RETAIL SPACE FOR LEASE



EAST BAY RETAIL · OFF I-80

San Pablo Towne Center

20–800 San Pablo Towne Center, San Pablo, CA

AVAILABLE SUITES

Suite 100A	±6,707 SF
Suite 101	±1,685 SF
Suite 301	±4,576 SF
Suite 401	±1,080 SF
Suite 404	±1,200 SF
Suite 405	±1,465 SF
Suite 602	±2,294 SF

The Stanley Group, Inc.

Reese Stanley
(408) 591-6342
(408) 354-0300 ×206
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www.stanprop.com

PROPERTY HIGHLIGHTS

An established center on San Pablo's busiest retail corridor

01 Off Highway 80
Well-established center serving the dense East Bay trade area.

02 Retail corridor
Along the San Pablo Avenue / San Pablo Dam Road corridor.

03 Traffic exposure
Approximately 17,165 vehicles per day on San Pablo Dam Road.

04 Strong anchors
Ross and Dollar Tree draw consistent value-oriented traffic.

05 Co-tenancy
Starbucks, Jamba Juice, Pizza Guys, Western Dental and others.

06 Neighboring retail
FoodMaxx, Smart & Final, Walgreens and Planet Fitness nearby.

07 Day & night draw
Directly across from Lytton Casino and near John Muir Health.

08 Dense customer base
Homes, schools, medical offices and government services close by.

09 Access & visibility
Monument signage, I-80 frontage, a signalized intersection and abundant parking.

10 Flexible uses
Ideal for retail, service, fitness, medical, food, entertainment and daily needs.



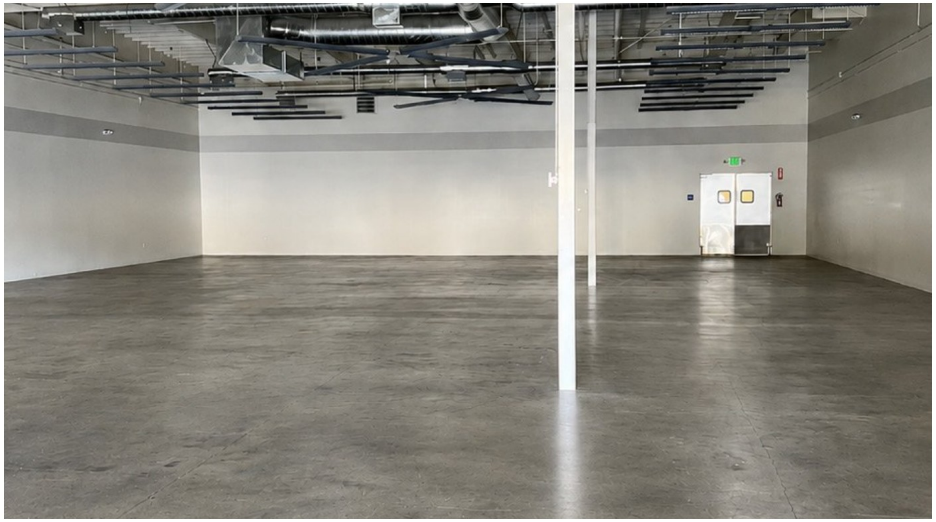


PHOTOS

Inside and around San Pablo Towne Center



Storefronts along the main parking field



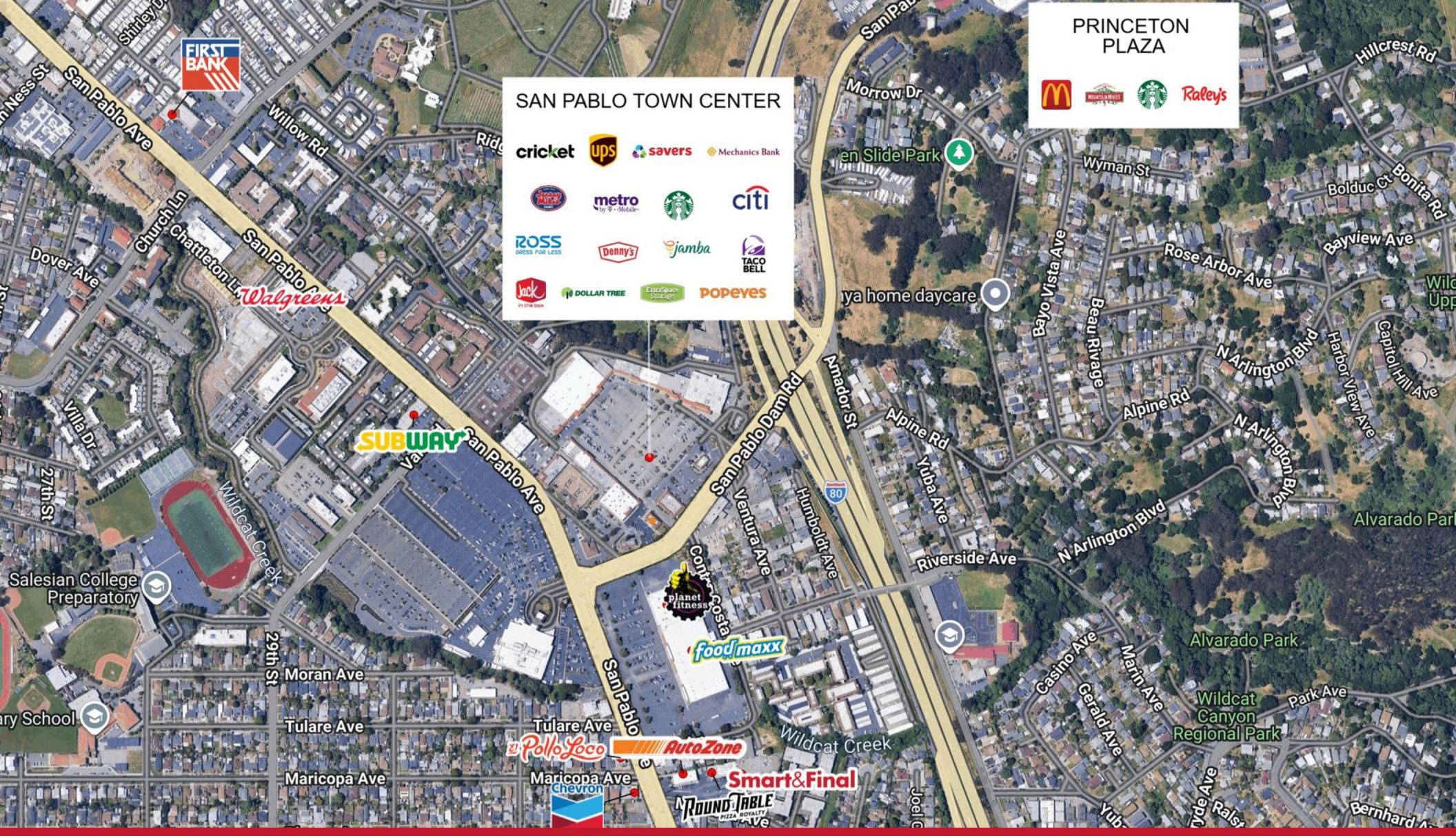
Suite 100A · junior anchor space



Suite 301 · former furniture store



Suite 404 · 2nd generation dental



MARKET AERIAL

At the crossroads of the East Bay

Traffic counts

I-80: 197,822 ADT
San Pablo Dam Rd: 20,478 ADT
San Pablo Ave: 13,649 ADT

Nearby retail

FoodMaxx, Smart & Final, Planet Fitness, Walgreens, AutoZone, Raley's and more

Traffic drivers

Lytton Casino across the street, John Muir Health, schools and government services

