

Industrial Warehouse / Live-Work Space For Sale

INTERO



Commercial

THE HAGAR GROUP

NASH BUILDING | 100 23rd St | Richmond, CA 94804-1828



Pro Forma Cap Rate 8.17%

FOR SALE | \$2,275,000

PROPERTY DESCRIPTION

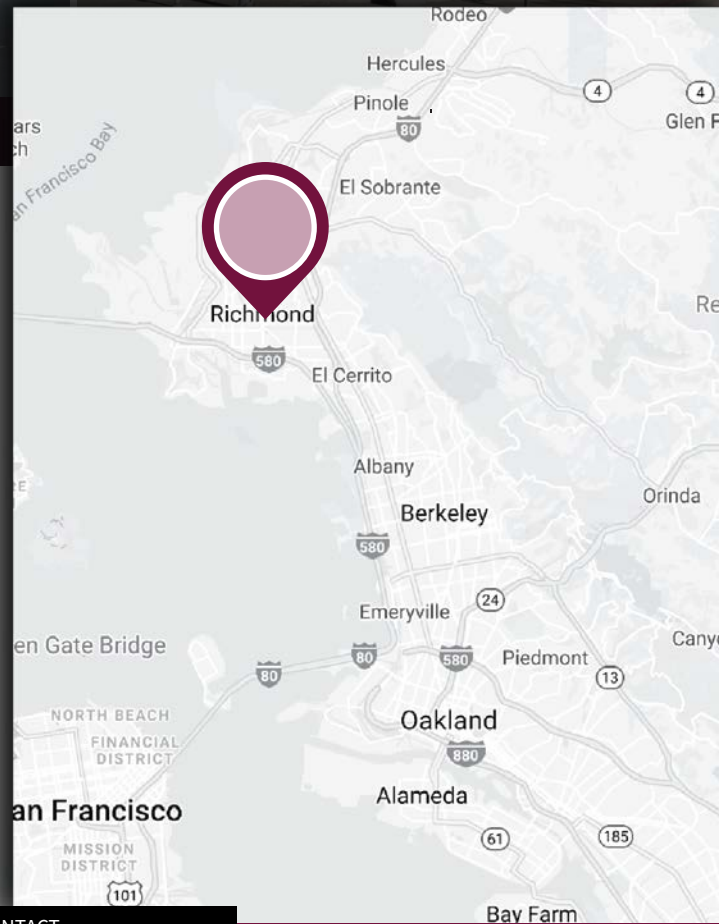
The Hagar Group is pleased to offer the exclusive opportunity purchase 100 23rd St, Richmond. This property was built in 1946 as a Nash Car Dealership and anchored Richmond's Auto Row. This property currently consists of seven live work units with six rollup doors, and a fully secured gated parking lot with 25 additional parking spots.

Zoned CM-5, with the potential for additional zero lot line construction.

This property has excellent potential as a live work building complete with three-full baths and 3-1/2 baths, multiple kitchens, laundry hook ups and a variety of finish and appliance upgrades.

PROPERTY HIGHLIGHTS

- +/- 10,180 SF Industrial Building
- 0.41 acres
- 6 Drive In Doors
- 600 amp power
- Separately metered utilities
- New roof in 2017
- Ceilings up to 18'



FOR MORE INFORMATION CONTACT

Brian Sanchez | Vice President
BRE# 01768654 | 925.431.9508
BrianS@Intero-Commercial.com

