

For Lease: Warehouse & Retail Space

2323 Nevin Ave., Richmond, CA

- Automotive Permitted
- 14’ Ceiling in Warehouse
- Large Private Lot
- Five Roll-Up Doors
- High Ceiling Showroom

Offering Summary

Total Available sq. ft.:	**11,140 - 12,390 +/- sf**
Initial Base Rent:	**$1.05 psf**
Lease Type:	**NNN**
Lease Term:	**3 - 5 Years**
Available:	**NOW**

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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 imposed by our principals. The prospective purchaser/lessee should independently verify all information. 11/09/26

For Lease: Warehouse Space

2323 Nevin Ave., Richmond, CA 94804

Building/Space Description:

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.

Location Description:

Positioned in Richmond's evolving urban core, 2323 Nevin Avenue benefits from immediate access to major transportation corridors including I-580, I-80, and the Richmond BART Station. The property is centrally located near Barrett Avenue, Macdonald Avenue, and 23rd Street—key commercial arteries serving the area.
Surrounded by ongoing and recently completed multifamily and mixed-use developments, the location is experiencing increased residential density and foot traffic, supporting long-term demand for commercial and service-oriented uses. Proximity to the Richmond Civic Center, Public Library, and other civic amenities further enhances accessibility and visibility for both customers and employees.

Space Information/Features:

Total Available Square Feet:	11,140 - 12,390 +/- sq. ft. (Landlord is source, agent has not verified sq.footage)
Divisible/Can Add:	Yes
Ceiling Clear Height:	14 Ft. +/-
Parking Spaces:	24+/- parking spaces
Number of Roll-up Doors:	5
Power:	3 Phase, 200 amp

Building Information/Features:

Total Building Square Feet:	12,390 +/- sq. ft.
Year Constructed:	1948 +/-
Zoning/Permitted Uses:	CM-5
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

Lease Information:

Lease Term:	3 - 5 Years
Initial Base Rent:	$1.05/psf
Base Rent Increases:	3% per annum
Lease Type:	NNN (calendar year 2025 is $0.21 psf/mo.)
Tenant Direct Expenses:	PG&E, garbage, interior maintenance. Plus: $0.21 psf for water & Property taxes and insurance, adjusts annually based on previous years actual costs.

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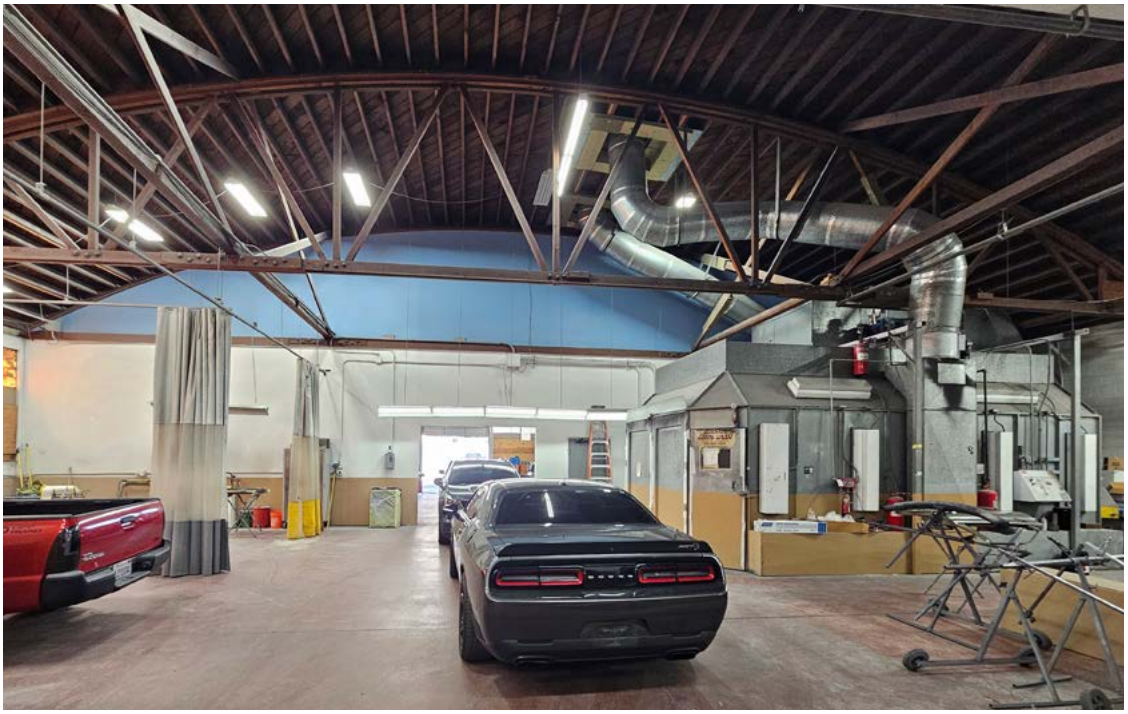




