

# \$11,250 - 12354 San Pablo Avenue 2, Richmond

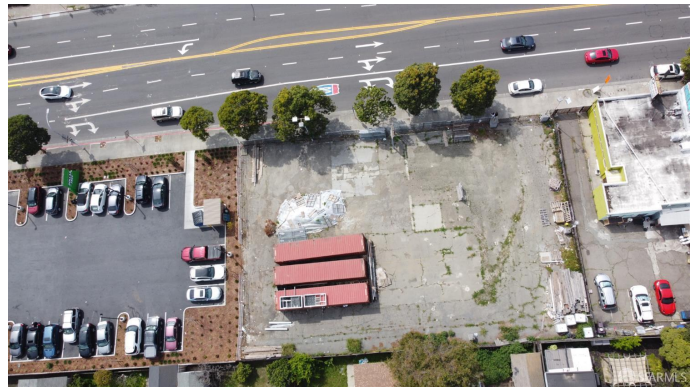
MLS® #425054154

**\$11,250**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0.34 Acres

N/A, Richmond, CA

Prime 15,000 SF Commercial Lot for Lease - High-Visibility San Pablo Avenue Location  
Now available for lease: a versatile 15,000 square foot vacant lot located at 12354 San Pablo Avenue in Richmond, CA. Strategically positioned along a major commercial corridor with strong vehicular and pedestrian traffic, this CM-3 Commercial Mixed-Use zoned property offers exceptional flexibility for a wide range of business types. Zoning allows for a variety of potential uses including: Retail storefronts Business and personal services Street-level office or client-facing operations Pop-up shops, food trucks, or outdoor sales Staging or storage for contractors or logistics operators (subject to city approval) The lot is flat, cleared, and ready for development or interim commercial use, with easy access to major transportation routes including I-80 and public transit. This high-traffic location is ideal for businesses seeking visibility, accessibility, and a growing customer base in a dynamic mixed-use neighborhood. Whether you're looking to establish a flagship presence, a temporary activation, or a long-term site investment, this property offers unique flexibility in a high-demand corridor. Contact us today to schedule a tour.



## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 425054154 |
| Price  | \$11,250  |

|           |                  |
|-----------|------------------|
| Bathrooms | 0.00             |
| Acres     | 0.34             |
| Type      | Commercial Lease |
| Status    | Active           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 12354 San Pablo Avenue 2 |
| Area        | Richmond View            |
| Subdivision | N/A                      |
| City        | Richmond                 |
| County      | Contra Costa             |
| State       | CA                       |
| Zip Code    | 94805                    |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 1st, 2025 |
|-------------|----------------|

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Agent  | Brian Merrion            |
| Listing Office | Brian A. Merrion, Broker |

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