INTERO

Commercial



THE HAGAR GROUP

Matt Hagar, MSRE, CCIM
BRE# 01896662 | 925-380-9006
MattH@Intero-Commercial.com

Industrial Warehouse / Live-Work Space For Sale

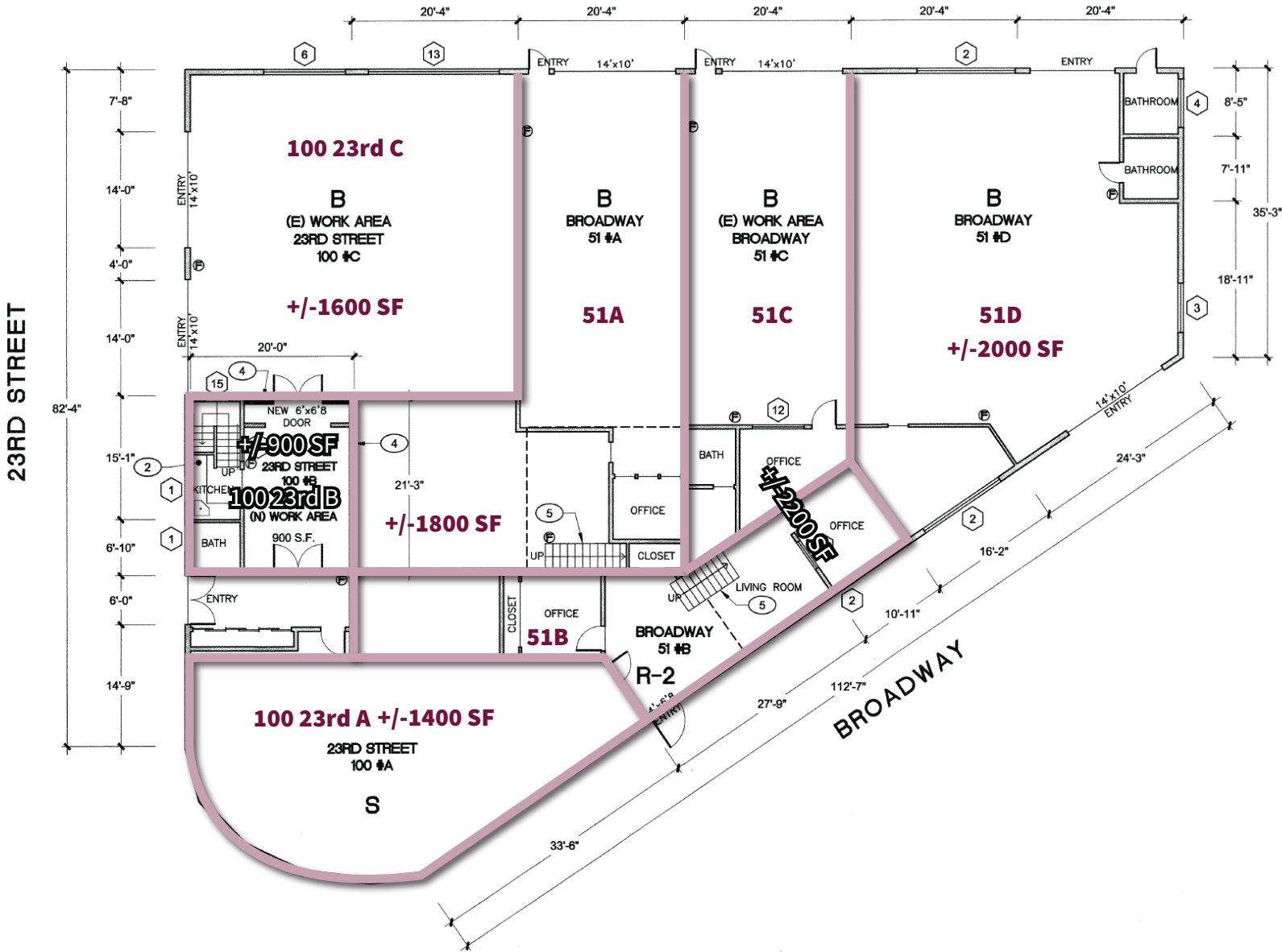
INTERO



Commercial

THE HAGAR GROUP

Floor Plan



1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

FOR MORE INFORMATION CONTACT

Brian Sanchez | Vice President
BRE# 01768654 | 925.431.9508
BrianS@Intero-Commercial.com

INTERO
Commercial

THG
THE HAGAR GROUP

Matt Hagar, MSRE, CCIM
BRE# 01896662 | 925-380-9006
MattH@Intero-Commercial.com

Industrial Warehouse / Live-Work Space For Sale

100 23rd Street Pro-Forma + P&L

POTENTIAL RENTAL INCOME	253,400,000
Less: Vacancy & Cr. Losses	17,738,000 (.7% of PRI)
EFFECTIVE RENTAL INCOME	235,662,000
Plus: Other Income (collectable)	
GROSS OPERATING INCOME	235,662,000
OPERATING EXPENSES	
Real Estate Taxes	35,019
Property Insurance	2,400
Repairs and Maintenance	5,000
Utilities:	
PG&E	3,000
Sewer & Water	2,160
Pest Control	600
Security	1,600
TOTAL OPERATING EXPENSES	49,779
NET OPERATING EXPENSES	185,883

FOR MORE INFORMATION CONTACT

Brian Sanchez | Vice President
BRE# 01768654 | 925.431.9508
BrianS@Intero-Commercial.com

