

FOR SALE

2323 Nevin Ave., Richmond, CA

Industrial/Retail Opportunity

Higher Level Commercial Real Estate
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DISCLOSURE STATEMENT



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions by our principals. The prospective purchaser/lessee should independently verify all information. 11/13/26

HIGHLIGHTS

5 ROLL-UP DOORS
9,000+/- SQ.FT. GATED LOT
2,000+/- SQ.FT. MEZZANINE
200 AMPS, 3-PHASE POWER

OFFERING SUMMARY

NEW!

ASKING PRICE

$2,250,000 ~~$2,650,000~~

PRICE PER SQ. FT.

$181

TOTAL BUILDING SQ. FT.

12,390+/-

INFORMATION/FEATURES

LOCATION:	2323 Nevin Ave, Richmond, CA 94804
APN:	515-200-016-1
TOTAL BUILDING SQUARE FEET:	12,390 +/- sq. ft.
TOTAL SQ. FT OF LAND:	22,744 +/- sq. ft.
YEAR CONSTRUCTED:	1948
TYPE OF CONSTRUCTION:	Reinforced Concrete
ROOF:	2006
STORIES:	ONE, plus Mezzanine
PARKING:	24 +/- Spaces
CEILING HEIGHT:	14'
ROLL-UP DOORS:	5
FIRE SPRINKLERS:	No
POWER:	200 Amps, 3 Phase
HEATING:	Central - In Office
FLOOD ZONING DESIGNATION:	OUT
ZONING:	CM-5

PROPERTY OVERVIEW

2323 Nevin Avenue is an industrial automotive property located in Richmond, California, within Contra Costa County's established industrial and service corridor. The property is well suited for auto repair, specialty automotive, and light industrial users, offering strong utilities, functional improvements, and secured outdoor space.

The site features an approximately 9,000± square foot gated parking lot, five (5) roll-up doors, three-phase power with approximately 200 amps, and a spray booth preparation station. The interior includes a large showroom/retail area with vehicle-accessible double-door entry, a separate service entrance, and approximately 2,000± square feet of bonus mezzanine space, along with four (4) restrooms.

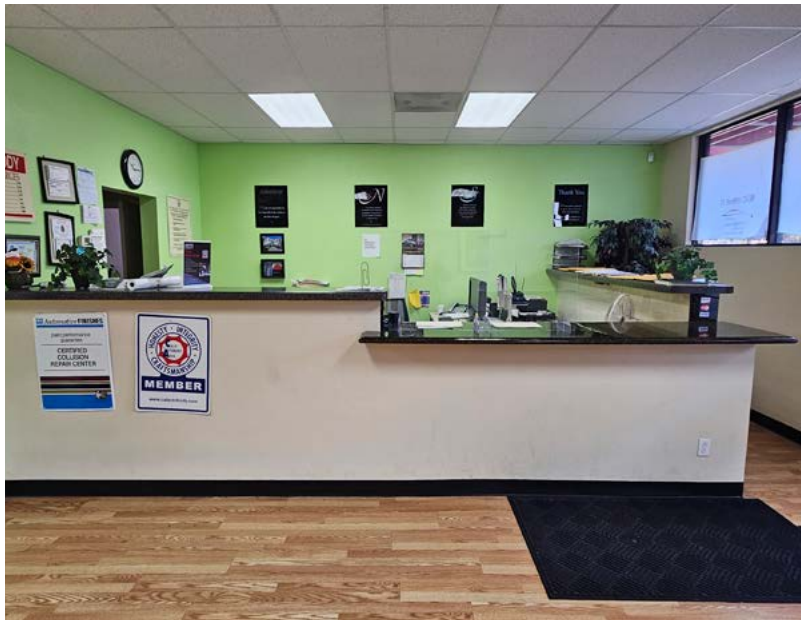
Additionally, the property includes a separate 1,200± square foot unit within the gated parking area, currently leased to an auto repair tenant and equipped with two (2) roll-up doors, providing supplemental income and operational flexibility for an owner-user or investor.

