



FOR SALE
2323 Nevin Ave.
RICHMOND, CA
[Industrial/Retail Opportunity]



HL Commercial Real Estate
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San Rafael, CA 94903
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DISCLOSURE STATEMENT

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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
\$2,550,000 ~~**\$2,650,000**~~

PRICE PER SQ. FT.

\$206

TOTAL BUILDING SQ. FT.

12,390^{+/-}

PROPERTY 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
ZONING:	<u>CM-5</u>
FLOOD ZONE DESIGNATION:	OUT

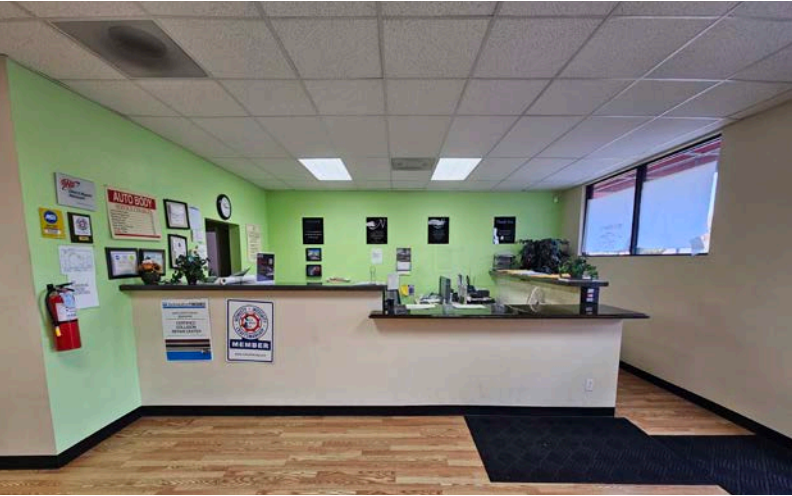
PROPERTY OVERVIEW

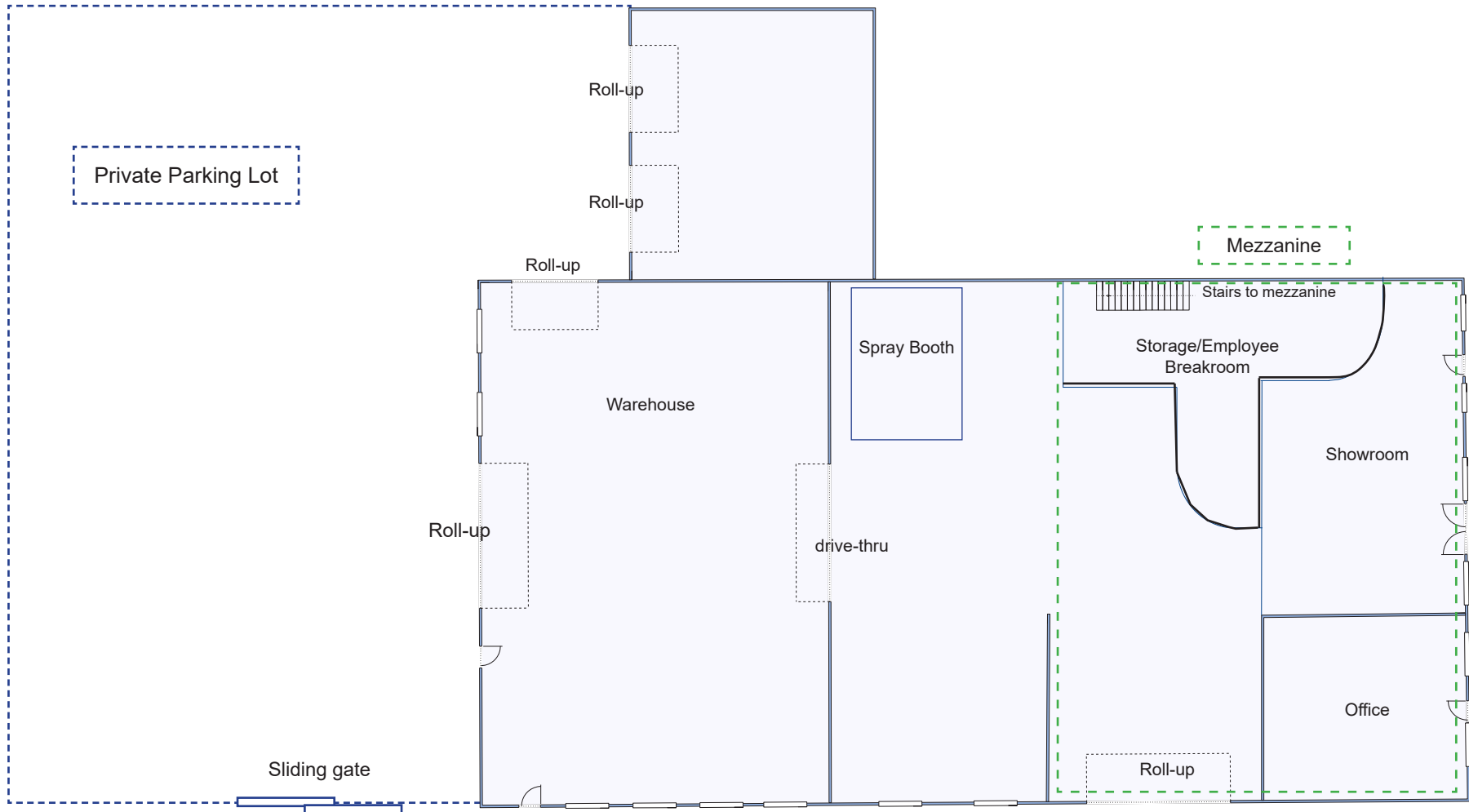
2323 Nevin Avenue is an industrial automotive property located in Richmond, California, within Contra Costa County's established industrial and service corridor. The property is well suited for auto repair, specialty automotive, and light industrial users, offering strong utilities, functional improvements,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









[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 commercial property offers prime visibility and easy access for customers and suppliers.

