

RETAIL BUILDING & ADJACENT VACANT LAND

FOR SALE

242-250 PACIFIC AVE, 260 PARKER AVE & 3RD ST

RODEO, CA 94572

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ARTIZAN
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PROPERTY OVERVIEW

Artizan Commercial Advisors presents 242-250 Pacific Ave, 260 Parker Ave and 3rd St. Featuring 9,382 SF of Commercial Retail building with three separate units. With these two parcels you get a total lot size of 15,540 SF

Located right in the heart of Rodeo near the waterfront, with nearby local community spots like the Rodeo Marina, this property offers excellent visibility.

An excellent opportunity for a creative owner-user or investor seeking a versatile, centrally located asset with long-term growth potential.

PROPERTY SUMMARY

For Sale:
$1,100,000

Price Per SF Building:
$117.25

APN#:
357-052-001-9

Total Building Sqft:
± 9,382

Zoning:
Use Code 31 - Commercial Stores

Lot Sqft:
± 9,290

Adjacent Vacant Land

APN#:
357-052-002-7

Land Sqft:
± 6,250

PROPERTY HIGHLIGHTS

- Retail building wiith 3 separate units
- Corner of Parker Ave and 3rd St
- All units currently vacant
- Adjacent Vacant Land
- Total Land SF 15,540




APN#:
357-052-001-9
APN#:
357-052-002-7











Pictures are digitally altered

RODEO, CA

Rodeo, California, offers a charming waterfront setting for residents and businesses seeking local community and strategic Bay Area connectivity. Positioned along the Carquinez Strait in northern Contra Costa County, the town provides direct access to regional commerce hubs through Interstate 80, WestCAT transit lines, and nearby connections to San Francisco and Oakland. Rodeo's economy is historically rooted in maritime trade, energy production, and light industrial services, creating a grounded foundation for manufacturing, logistics, and small commercial enterprises. The town's rich industrial heritage and tight-knit neighborhood atmosphere foster a welcoming environment for local entrepreneurs, with a focus on community revitalization and waterfront stewardship. Scenic views of the bay, historic architecture, and access to nearby regional parks contribute to a relaxed, coastal lifestyle that appeals to families and commuters alike. With its blend of industrial utility, scenic character, and affordable access, Rodeo stands as a unique and promising pocket of opportunity within the East Bay market.

73	59	60
WALK SCORE	BIKE SCORE	TRANSIT SCORE

TRANSIT HIGHLIGHTS

- BART J Hercules 0.6 mi
- West Cat Route 11 0.1 mi
- I-80 - 0.9 mi
- CA-4 - 3.2 mi
- CR-14 - 0.2 mi
- Carquinez Scenic Drive - 1.8 miles
- SF International Airport - 37.8 mi
- Oakland International Airport - 29.5 mi

1 MILE DEMOGRAPHICS

MEDIAN HOUSEHOLD INCOME
$108,397

MEDIAN NET WORTH
$311,825

MEDIAN DISPOSABLE INCOME
$88,210

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