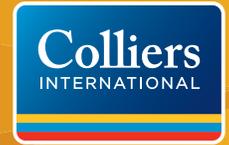


FOR LEASE
San Pablo, California
College Center



SAN PABLO AVE. & EL PORTAL DR. SAN PABLO, CA



College Center

College Center is a beautiful and diverse retail development located within the City of San Pablo. Situated only blocks from Contra Costa College and the master-planned community of Abella Vista, College Center offers prime retail and restaurant spaces in a unique east bay location. With a population of over 30,000, San Pablo has become one of the bay area's most thriving residential and business communities.

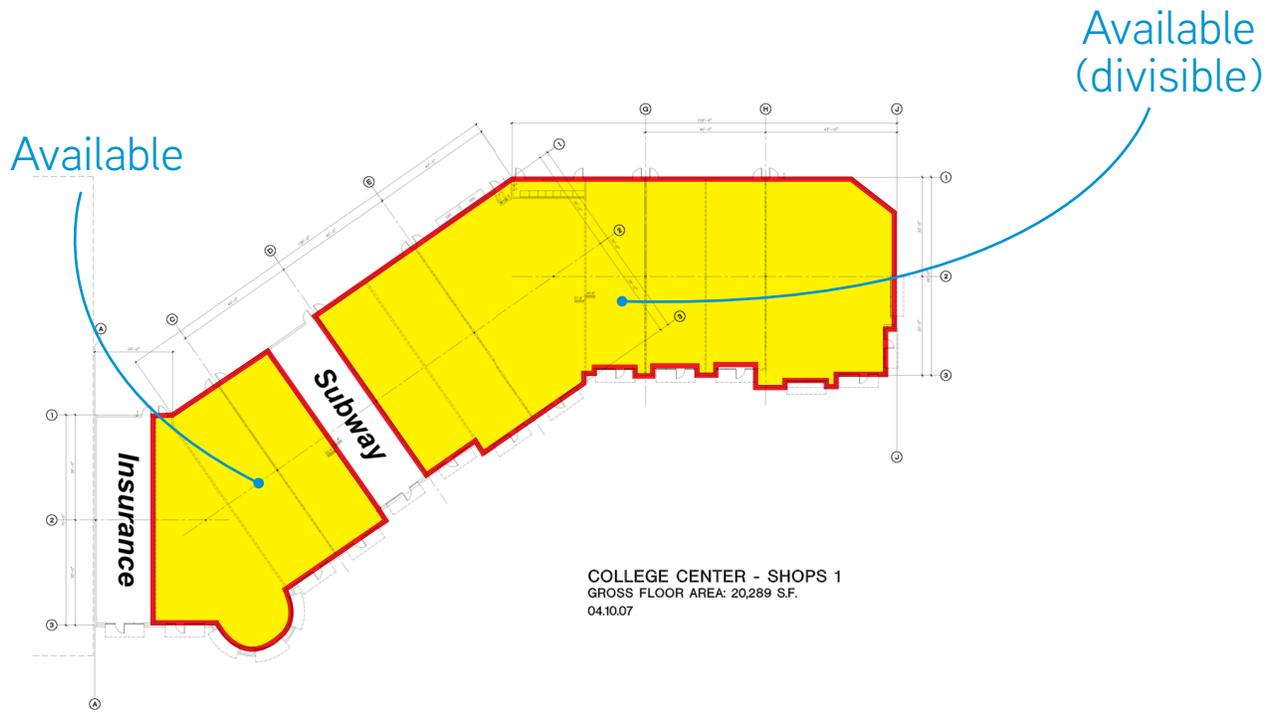
HILARY PARKER
925.227.6233
hilary.parker@colliersparrish.com
CA License No. 01760862

COLLIERS INTERNATIONAL
5050 Hopyard Rd. #180
Pleasanton, CA 94588
www.colliers.com

FOR LEASE

College Center

SAN PABLO AVE. & EL PORTAL DR. SAN PABLO, CA



809± SF - 7,000± SF

Building Amenities

- > 70,000 +- SF Newly Constructed Neighborhood Shopping Center
- > Currently anchored by newly renovated 33,000 SF San Pablo Supermarket
- > Situated among 300 new residential units, 128 additional units under construction
- > High-traffic Intersection (San Pablo Avenue - 20,000 ADT, El Portal Drive - 15,000 ADT)
- > Directly adjacent to future Walgreens and Autozone (opening February 2011) and Contra Costa College (7,000+ Students)
- > Current tenants include Starbucks Drive-thru, Chase, Dental, Insurance, Subway, and Straw Hat Pizza (Coming Soon)

Demographics

	1 Mile	3 Mile	5 Mile
Population	32,877	143,425	218,152
Daytime Pop	6,276	32,903	54,437
Avg. HH Income	\$59,309	\$65,202	\$75,830

HILARY PARKER
925.227.6233
hilary.parker@colliersparrish.com
CA License No. 01760862

COLLIERS INTERNATIONAL
5050 Hopyard Rd. #180
Pleasanton, CA 94588
www.colliers.com

FOR LEASE

College Center

SAN PABLO AVE. & EL PORTAL DR. SAN PABLO, CA



HILARY PARKER
925.227.6233
hilaryparker@colliersparrish.com
CA License No. 01760862

COLLIERS INTERNATIONAL
5050 Hopyard Rd. #180
Pleasanton, CA 94588
www.colliers.com

FOR LEASE

College Center

SAN PABLO AVE. & EL PORTAL DR. SAN PABLO, CA



Contact Us

HILARY PARKER

925.227.6233

PLEASANTON, CA

hilary.parker@colliersparrish.com

CA LICENSE NO. 01760862

COLLIERS INTERNATIONAL

5050 Hopyard Rd. #180

Pleasanton, CA 94588

www.colliers.com

Information contained herein has been obtained from the owners or from other sources we deem reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All Properties subject to change or withdrawal without notice.



FOR LEASE

College Center

SAN PABLO AVE. & EL PORTAL DR. SAN PABLO, CA

Vanilla Shell Work Letter

In addition to the structure, foundation and roof, Lessor shall complete the following:

- A.) Electrical Service panel: 200-amp service, 3-phase service.
- B.) Floors: Vinyl tile, linoleum or comparable floor covering as designated by lessor, covering the restroom floor. Standard concrete slab throughout the space.
- C.) Walls: Demising walls dry walled and fire taped over 2" x 6" framing member as designated by Lessor.
- D.) Electrical Outlets: Located per lessee's specifications along the perimeter walls.
- E.) Sign Outlet: One, at a location designated by Lessor.
- F.) Telephone Outlet: Four (4), at locations designated by Lessee.
- G.) Heating, Ventilating and Air Conditioning System: One ton per 300 square feet (unless other wise specified), ducted and distributed, including all controls and electrical wiring.
- H.) Store Front: Per lessors design.
- I.) Exteriors: Lessor shall complete all exterior fronts, open malls, landscaped areas, and parking lots.
- J.) Rear Access/Emergency Door: Installed, if applicable.
- K.) Fire sprinkler: Throughout the store.
- L.) Restroom: One ADA approved, located in an area designated by Lessee, provided with one toilet, which will be connected to the sewage system, one washbasin, exhaust fan, one standard light fixture and vinyl tile or comparable floor covering.
- M.) Ceiling: Suspended, T-bar acoustical over the gross ceiling area
- N.) Lighting: Recessed, flush-mounted fluorescent light fixtures per Title 24
- O.) Carpet: Commercial grade carpet as designated by Lessor.
- P.) Paint: Interiors painted per Lessor standard.