

# FOR SALE

2301 San Pablo Avenue, Pinole, CA 94564



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**FOR SALE**

**2301 SAN PABLO AVE**

Pinole, CA



## PROPERTY OVERVIEW

Location	East Corner of San Pablo Ave & Tennent Avenue
City	Pinole, CA
Parcel	Assessor Parcel #401-162-001-2
Parcel Size	±7,860 SF
Description	Vacant commercial parcel - Entrance to Old Town Pinole
Zoning	CMU: Commercial Mixed Use - 51% Commercial Use
General Plan	OTSA-Old Town Sub Area (10.1-50.ODU/AC)
Max. Height	40" or Three Stories
Traffic	San Pablo Avenue: 18,140 AADT Tennent Ave: 13,084 AADT

## PRICE:

Call Broker for Pricing

## PROPERTY HIGHLIGHTS

- › Level finished parcel, utilities stubbed to site, sidewalks, curb, gutters, driveway cut outs in place
- › Frontage: 65' + on San Pablo Avenue & 120' + on Tennent Avenue
- › Property is owned by City of Pinole, sale will be subject to a Development Agreement with Seller
- › Development will require on-site parking

# FOR SALE LAND

## 2301 SAN PABLO AVE

Pinole, CA

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

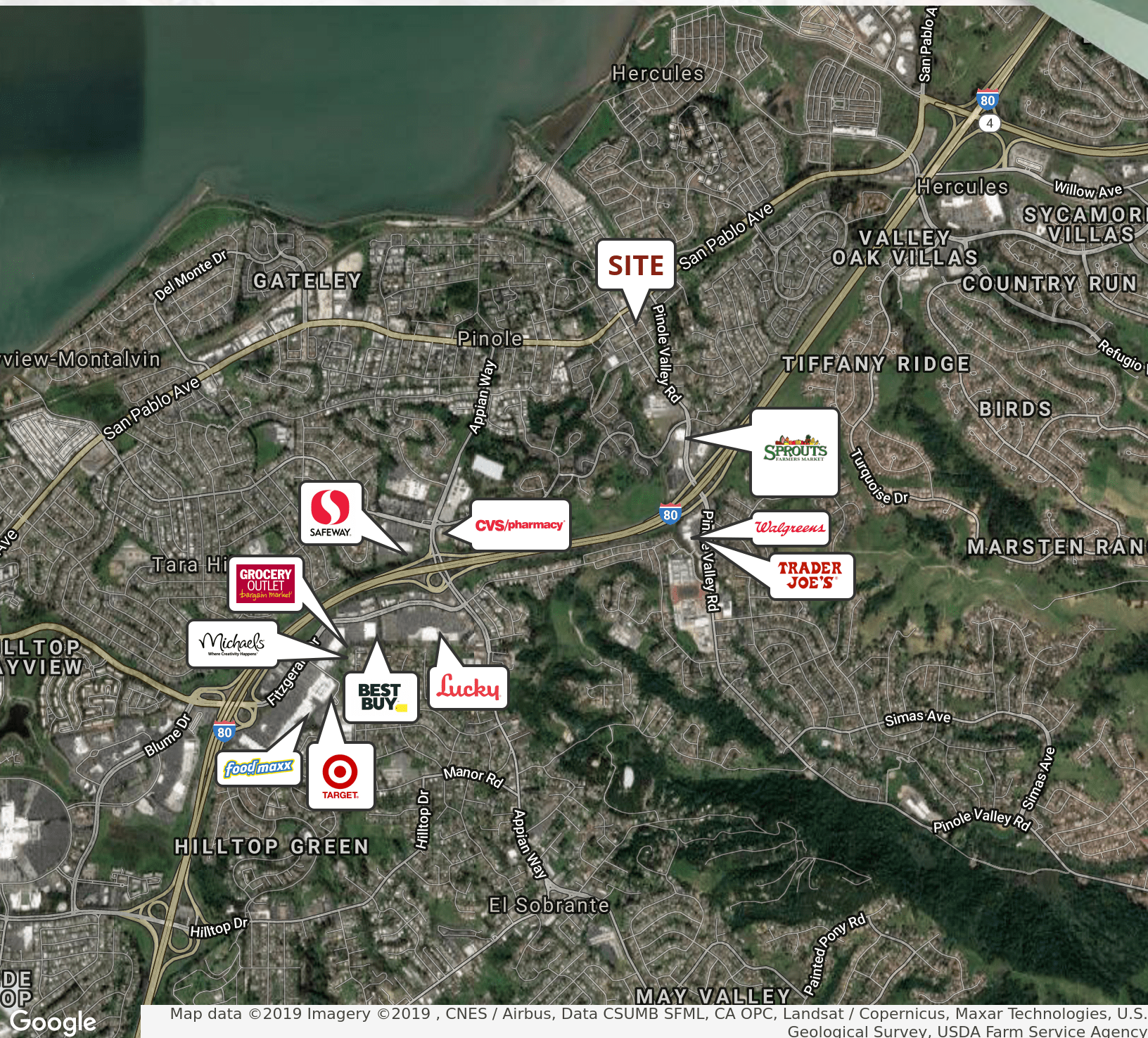
A TOWN OF PINOLE MB "B"-41  
B VILLA SITES MB "F"-140  
RANCHO EL PINOLE  
T 183P.M.44 5-24-02





