



FOR SALE

125 South 2nd St.
RICHMOND, CA

[4 Industrial Buildings]



HL Commercial Real Estate

70 Mitchell Blvd., Suite 202

San Rafael, CA 94903

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DRE LIC # 01814831



DISCLOSURE STATEMENT

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PROPERTY OVERVIEW

This industrial property includes four free-standing buildings, each with their own address located just off I-580. 117 S. 2nd, 125 S. 2nd, 116 S. 1st, 124 S. 1st. Each building is 1800 sq. ft. with two roll-up doors, plus an additional 400 sq. ft. mezzanine (not reflected in the posted square footage), one restroom and heating. Three of the four buildings are currently leased month-to-month, the other is vacant. The property is enclosed inside a secured gated lot with keyed entry and remote with 20 parking spaces.

PROPERTY INFORMATION/FEATURES

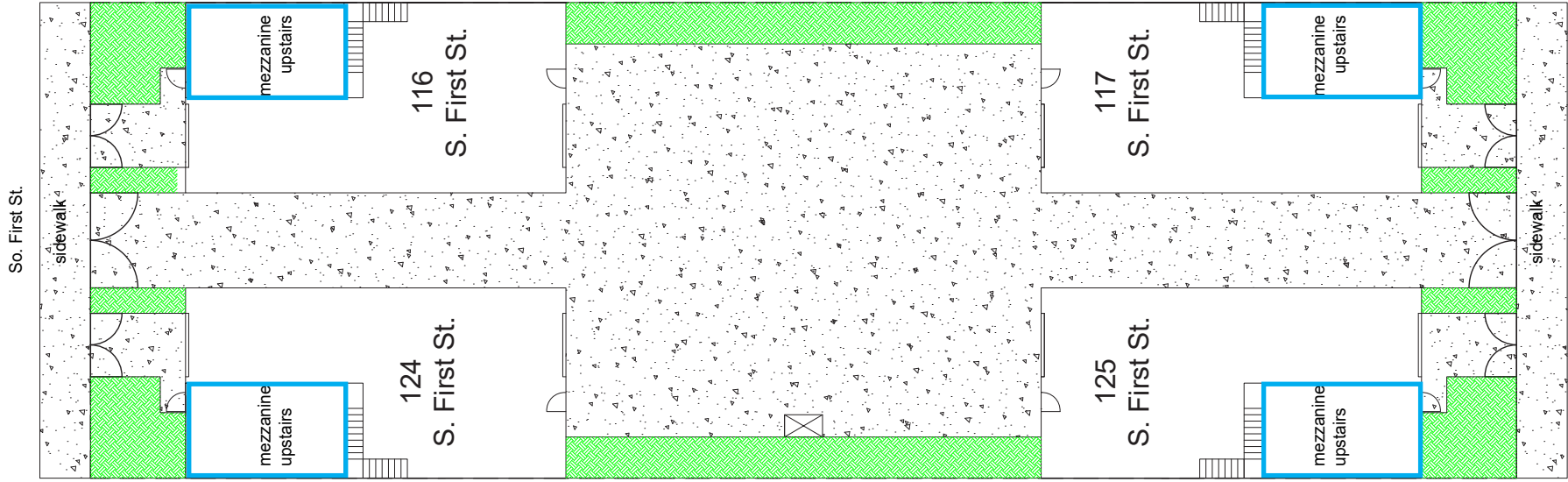
LOCATION:	125 2nd St. Richmond, CA 94801
APN:	550-061-036-4
TOTAL BUILDING SQUARE FEET:	7,200 +/- sq. ft. (Owner is source)
TOTAL SQ. FT OF LAND:	16,875 +/- sq. ft.
YEAR CONSTRUCTED:	2004
TYPE OF CONSTRUCTION:	Metal
ROOF:	Metal
STORIES:	2
PARKING:	20, In Gated Lot
CEILING CLEAR HEIGHT	23'
ROLL-UP DOORS	2, in each building
FIRE SPRINKLERS:	NO
HEATING:	Yes
ZONING:	LW Live/Work
FLOOD ZONE DESIGNATION:	OUT/Outside a special flood hazard area