Matt Hagar, MSRE, CCIM
BRE# 01896662 | 925-380-9006
MattH@Intero-Commercial.com

Industrial Warehouse / Live-Work Space For Sale

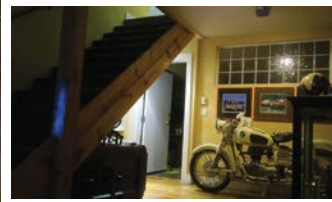
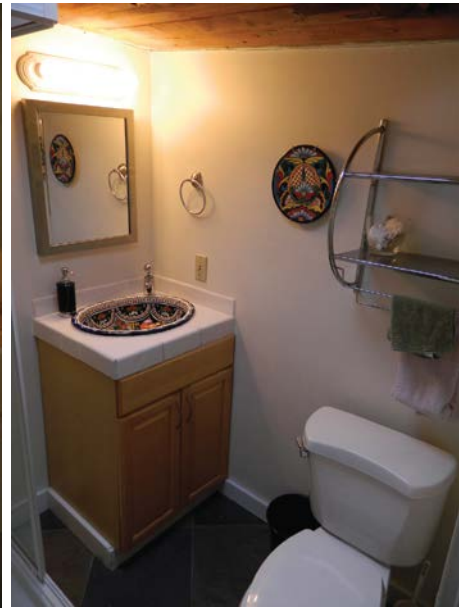
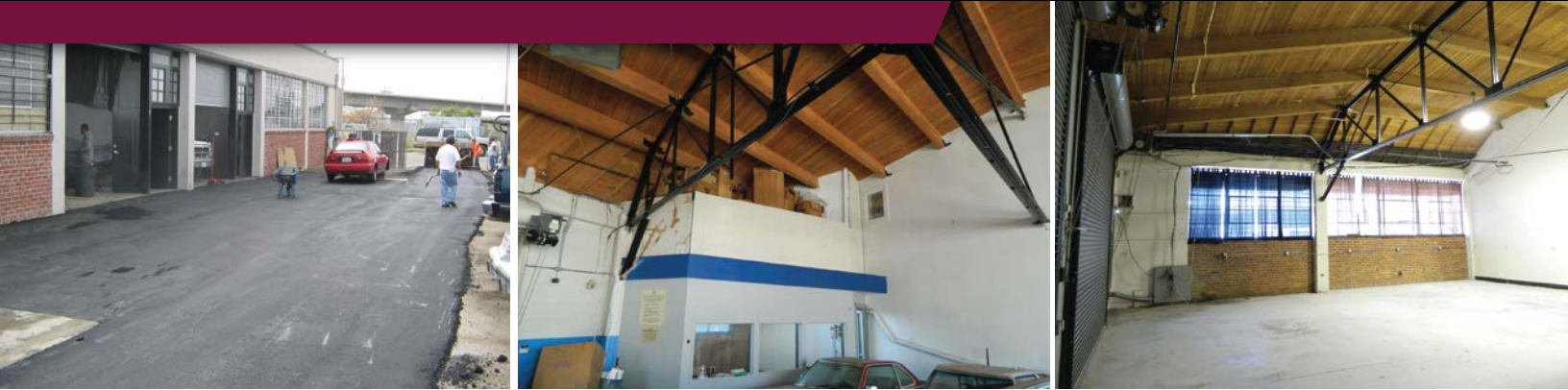
INTERO



Commercial

THE HAGAR GROUP

PHOTOS



FOR MORE INFORMATION CONTACT

Brian Sanchez | Vice President
BRE# 01768654 | 925.431.9508
BrianS@Intero-Commercial.com