RICHMOND TODAY

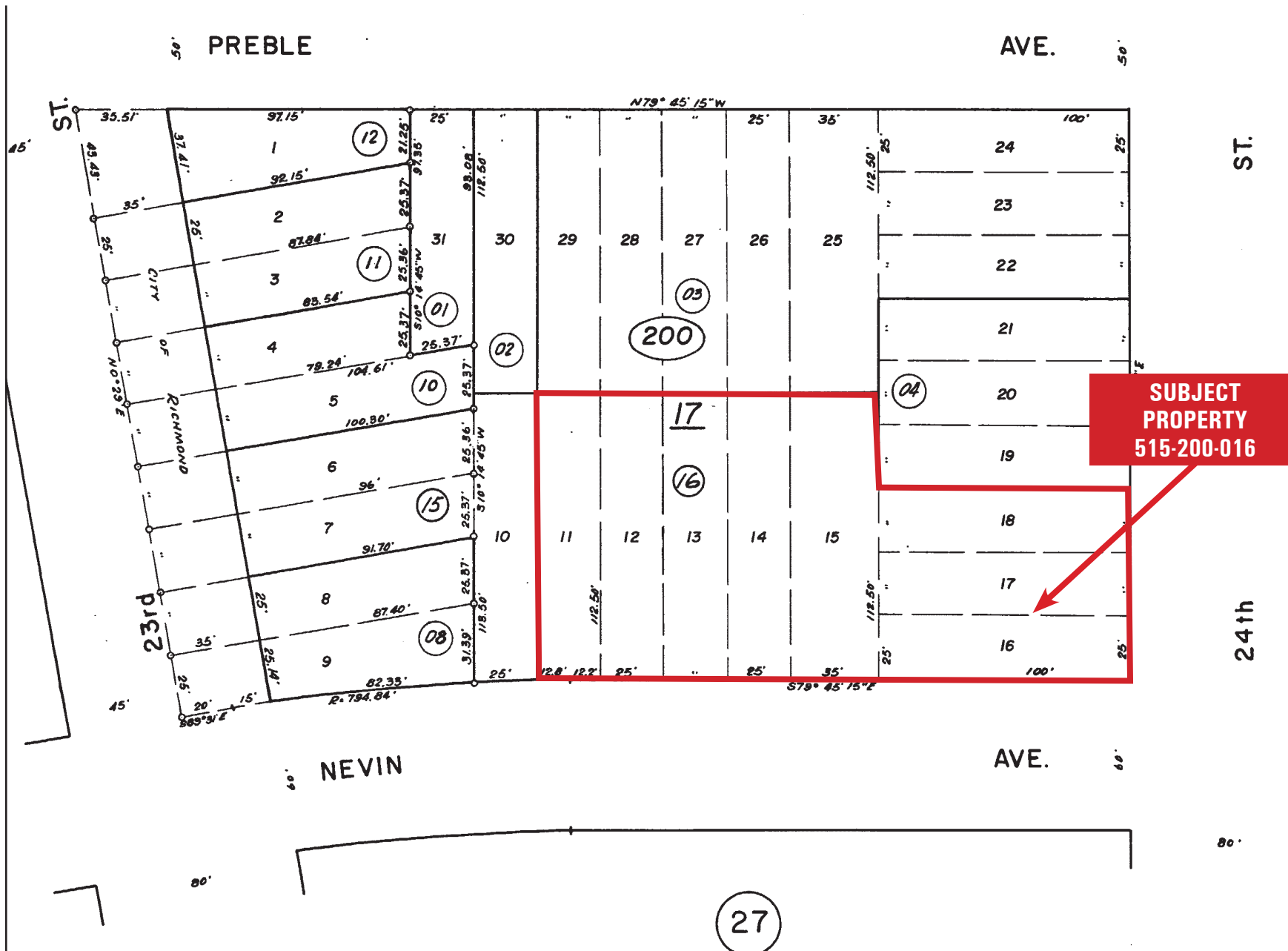
Richmond covers 56 square miles and has a population now estimated at over 100,000. Richmond's economy is currently undergoing a major transition from its former heavy industrial character toward more 'high tech' and light industrial companies, and new business parks