OFFERING SUMMARY

ASKING PRICE
\$2,500,000
PRICE PER SQ. FT.
\$347.20
TOTAL BUILDING SQ. FT.
7,200^{+/-}

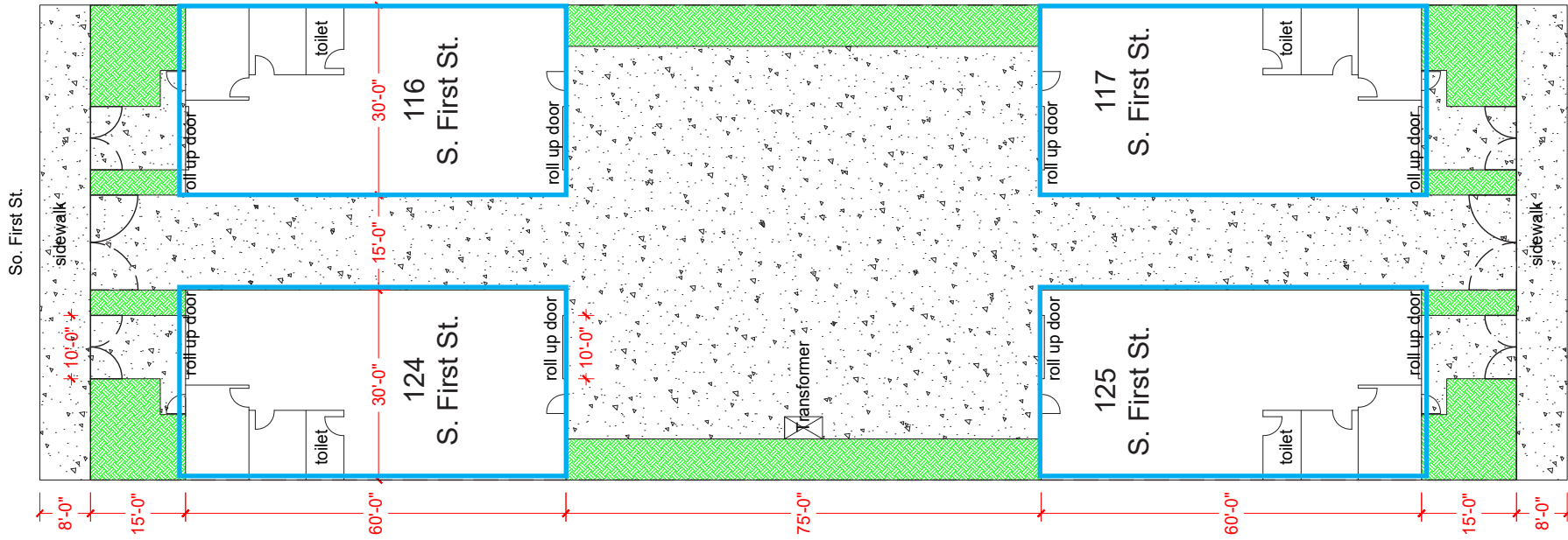
HIGHLIGHTS

4 BUILDINGS
2 ROLL-UP DOORS - EACH BLDG.
ENCLOSED GATED LOT
20 PARKING SPACES



So. Second St.