SITE PLAN

Seven suites, from in-line to junior anchor



SPACE AVAILABLE

Suite 100A — **±6,707 SF**
Jr. anchor · end cap

Suite 101 — **±1,685 SF**
Available with notice

Suite 301 — **±4,576 SF**
Former furniture store

Suite 401 — **±1,080 SF**
Available with notice

Suite 404 — **±1,200 SF**
2nd gen dental with equipment

Suite 405 — **±1,465 SF**
In-line retail

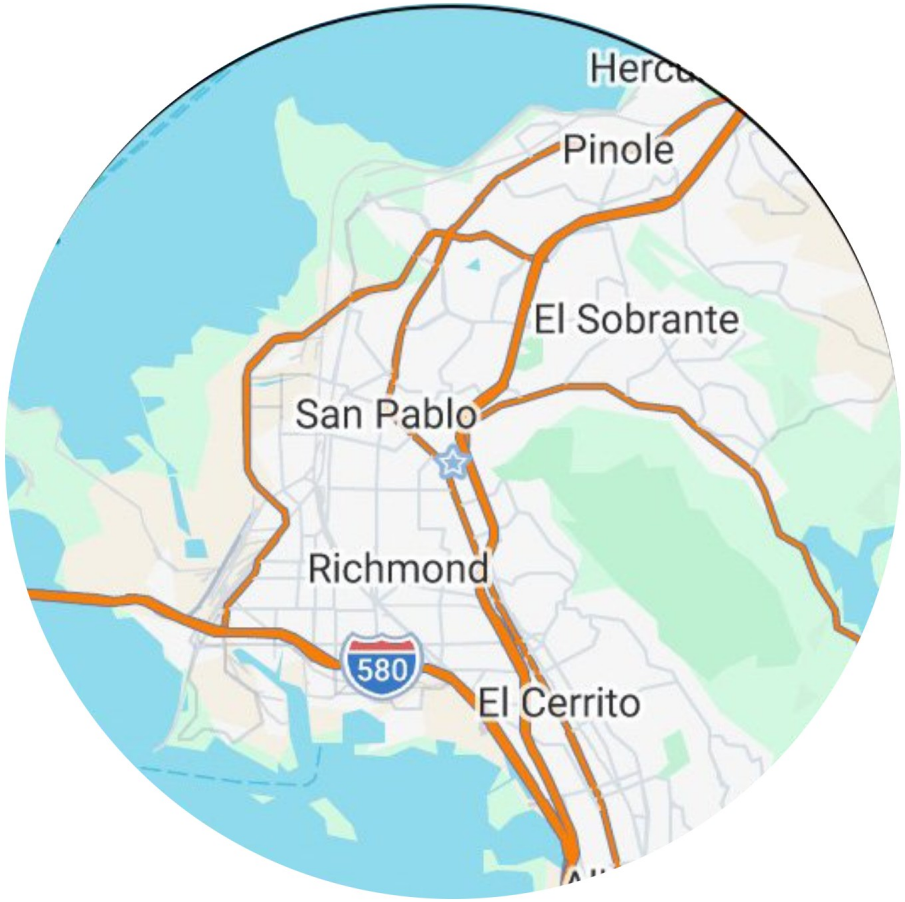
Suite 602 — **±2,294 SF**
Next to Empire Buffet & Ross

SELECTED TENANTS

Ross, Savers, Dollar Tree, Stanford Health Clinic, Starbucks, Jamba Juice, Jersey Mike's, Western Dental, Taco Bell, Mechanics Bank, Citibank, UPS Store, Eggbred and DaVita

