



452-454 Appian Way

El Sobrante, CA 94803



For more information, please contact:

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Jones Lang LaSalle Brokerage, Inc.

Real estate license #01856260

PROPERTY HIGHLIGHTS

Price: \$2.00 NNN

NNN: \$1.31

Availability: Immediate

Highlights

- Multi Tenant Retail Strip Center
- Built in 2004
- Strong, Diverse Tenant Mix
- Freestanding Building
- High Traffic Counts
- Great Access

Demographics

Miles	Population	Average HH income	Daytime population
1 mile	14,548	\$114,064	1,849
3 miles	113,209	\$116,259	20,687
5 miles	242,919	\$109,338	46,293



TENANTS

Unit	Sq. Ft.	Tenant
452-A	1,440	Vacant
452-B	1,050	RushMyPrints
452-C	1,050	Yogurt Now
452-D	1,075	APN Smoke Shop
452-E	1,171	Health Massage
454-A	1,200	Little Caesars
454-B	900	Nailvana
454-C	900	Juice Breeze
454-D	1,126	Happy Chin Eating
454-E	900	Available
454-F	1,048	State Farm
454-G	1,513	Taste of Safari





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