Mezzanine Plan View

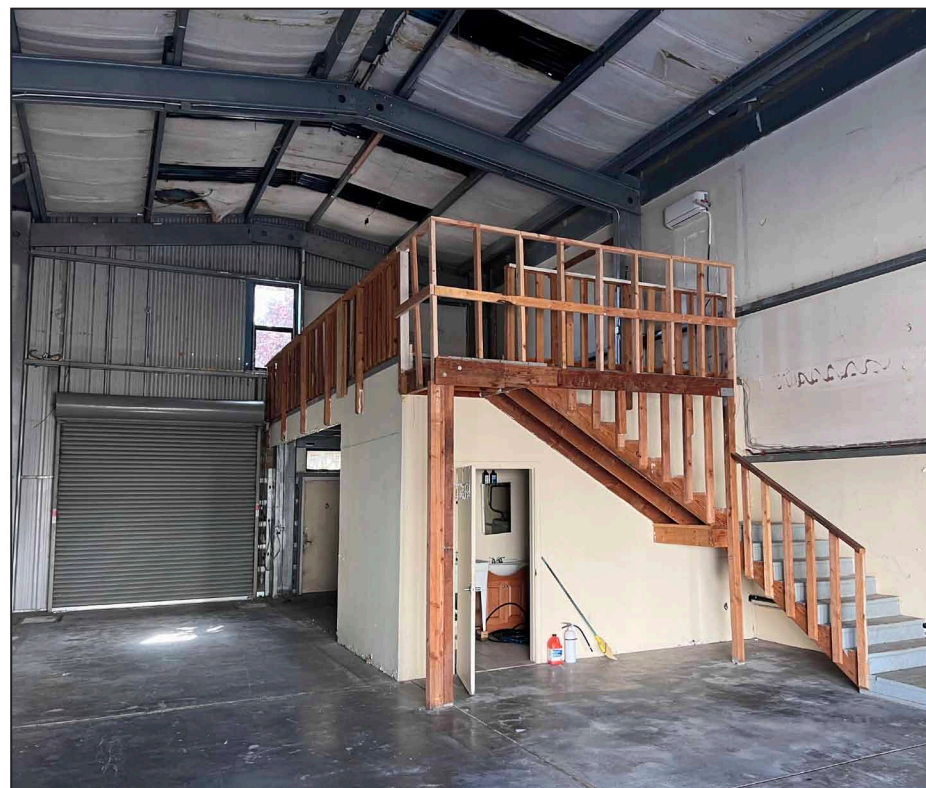
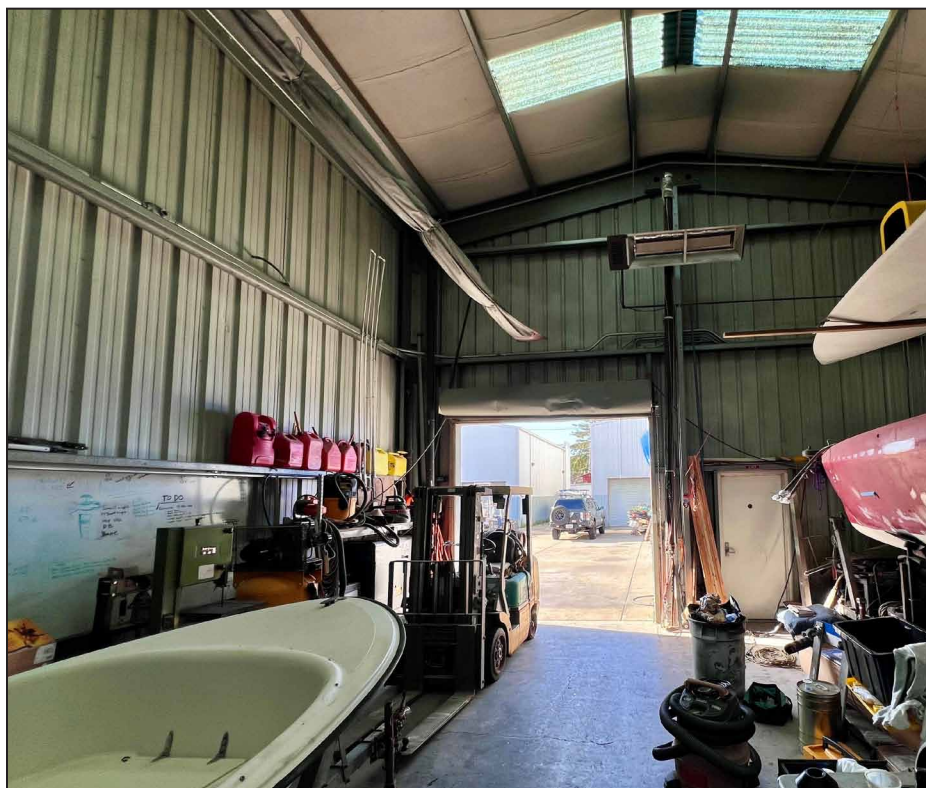


So. Second St.

Ground Floor Plan View









[CLICK HERE TO VIEW IN GOOGLE MAPS](#)

RICHMOND TODAY

Richmond covers 56 square miles and has a population now estimated at over 100,000. Richmond's economy is currently undergoing a major transition from its former heavy industrial character toward more 'high tech' and light industrial companies, and new business parks accommodating light industrial and 'office/flex' land uses. Bio technology, in particular, has developed as an important new 'niche' in Richmond's growing economy. At the same time, the City's major manufacturers, such as Chevron, have continued to upgrade their Richmond facilities, making major investments to modernize and expand their facilities.