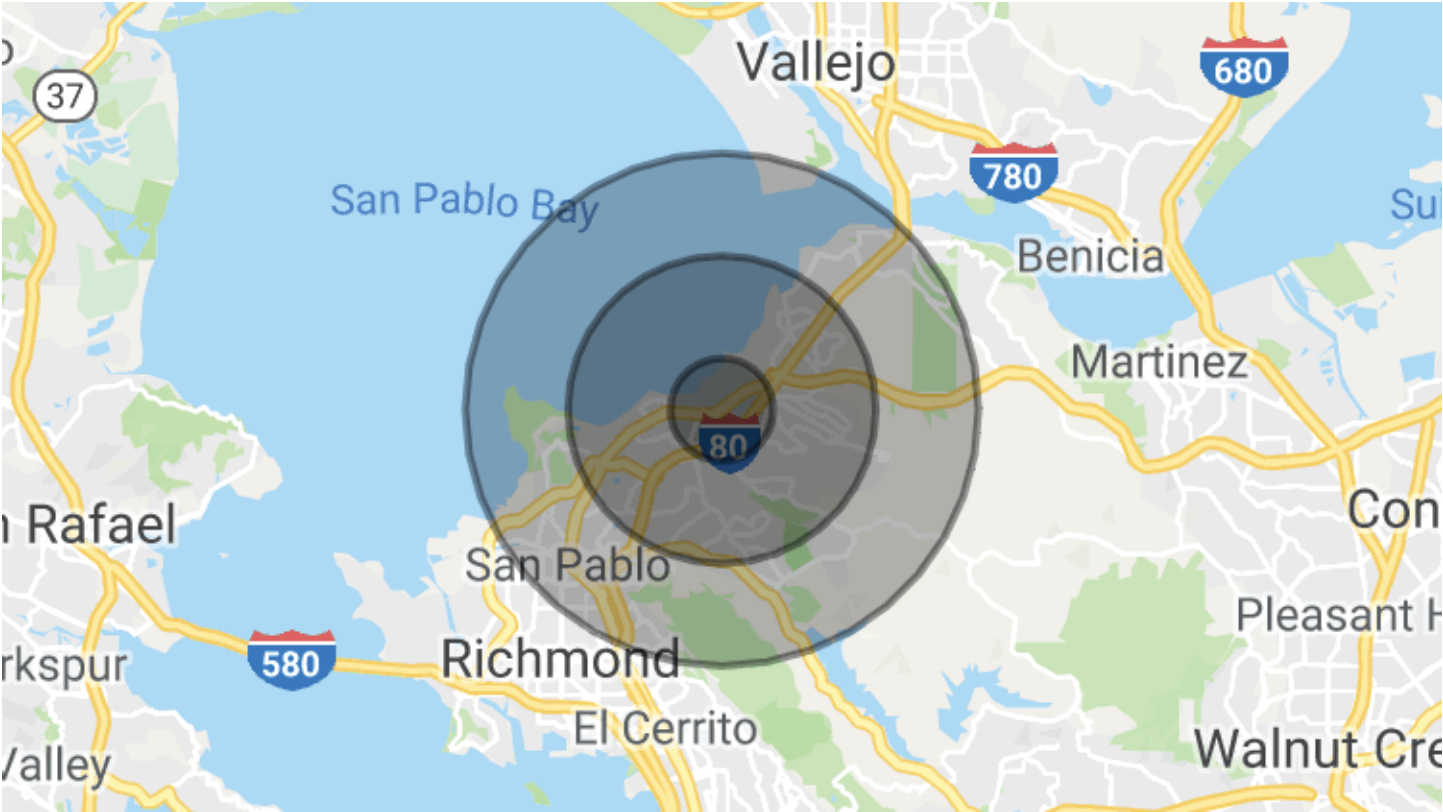
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# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,340	89,847	158,864
Median age	41.4	41.0	39.0
Total Households	6,418	31,532	53,887
Median HH Income	\$96,611	\$91,487	\$81,349
Median HH Income (2024)	\$109,215	\$106,403	\$94,690

## CONTACT

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