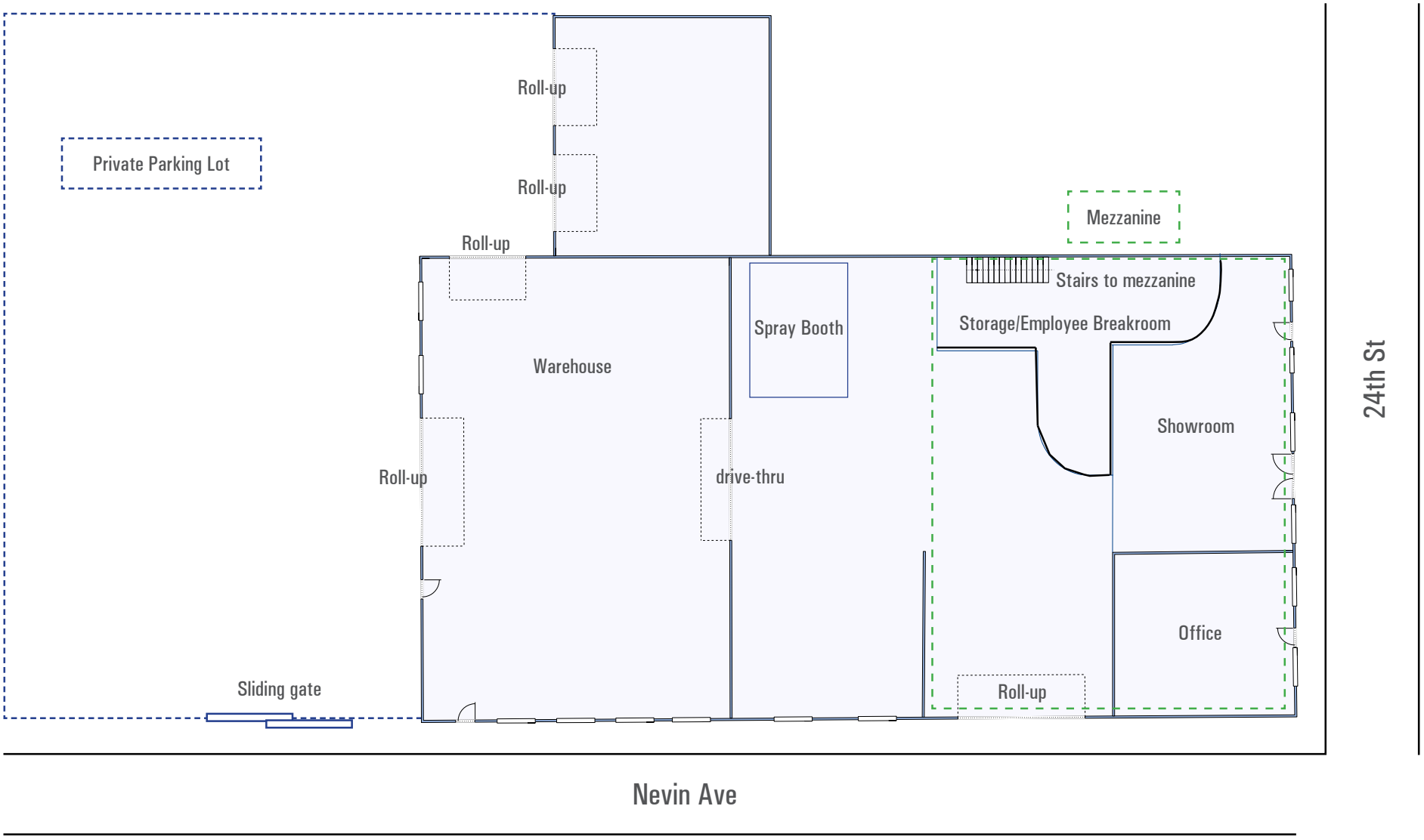

KARBER'S AUTO BODY








MEMBER


Private Parking Lot
Roll-up
Roll-up
Roll-up
Roll-up
Warehouse
Spray Booth
drive-thru
Mezzanine
Stairs to mezzanine
Storage/Employee Breakroom
Showroom
Office
Roll-up
Sliding gate
24th St
Nevin Ave



CLICK HERE TO VIEW IN GOOGLE MAPS

LOCATION OVERVIEW

This property is strategically located near major corridors including I-580, I-80 and the Richmond BART Station. Centered between Barret Avenue, MacDonald Avenue, 23rd Street and the Richmond Civic Center and Public Library, this commerical proerty offers prime visibility and easy access for customers and suppliers.

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.