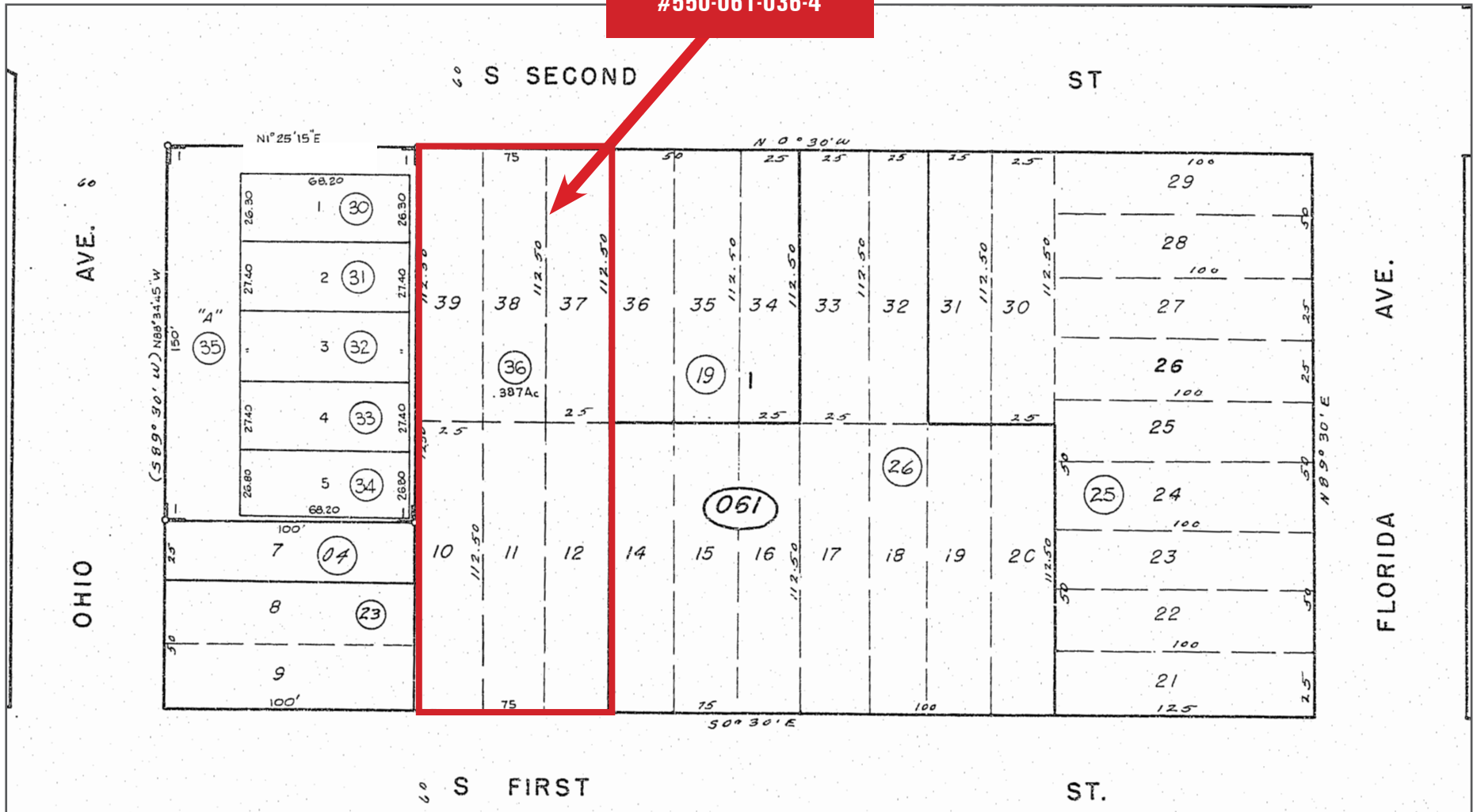
Today, Richmond is a growing maritime, industrial and residential community with a thriving and changing economy, a dynamic business environment, and a strong potential for further growth.