INTERO

Commercial



THE HAGAR GROUP

Matt Hagar, MSRE, CCIM
BRE# 01896662 | 925-380-9006
MattH@Intero-Commercial.com

Industrial Warehouse / Live-Work Space For Sale

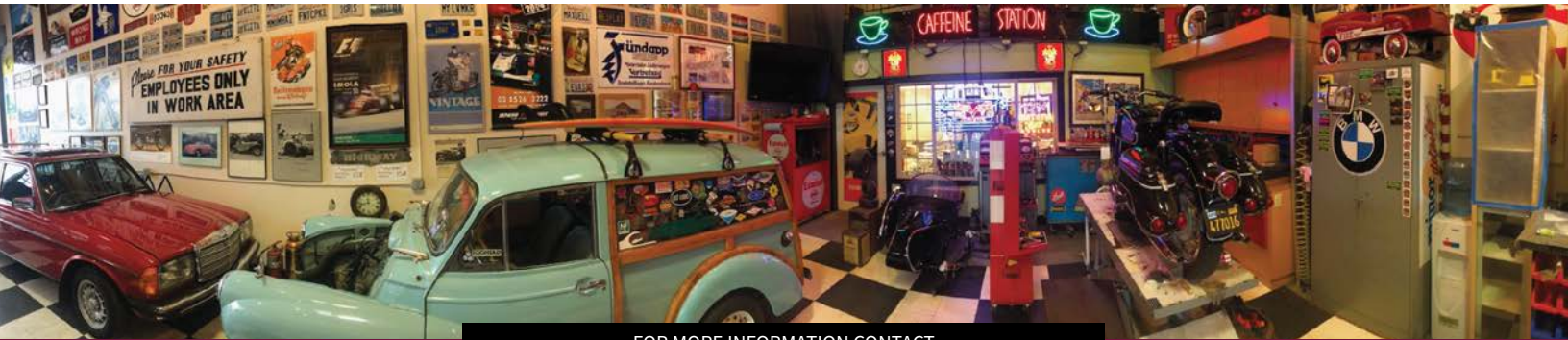
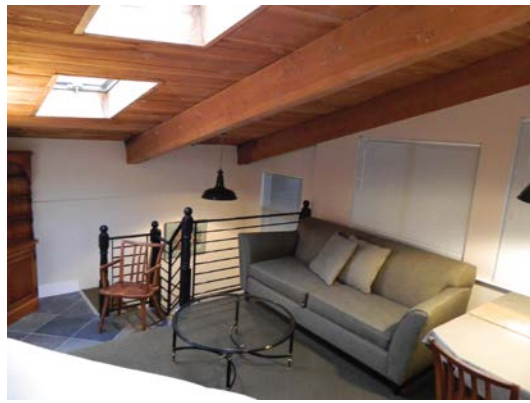
INTERO



Commercial

THE HAGAR GROUP

PHOTOS



FOR MORE INFORMATION CONTACT

Brian Sanchez | Vice President
BRE# 01768654 | 925.431.9508
BrianS@Intero-Commercial.com