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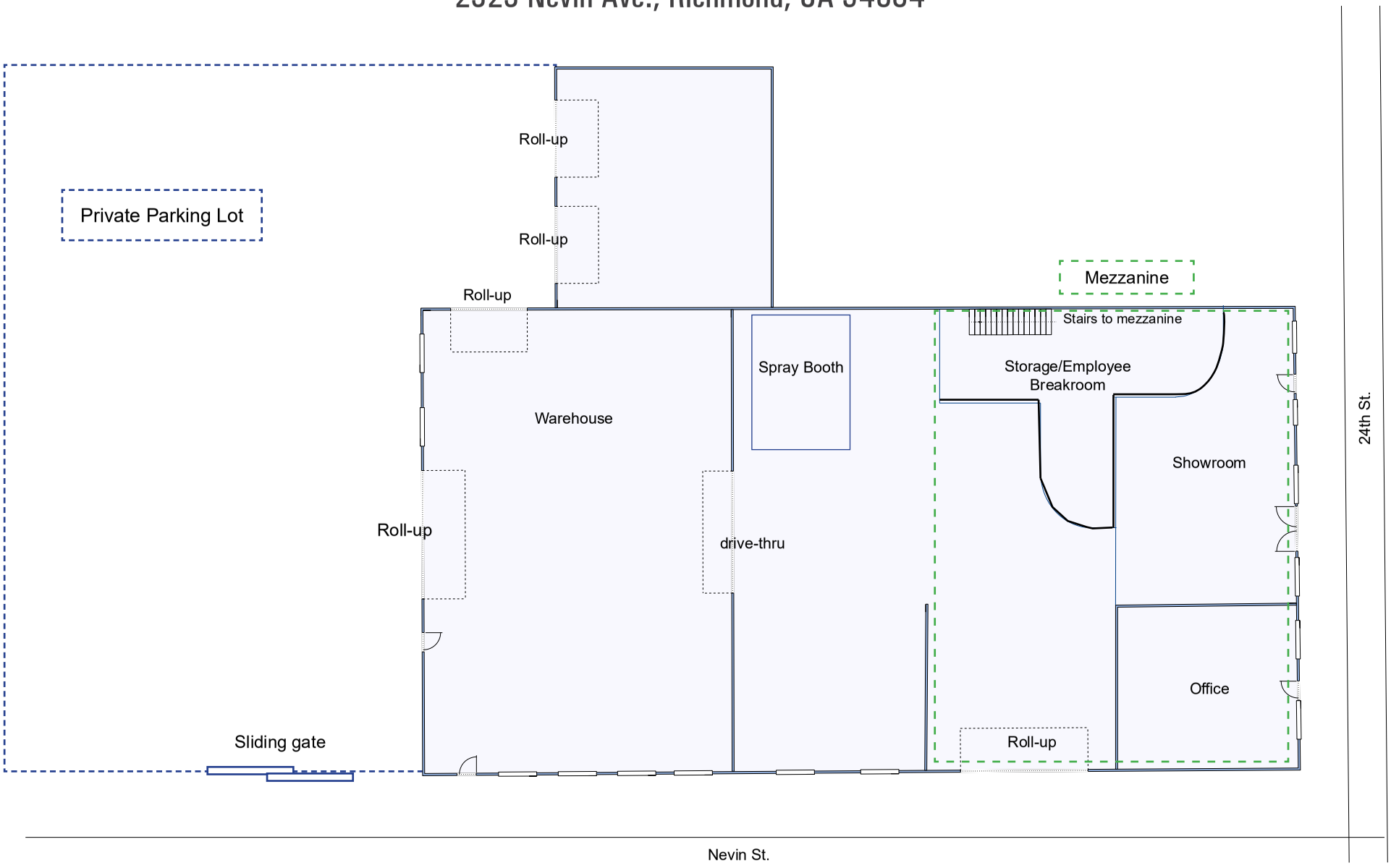


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Our Company

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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