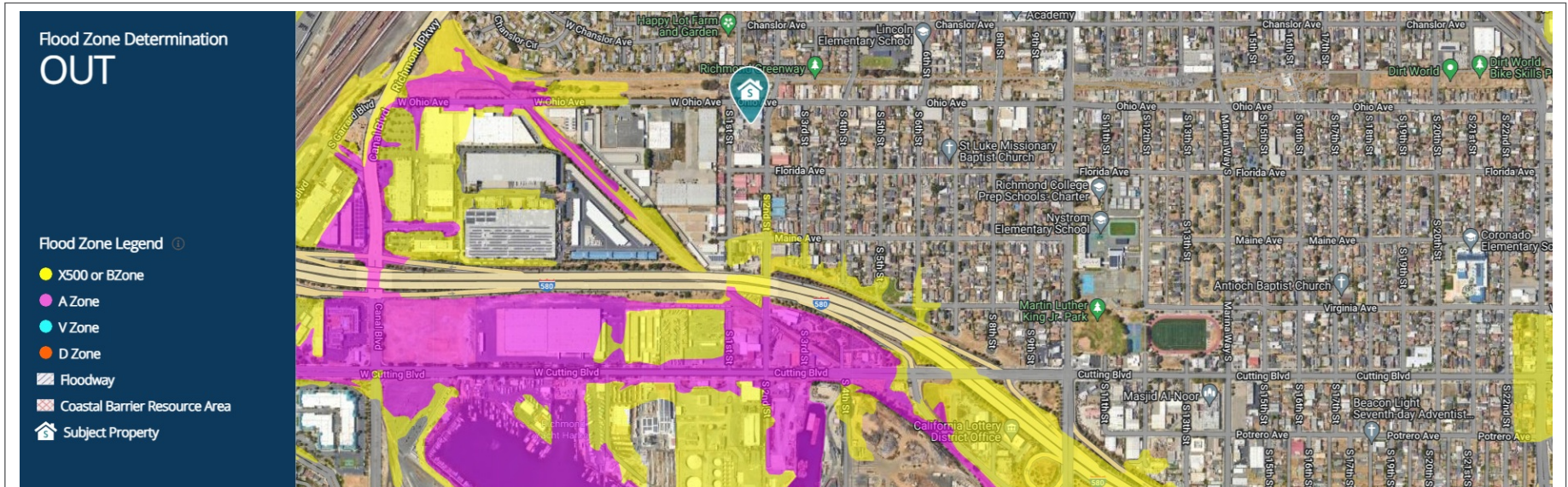
Home of the Rosie the Riveter/World War II Home Front National Historical Park, Richmond played a significant and nationally recognized part in the World War II Home Front. The four Richmond shipyards, with their combined 27 shipways, produced 747 ships, more than any other shipyard complex in the country. Richmond was home to 56 different war industries, more than any other city of its size in the United States. The city grew nearly overnight from 24,000 people to 100,000 people, overwhelming the available housing stock, roads, schools, businesses and community services.

The National Historical Park has the nation's largest concentration of intact World War II historic structures and sites interwoven within the city of Richmond's 1940s era historic setting which illustrate a broad spectrum of home front stories.



**SUBJECT
PROPERTY
#550-061-036-4**





SPECIAL FLOOD HAZARD AREA (SFHA)	Out
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	1086 Ft.
COMMUNITY NUMBER - MAP PANEL & SUFFIX	060035-0236G
FLOOD ZONE CODE	x
PANEL DATE	9/30/15
COUNTY	Contra Costa
ORIGINAL PANEL FIRM DATE	3/1/79
FIPS CODE	06013
COASTAL BARRIER RESOURCE AREA	Out
COMMUNITY NAME	Richmond, City of
LETTER OF MAP AMENDMENT (LOMA)	N/A