INTERO

Commercial



THE HAGAR GROUP

Matt Hagar, MSRE, CCIM
BRE# 01896662 | 925-380-9006
MattH@Intero-Commercial.com

Industrial Warehouse / Live-Work Space For Sale

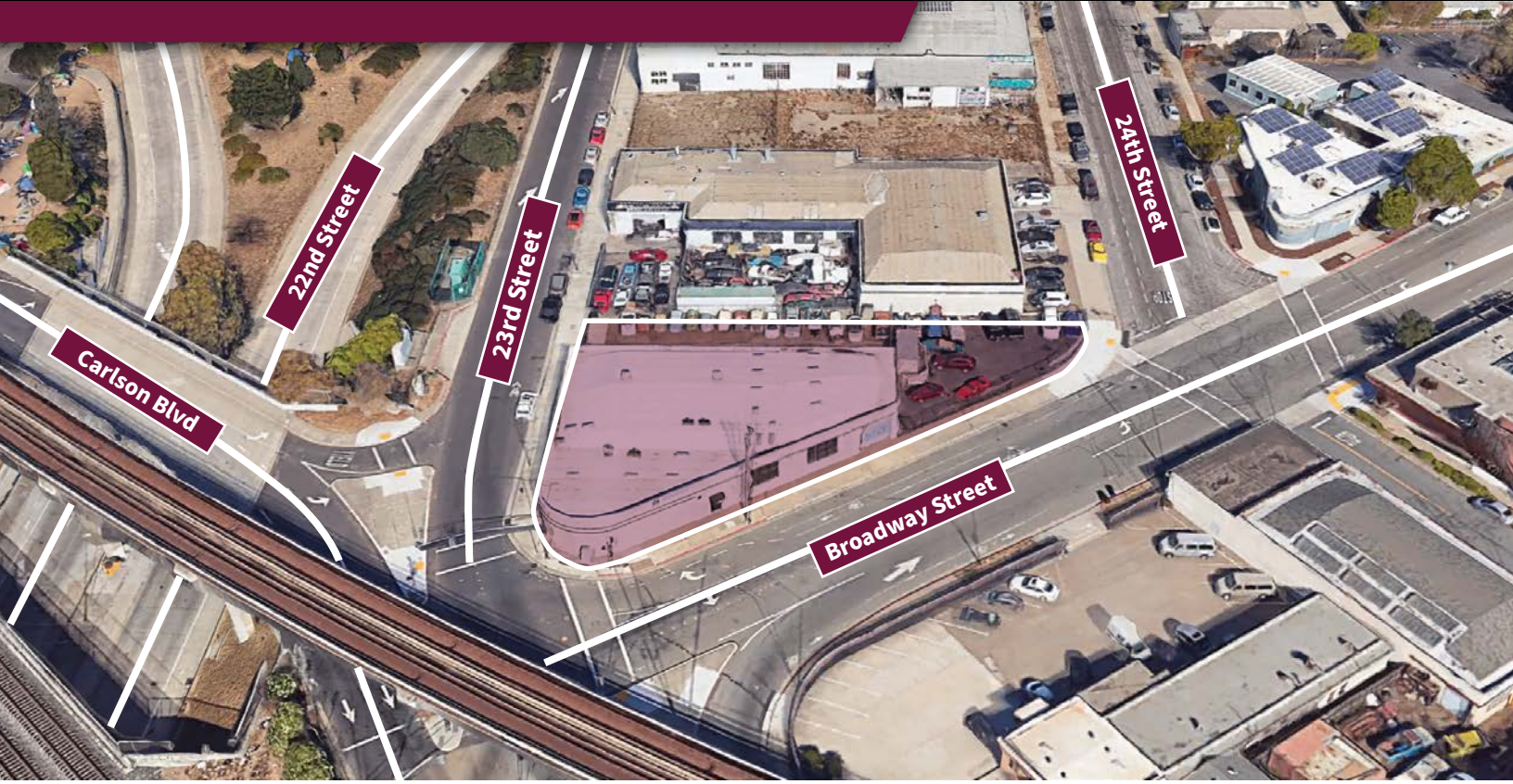
INTERO



Commercial

THE HAGAR GROUP

Aerials



FOR MORE INFORMATION CONTACT

Brian Sanchez | Vice President
BRE# 01768654 | 925.431.9508
BrianS@Intero-Commercial.com

