

12833 San Pablo Avenue

RETAIL SPACE FOR SALE

12833 San Pablo Avenue, Richmond, CA

www.iliveInTheBayArea.com

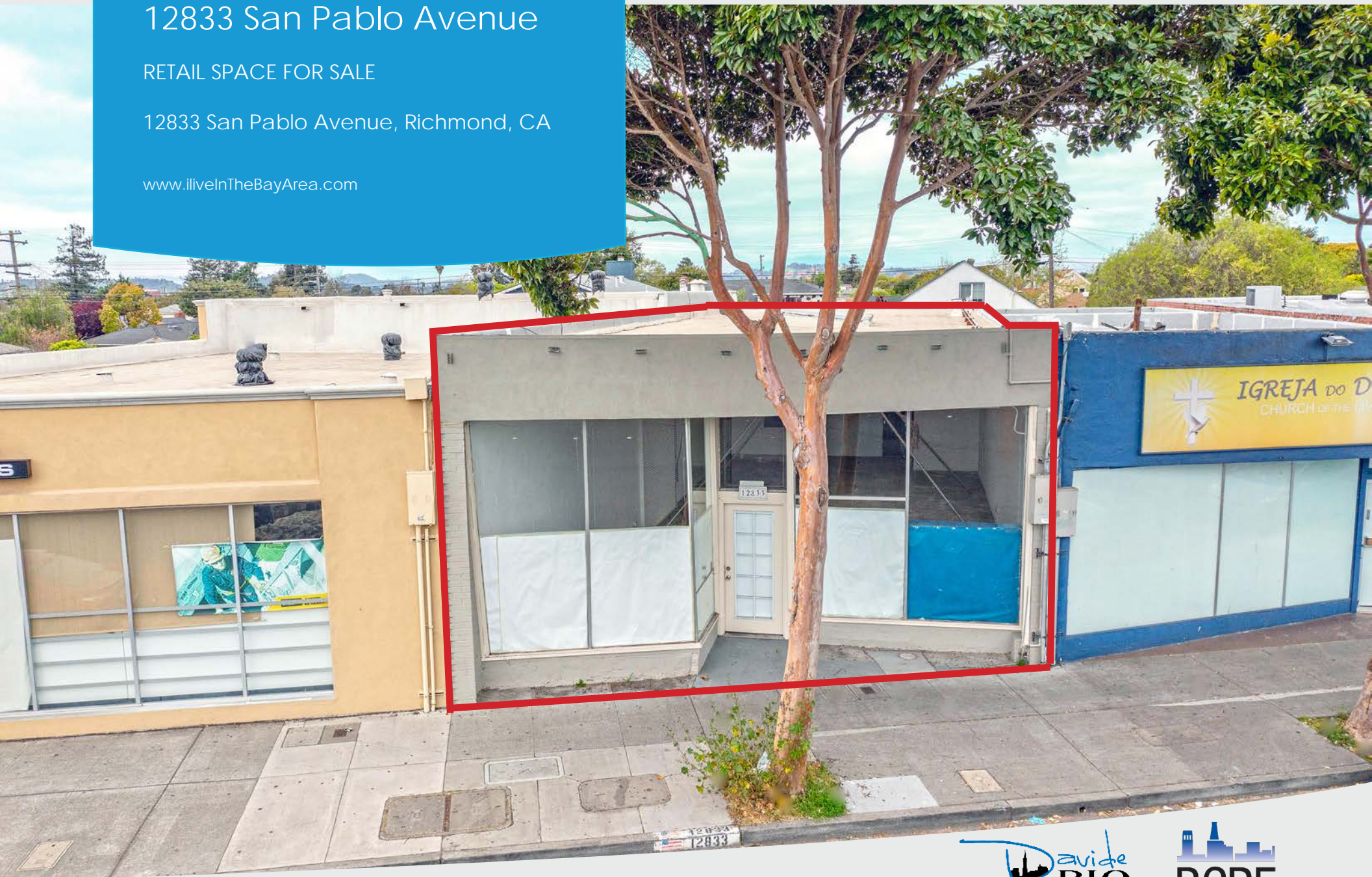


Table of Contents

Asset

Investment Overview	3
Site Plan	4
Property Description	5
Photos	6

Financial

Investment Summary	7
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Location

Demographics	8
Parcel Map	10
Adjacent Owners	11
Aerial Views	13
Driving Directions	17

Contact Information	18
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ASSET
Investment
Overview