accommodating light industrial and '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.

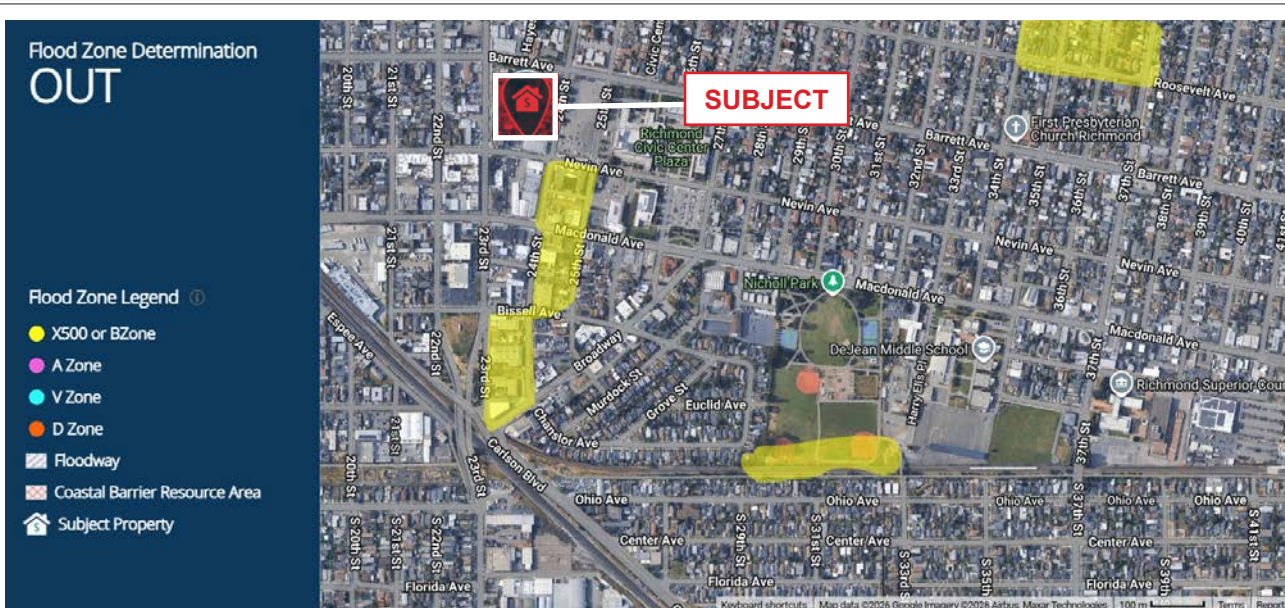
Today, Richmond is a growing maritime, industrial and residential community with a thriving and changing economy, a dynamic business environment, and a strong potential for further growth.

