

\$2,295,000 - 3563 San Pablo Dam Road, El Sobrante

MLS® #425068300

\$2,295,000

0 Bedroom, 0.00 Bathroom, 9,600 sqft

Commercial Sale on 0.57 Acres

N/A, El Sobrante, CA

PacWEST Team is excited to present an opportunity to purchase a stand-alone, vacant retail/office building that has been extensively upgraded. 3563 San Pablo Dam Road is a highly visible freestanding commercial building in the heart of El Sobrante. The current owner has performed extensive improvements to the property in preparation for his intended use as a grocery store. With its flexible open layout, the space is ideal for a wide range of retail or service-based uses. Storefront windows and skylights provide excellent natural light and high visibility, while dedicated on-site parking enhances accessibility for both customers and employees. Improvements include ADA-compliant restrooms, upgraded plumbing infrastructure - including a new 6 sewer lateral from the building to the street, rough framing, electrical upgrade, and installation of a new roof. Whether you are seeking a turnkey investment or a space to tailor your business vision, this property offers the framework and location to succeed.

Built in 1956

Essential Information

MLS® #	425068300
Price	\$2,295,000
Bathrooms	0.00
Square Footage	9,600
Acres	0.57



Year Built	1956
Type	Commercial Sale
Sub-Type	Retail
Status	Active

Community Information

Address	3563 San Pablo Dam Road
Area	Richmond-El Sobrante
Subdivision	N/A
City	El Sobrante
County	Contra Costa
State	CA
Zip Code	94803

Additional Information

Date Listed	July 22nd, 2025
Zoning	CM-3CM 3

Listing Details

Listing Agent	Oleg Cre Verbitski
Listing Office	Engel & Voelkers San Francisco

© Copyright 2025 of the SFAR MLS. Listings on this page identified as belonging to another listing firm are based upon data obtained from the SFAR MLS, which data is copyrighted by the San Francisco Association of REALTORS®, but is not warranted. Information being provided is for consumers' personal, noncommercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.