Pinole is approximately 15 miles north of San Francisco with a population of over 108,000 residents with average income of over \$89,000 within a 3-mile radius.

### DEMOGRAPHICS (2017)

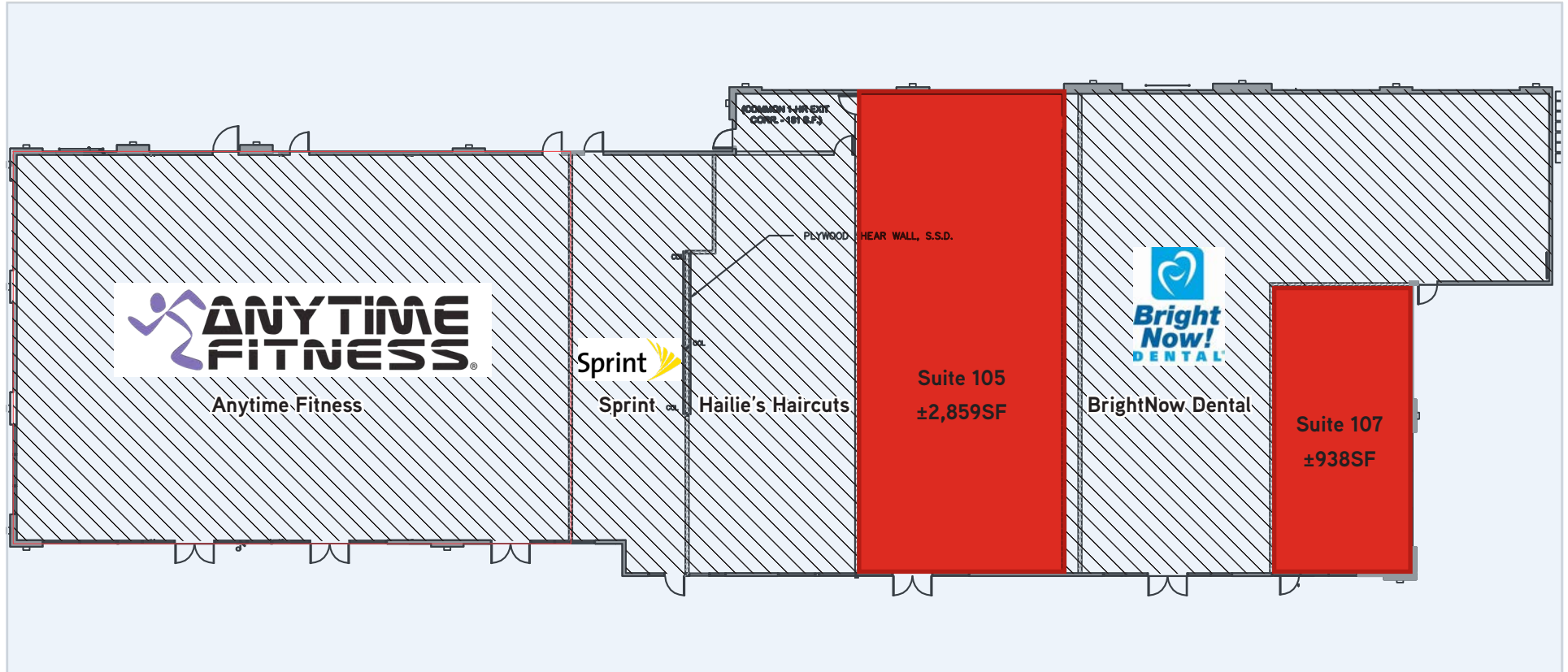
	1 Mile Ring	3 MILE RING	5 MILE RING
Total Population	17,897	108,287	215,707
Total Daytime Population	16,933	86,131	167,786
Any College	64.54%	62.34%	58.65%
Median Age	40.3	39.2	37.3
Households	6,381	36,468	70,001
Average Household Income	\$85,074	\$89,919	\$86,545

**SUITE E-105**

- Available ± 2,859 SF
- Can Be Divisible

**SUITE E-107**

- Available ±938 SF
- Potential Patio Seating









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