ESTIMATED INCOME & EXPENSES

	CURRENT	PROFORMA
GROSS SCHEDULED RENTAL INCOME	\$ 90,000.00	\$ 172,800.00
LESS VACANCY ALLOWANCE 2%)	\$ (1,800.00)	\$ (3,456.00)
GROSS OPERATING INCOME	\$ 88,200.00	\$ 169,344.00
ANNUAL OPERATING EXPENSES		
PGE	\$ -	\$ -
Insurance-Building & Liability	\$ 2,500.00	\$ 2,500.00
Management Fees: Offsite (4% of GOO)	\$ 3,600.00	\$ 3,600.00
Buisness License	\$ 254.00	\$ 254.00
Repair & Maintenance (2% of GOO)	\$ 1,800.00	\$ 1,800.00
Taxes - Real Property (sale 1.42)	\$ 35,500.00	\$ 35,500.00
TOTAL OPERATING EXPENSES	\$ 43,654.00	\$ 43,654.00
NET INCOME	\$ 44,546.00	\$ 125,690.00
Cap Rate @ \$2,500,000	1.78%	5.03%

RENT ROLL AS OF 8/15/2024

UNIT	USE	Sq. Ft. +/-	RENT/SF	BASE RENT/MO	PROFORMA	LEASE	START DATE
117 S 2nd	Boat Repair	1,800	\$1.33	\$2,400	\$3,600	Mo/Mo	2004
125 S 2nd	Medical Services	1,800	\$1.44	\$2,600	\$3,600	Mo/Mo	2018
116 S 1st	Vacant	1,800	\$0	\$0	\$3,600	----	----
124 S 1st	Catering Business	1,800	\$1.39	\$2,500	\$3,600	Mo/Mo	2006
		7,200	Monthly	\$7,500.00	\$14,400.00		
			Annually	\$90,000.00	\$172,800.00		

Property Address: 125 S. 2nd Street, Richmond, CA 94801

Building Acquisition Price	\$2,500,000	
Improvements	0	
SBA Fees (Closing Costs-Financed)	\$24,000	
Total Project Cost	\$2,524,000	
Loan Structure		
Bank	50%	\$1,250,000
SBA 504 Loan	40%	\$1,024,000
Borrower Cash Down Payment	10%	\$250,000
Loan Interest Rates/Terms		
	Rates	Amortization
Bank	6.25%	25 Years
SBA 504 Loan	6.38%	25 Years
Estimated Loan Payments		
	Monthly	Annual
Bank	\$8246.00	\$98,951
SBA 504 Loan	\$6838.00	\$82,501
Total Estimated Loan Payments	\$15,804	\$181,001

The above information is not an offer to lend. It is a general estimate of a potential loan for a qualified buyer. Prospective buyers and the property must qualify for, and satisfy all requirements of a commercial lender and the Small Business Administration. The foregoing estimate is not a guarantee of a loan, and rates and terms may change depending on the date an application is submitted.

SALES COMPS

1515 Ohio Ave. Richmond, CA 94804

Price: \$ 861,000
 Parcel: 540-350-024
 RBA Square Feet: 2,737
 Price Per Sq. Ft.: \$ 314.58
 Sale Date: 10/27/23



590 S 33rd St. Richmond, CA 94804

Price: \$ 2,412,500
 Parcel: 549-223-043-7
 RBA Square Feet: 4,000
 Price Per Sq. Ft.: \$ 603.13
 Sale Date: 2/24/23



636 Spring St. Richmond, CA 94804

Price: \$ 1,450,000
 Parcel: 549-223-040-3
 RBA Square Fee: 5,760
 Price Per Sq. Ft.: \$ 251.74
 Sale Date: 9/13/22



SUBJECT PROPERTY



125 S. 2nd St. Richmond, CA 94801

Price: \$ 2,500,000
 Land Square Feet: 16,875
 Building Sq.Ft. 7,200
 Price/AC Land: \$ 4,080,966
 Price Per Sq. Ft. (Building) \$ 347.20

LAND COMPS

**831 23rd St.
Richmond, CA 94804**

Price: \$ 700,000
 Land Square Feet: 15,246
 Price/AC Land: \$ 2,000,000
 Sale Date: 8/10/23



**Modac Ave.
Richmond, CA 94804**

Price: \$ 1,850,000
 Land Square Feet: 10,018
 Price/AC Land: \$ 8,044,121
 Sale Date: 12/16/22



SUBJECT PROPERTY



**125 S. 2nd St.
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RICHMOND, CA

POPULATION

114,301

MEDIAN AGE

37.2

MEDIAN HOUSEHOLD INCOME

\$86,618

NUMBER OF EMPLOYEES

58,700

MEDIAN PROPERTY VALUE

\$624,800



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