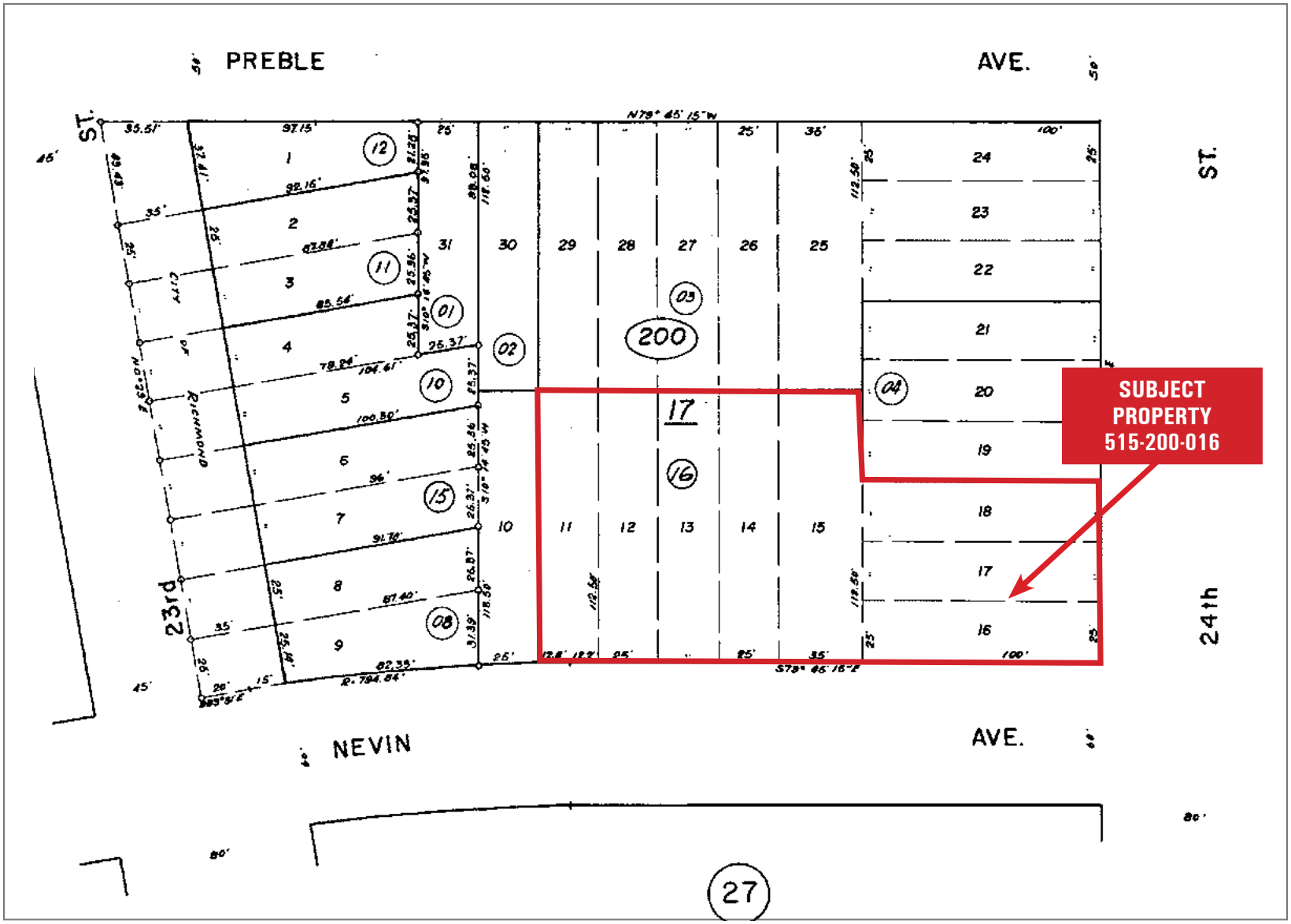
Today, Richmond is a growing maritime, industrial and residential community with a thriving and changing economy, a dynamic business environment, and a strong potential for further growth.

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.



ASSESSOR'S PARCEL MAP





SPECIAL FLOOD HAZARD AREA (SFHA)	Out
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	6613 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

POSSIBLE 10% DOWN PAYMENT

The US Small Business Administration ("SBA") offers qualified buyers purchase financing with 10% down payments. Below is an estimate for SBA 504 loan financing.

