



FOR SALE

3160

Garrity Way  
Richmond, CA

Medical Building  
Owner-User



**HL Commercial Real Estate**

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San Rafael, CA 94903

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# DISCLOSURE STATEMENT



## DISCLOSURE STATEMENT

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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. 4/21/26

## HIGHLIGHTS

MEDICAL USE PERMITTED  
AMPLE ON-SITE PARKING  
HILLTOP DEVELOPMENT AREA  
19 PRIVATE OFFICES

## OFFERING SUMMARY

ASKING PRICE  
**\$1,425,000** ~~\$1,600,000~~  
PRICE PER SQ. FT.  
**\$239**  
TOTAL BUILDING SQ. FT.  
**5,950<sup>+/-</sup>**

### PROPERTY INFORMATION/FEATURES

LOCATION:	3160 Garrity Way Richmond, CA 94806
APN:	405-290-071-1
TOTAL BUILDING SQUARE FEET:	5,950 +/- sq. ft.
TOTAL SQ. FT OF LAND:	21,127 +/- sq. ft.
YEAR CONSTRUCTED:	2006 +/-
TYPE OF CONSTRUCTION:	Wood Frame & Stucco
ROOF:	2006
STORIES:	1
PARKING:	26 (16 Reserved)
FIRE SPRINKLERS:	Yes
HEATING AND AIR CONDITIONING:	Yes
ZONING:	<a href="#">CR (Regional Commercial)</a>
FLOOD ZONE DETERMINATION:	Out

### PROPERTY OVERVIEW

3160 Garrity Way presents a rare opportunity to acquire a well-located commercial property in Richmond’s Hilltop area. The property is positioned within a prominent East Bay commercial corridor near the former Hilltop Mall site, which is planned for a large-scale mixed-use redevelopment that is expected to bring new housing, retail, and economic activity to the surrounding area.

The property benefits from convenient access to Interstate 80, Richmond Parkway, and San Pablo Avenue, providing strong regional connectivity throughout the East Bay and to the greater San Francisco Bay Area. Surrounded by established retail, service businesses, and residential neighborhoods, the location offers strong visibility and accessibility for a wide variety of commercial uses.

With the ability to occupy the property immediately upon closing, 3160 Garrity Way represents an attractive opportunity for an owner-user seeking a strategic East Bay location or an investor looking to reposition a well-located commercial asset within a transforming trade area.