DEMOGRAPHICS · 5-MILE RADIUS

A large, affluent trade area



POPULATION
261,029

DAYTIME POP.
57,507

AVG. HH INCOME
$147,772

MEDIAN HH INCOME
$117,838

AVG. NET WORTH
$1.51M

COLLEGE DEGREE
39.9%

ANNUAL RETAIL EXPENDITURES
$5.43B

Source: Regis USA, 05.11.26

JUNIOR ANCHOR

Suite 100A

±6,707 SF

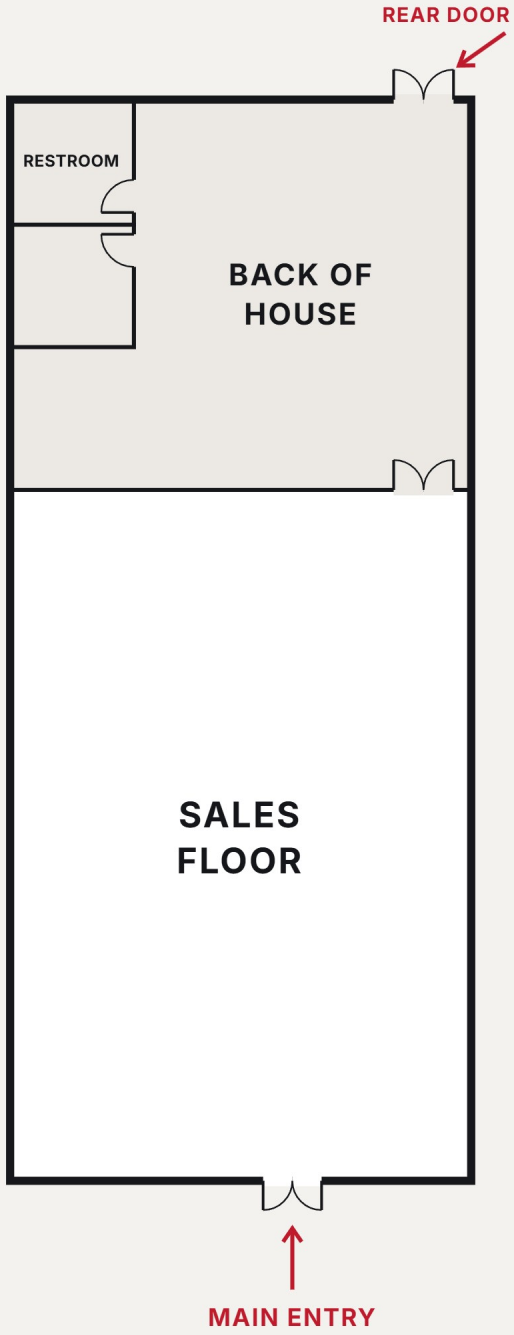
Position	**End cap**
Sales floor	**Open, high ceilings**
Back of house	**Yes**
Restroom	**Yes**
Doors	**Front & rear**

Support space

Prominent end cap at the main entrance, visible from San Pablo Ave & Dam Rd. Minimal tenant improvements required.

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FORMER FURNITURE STORE

Suite 301

±4,576 SF

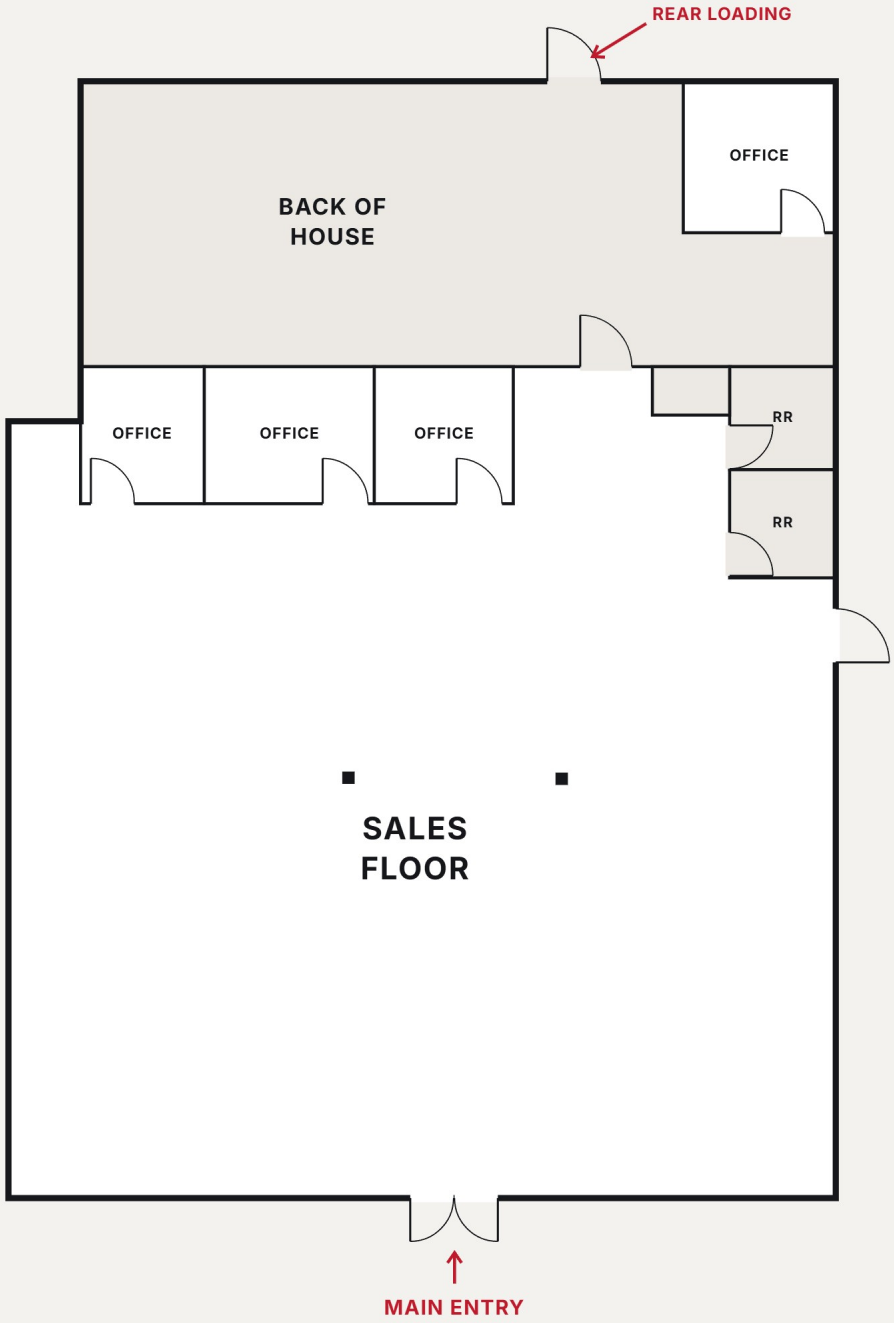
Sales floor	**Open**
Private offices	**4**
Restrooms	**2**
Back of house	**Yes**
Rear loading door	**Yes**
Power	**Ample**