INTERO

Commercial

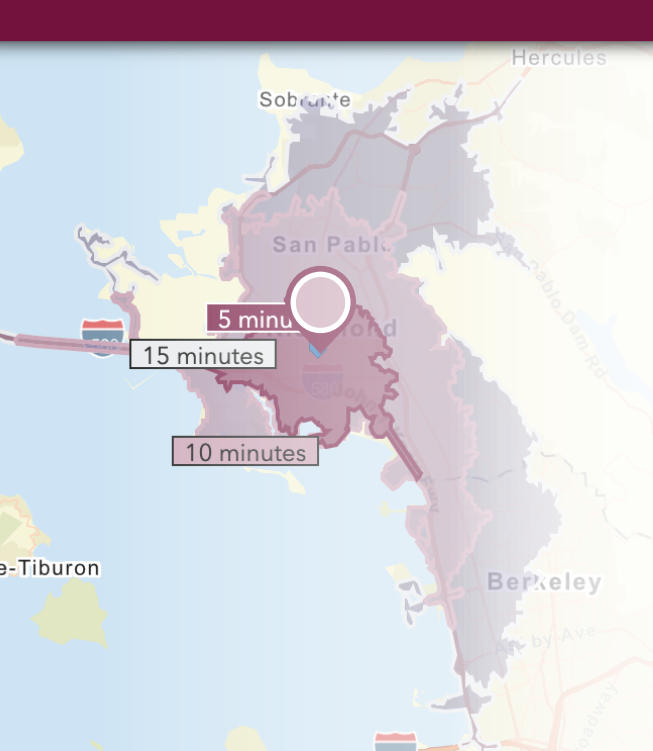


THE HAGAR GROUP

Matt Hagar, MSRE, CCIM
BRE# 01896662 | 925-380-9006
MattH@Intero-Commercial.com

Industrial Warehouse / Live-Work Space For Sale

Location Overview

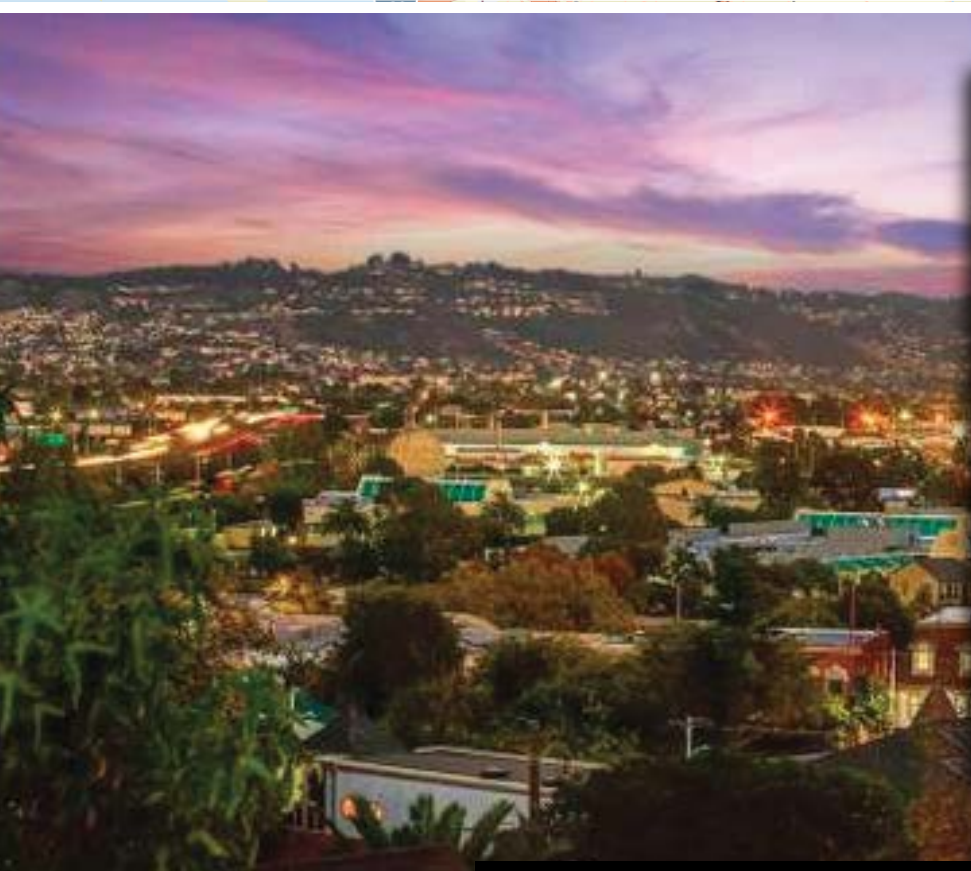


2019 Summary

	5 MIN	10 MIN	15 MIN
Population	11,163	85,711	187,332
Households	4,978	35,483	75,367
Families	2,802	21,867	47,065
Average Household Size	2.23	2.41	2.48
Owner Occupied Housing Units	2,900	20,458	43,781
Renter Occupied Housing Units	2,078	15,025	31,586
Median Age	42.7	38.0	36.4
Median Household Income	\$65,049	\$80,100	\$89,324
Average Household Income	\$83,116	\$104,278	\$115,510

2024 Summary

	5 MIN	10 MIN	15 MIN
Population	11,745	92,719	205,211
Households	5,232	38,364	82,580
Families	2,920	23,474	51,183
Average Household Size	2.23	2.41	2.48
Owner Occupied Housing Units	3,101	22,253	47,977
Renter Occupied Housing Units	2,130	16,111	34,603
Median Age	43.5	38.6	36.9
Median Household Income	\$74,180	\$89,828	\$100,352
Average Household Income	\$93,172	\$115,686	\$127,171



Richmond is a city in western Contra Costa County, California. Richmond is a rising star in the East Bay with a thriving business and residential community. Over three-dozen biotech companies are starting up or expanding in Joinn Innovation Park, which serves as a Biotechnology Accelerator. Manufacturing, always part of Richmond's past, is resurging with coffee, food and pharma manufacturing.

Main Street Initiative is revitalizing Downtown Richmond with building refurbishments and new building creation, turning it into a big Chess Park to create community and inspire children with the game of strategy and logistics. The East Bay Center for Performing Arts is an anchor in this district.

FOR MORE INFORMATION CONTACT

Brian Sanchez | Vice President
BRE# 01768654 | 925.431.9508
BrianS@Intero-Commercial.com

INTERO
Commercial

THG
THE HAGAR GROUP

Matt Hagar, MSRE, CCIM
BRE# 01896662 | 925-380-9006
MattH@Intero-Commercial.com