ESTIMATED LOAN TERMS AS OF NOVEMBER 2026

PROPERTY ACQUISITION COST		
SBA/CDC Fees (to be confirmed)		$24,000
Total Acquisition Costs		$2,274,000
LOAN STRUCTURE		
Bank Loan	50%	$1,137,000
SBA 504 Loan	40%	$912,000
Borrower	10%	$225,000

LOAN INTEREST RATE/TERMS

Bank Loan	7.15%/Annum	25 Years
SBA 504 Loan	6.57%/Annum	25 Years

LOAN PAYMENTS	MONTHLY	ANNUAL
Bank Loan	**$8,145**	**$97,742**
SBA 504 Loan	**$6,198**	**$74,374**
	$14,343	**$172,116**

RENT VS OWN COMPARISON

The estimated $14,343 monthly loan payment for 2323 Nevin Ave., Richmond, CA 94804 **is equivalent to a monthly rent of $1.16/sq ft,** plus typical operating costs of the property.

LOAN DETAILS

SBA 504 Loan Rate: The SBA loan interest rate is determined on a monthly basis, and fixed at the time the debenture for the loan is sold in the financing market. However, the interest rate is fixed for the term of the loan.

Bank Loan Fees: The bank loan fees can vary from lender to lender and are not included in the SBA/CDC Fees estimate.

SBA/CDC Loan Fees: SBA/CDC loan fees are typically 2.65% of the SBA loan amount, plus legal fees.

Variable Loan Costs: The bank loan fees and SBA/CDC loan fees do not include costs of appraisal, environmental inspection reports, other inspections reports, and escrow closing costs. However, the SBA may permit the appraisal, environmental inspection report and escrow closing costs to be added to and included in the SBA loan.

Borrower: Borrower must be a United States Citizen or United States National, and must meet the financial and other qualifications established by the bank and SBA. Verify with bank and SBA on qualifications if Borrower is an entity (i.e. corporation, LLC, etc.)

Occupancy: For existing improved real property, borrower must occupy 51% of the property area within 1 year of funding. For new construction, borrower must occupy 60% of completed property.

DISCLAIMER

The information in this financing estimate is not an offer to lend, nor guarantee of a loan for buyer. The rates and loan terms are subject to change, and are not guaranteed by HL Commercial Enterprises, Inc. The information herein is intended to be a general estimate of a potential loan for a qualified buyer and subject to verification by buyer. Prospective buyer and the property must qualify for, and satisfy all lending requirements of the bank lender and SBA.

	SALE DATE	SALE PRICE	PROPERTY ADDRESS	PROPERTY CITY	BLDG SF	$ PER SF	TYPE	BUILT
	SUBJECT PROPERTY	***2,250,000***	**2323 NEVIN AVENUE**	**RICHMOND**	**12,390**	**$181.60**	**AUTO REPAIR**	**1948**
1.	10/21/2026	3,500,000	401 Parr Blvd	Richmond	19,351	$180.87	Warehouse	1963
2.	8/1/2026	2,750,000	1321 5th St	Berkeley	12,680	$216.88	Warehouse	1947
3.	7/31/2026	2,200,000	2741 10th St	Berkeley	10,630	$206.96	Warehouse	1946
4.	6/26/2026	1,500,000	381 26th St	Oakland	7,110	$210.97	Auto Repair	1925
	AVERAGE OF SALE COMPARABLES					**$203.92**		

1. 401 Parr Blvd. Richmond, CA 94801

Price:	$3,500,000
Type:	Warehouse
Square Feet:	19,351
Price Per Sq. Ft.:	$180.87
Year Built:	1963



2. 1321 5th St. Berkeley, CA 94710

Price:	$2,750,000
Type:	Warehouse
Square Feet:	12,680
Price Per Sq. Ft.:	$216.88
Year Built:	1947



3. 2741 10th St. Berkeley, CA 94710

Price:	$2,200,000
Type:	Warehouse
Square Feet:	10,630
Price Per Sq. Ft.:	$206.96
Year Built:	1946



4. 381 26th St. Oakland, CA 94612

Price:	$1,500,000
Type:	Auto Repair
Square Feet:	7,110
Price Per Sq. Ft.:	$210.97
Year Built:	1925




RICHMOND, CA
POPULATION
114,301
MEDIAN AGE
37.2
MEDIAN HOUSEHOLD INCOME
$86,618
EMPLOYED RESIDENTS
58,700
MEDIAN PROPERTY VALUE
$624,800

HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area.

The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.

With more than $3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.





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