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.







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

SBA 504 LOAN PAYMENTS ESTIMATE

Property Address: 2323 Nevin Avenue, Richmond, CA 94804

Building Acquisition Price	\$2,550,000
Improvements	\$0
SBA Fees (Closing Costs-Financed)	\$31,000
Total Project Cost	\$2,581,000

Bank	50%	\$1,275,000
SBA 504 Loan	40%	\$1,051,000
Borrower	10%	\$255,000

	Rates	Maturity
Bank	6.75%	25 Years
SBA 504 Loan	5.95%	25 Years

	Monthly	Annual
Bank	\$8,810	\$105,710
SBA 504 Loan	\$6,740	\$80,875
Total Loan Payments	\$15,550	\$186,585

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.

SALE COMPARABLES

	SALE DATE	SALE PRICE	PROPERTY ADDRESS	PROPERTY CITY	BLDG SF	\$ PER SF	TYPE	BUILT
	<i>SUBJECT PROPERTY</i>	<i>2,550,000</i>	<i>2323 NEVIN AVENUE</i>	<i>RICHMOND</i>	<i>12,390</i>	<i>\$206.00</i>	<i>WAREHOUSE</i>	<i>1948</i>
1.	6/28/2024	4,115,000	1300-1308 S 51st St - Bldg. A	Richmond	13,682	\$300.76	Warehouse	1996
2.	3/13/2025	2,800,000	1825-1829 San Pablo Ave.	Berkeley	10,000	\$280.00	Auto Body	1947
3.	5/12/2024	2,300,000	1235 5th St	Berkeley	11,580	\$198.62	Warehouse	1965
4.	2/29/2024	1,800,000	365 26th St	Oakland	7,614	\$236.41	Auto Repair	

1. 1300-1308 S 51st St. - Bldg. A
Richmond, CA 94804

Price: \$4,115,000
 Type: Warehouse
 Square Feet: 13,682
 Price Per Sq. Ft.: \$300.76



3. 1235 5th St.
Berkeley, CA 94925

Price: \$2,300,000
 Type: Retail
 Square Feet: 11,580
 Price Per Sq. Ft.: \$198.62



2. 1825-1829 San Pablo Ave.
Sausalito, CA 94965

Price: \$2,800,000
 Type: Retail
 Square Feet: 10,000
 Price Per Sq. Ft.: \$280.00



4. 365 26th St.
Oakland, CA 94901

Price: \$1,800,000
 Type: Retail
 Square Feet: 7,614
 Price Per Sq. Ft.: \$236.41



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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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. For a free evaluation or service description, please contact us.



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