## 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.







*Image has been digitally altered*

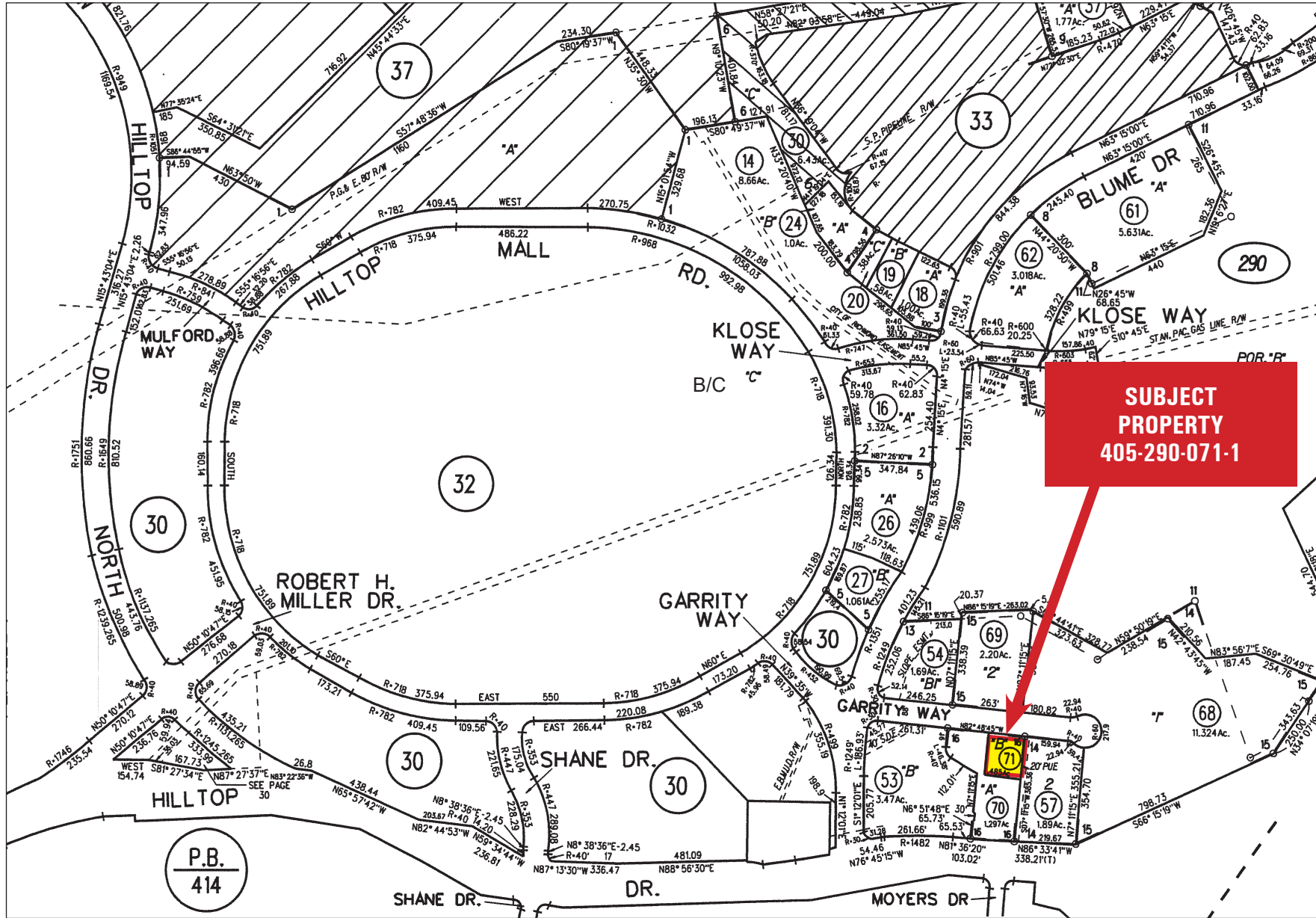




**HL**  
360°  
Click here for  
Virtual Tour



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



**SUBJECT  
PROPERTY  
405-290-071-1**



SPECIAL FLOOD HAZARD AREA (SFHA)	Out
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	3170 Ft.
COMMUNITY NUMBER - MAP PANEL & SUFFIX	060035-0227F
FLOOD ZONE CODE	X
PANEL DATE	6/16/2009
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

<b>Property Address:</b>	<b>3160 Garrity Way Richmond, CA 94806</b>	
Building Acquisition Price	\$1,425,000	
Improvements	\$0	
SBA Fees (Closing Costs-Financed)	\$14,250	
<b>Total Project Cost</b>	<b>\$1,439,250</b>	
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Bank	50%	\$712,500
SBA 504 Loan	40%	\$590,355
Borrower	10%	\$142,500
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	<b>Rates</b>	<b>Maturity</b>
Bank	6.25%	25 Years
SBA 504 Loan	5.94%	25 Years
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	<b>Monthly</b>	<b>Annual</b>
Bank	\$4,923	\$59,073
SBA 504 Loan	\$3,782	\$45,385
<b>Total Loan Payments</b>	<b>\$8,705</b>	<b>\$104,458</b>

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 DATE	SALE PRICE	PROPERTY ADDRESS	BLDG SF	\$ PER SF	BUILT
1.	SUBJECT	\$1,425,000	3160 Garrity Way, Richmond, CA 94806	5,950	\$239	1990
2.	9/8/25	\$3,400,000	5709-5715 Market St., Oakland, CA 94608	12,298	\$276	1956
3.	1/6/25	\$1,450,000	124 Washington Ave., Richmond, CA 94801	5,000	\$290	1989
4.	4/11/25	\$2,500,000	2320 Channing Way, Berkeley, CA 94704	7,500	\$333	1952

**1. Subject Property  
Richmond, CA 94806**

Price: \$1,425,000  
 Square Feet: 5,950  
 Price Per Sq. Ft.: \$239



**3. 124 Washington Ave.  
Richmond, CA 94801**

Price: \$1,450,000  
 Square Feet: 5,000  
 Price Per Sq. Ft.: \$290  
 Sale Date: 1/2025



**2. 5709-5715 Market St.  
Oakland, CA 94608**

Price: \$3,400,000  
 Square Feet: 12,298  
 Price Per Sq. Ft.: \$276  
 Sale Date: 9/2025



**4. 2320 Channing Way  
Berkeley, CA 94704**

Price: \$2,500,000  
 Square Feet: 7,500  
 Price Per Sq. Ft.: \$333  
 Sale Date: 4/2025



# RICHMOND, CA

POPULATION

**114,301**

MEDIAN AGE

**37.2**

MEDIAN HOUSEHOLD INCOME

**\$86,618**

NUMBER OF EMPLOYEES

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



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