Support space

Flexible floor plan suited to a wide variety of retail and service uses.

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2ND GEN DENTAL SPACE

Suite 404

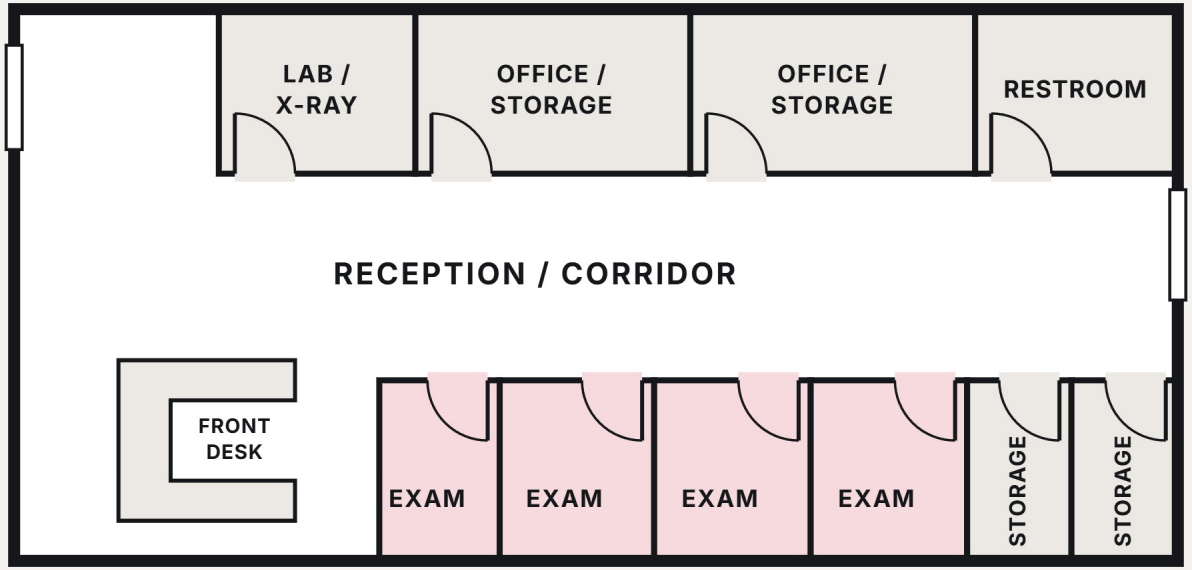
±1,200 RSF

Exam rooms	4
Lab / X-ray room	1
Office / storage rooms	2
Front desk & reception	Yes
Dental equipment	In place

Exam room

Support space

Turnkey for a dental, orthodontic or medical operator. Approx. 60 × 22 ft.



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