ASSET
FINANCIAL
LOCATION

INVESTMENT
HIGHLIGHTS

Recent Capital Improvement

New capital improvements:
Roof in 2020, sewer lateral in
2019

Appeal to Broad Base of Buyers

Ideal for both owner occupied
using SBA 10% down financing
or an investor

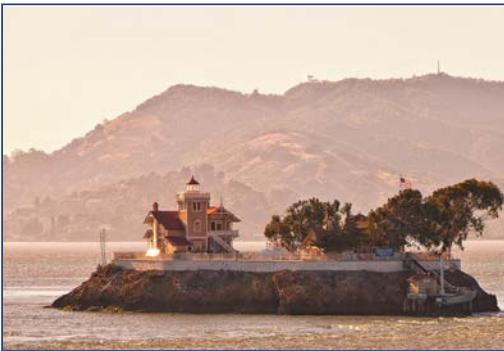
Well Trafficked Location

Heavy traffic (22,000+ VPD) on
main thorough in Richmond



PROPERTY SUMMARY

Price	\$475,000
Address	12833 San Pablo Avenue Richmond, CA 94804
Size	2,125 Sq. Ft.
Year Built:	1955
Parking:	Street Parking
Cap Rate - ProForma	4.43%
GRM - Proforma	12.42



THE OPPORTUNITY

Davide F. Pio of BCRE is proud to present
a centrally located asset in a primary
thoroughfare of San Pablo Avenue in Richmond.
The property is to be delivered vacant making
it ideal for an owner occupant or an investor to
rent at market. A new roof was installed in 2020
and the sewer lateral was completed in 2019.

An incoming owner would have multiple options
including to occupy the space and acquire SBA
financing with as little as 10% down or the owner
can rent the space out at market rent.



ASSET
 Site Plan



Tenant Roster	
Tenant Name	Sq. Ft.
Retail/Office	2,125
Sq. Ft. Total	2,125



ASSET
 FINANCIAL
 LOCATION

ASSET
 Property
 Description

ASSET
 FINANCIAL
 LOCATION

Site Data

Building Size	2,125 Sq. Ft.
Year Built	1948
Number of Buildings	1
Lot Size	±.06 acres (±2,614 Sq. Ft.)
Frontage	Approximately 26 feet from San Pablo Avenue
FAR	0.79
Flood Zone	Zone "X"
Zoning Designation	CM3 - Commercial Mixed-Use, Commercial Emphasis

Building Systems

HVAC	Ceiling mounted heater
Electrical	240 Volts, 200 Amp, 1 Phase (Buyer to verify)
Foundation	Concrete Slab
Roof Construction	4 Ply hot mopped roofing w aluminum coating (Installed Feb 2020)
Building Construction	Reinforced concrete.

Interior Building Information

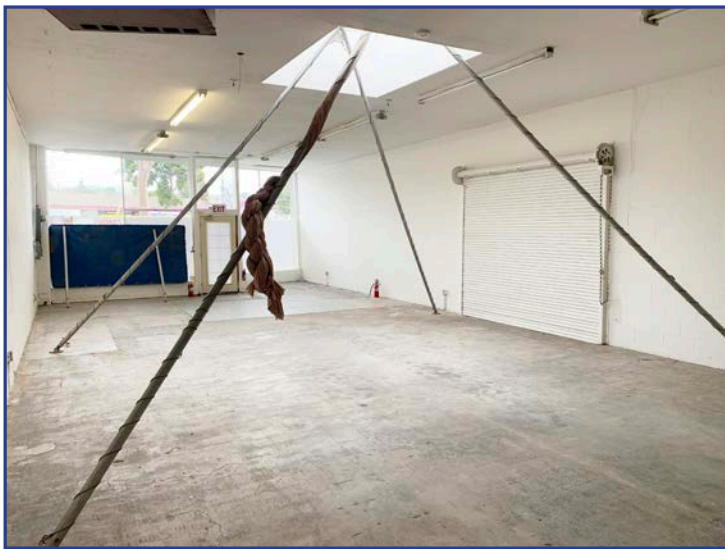
Windows	Floor to ceiling windows on San Pablo Ave
Restrooms	One sink and one toilet.
Lighting	Two (2) skylights and fixtures for lighting throughout unit.
Roll-Up Doors	One roll up door approximately 9 ft. in height blocked.

Utility Providers

Water	EBMUD - East Bay Municipal Utility District
Sewer	EBMUD - East Bay Municipal Utility District
Garbage /Reuse	Republic Services of West Contra Costa County
Electricity	Pacific Gas & Electric



ASSET
 Photos



ASSET
 FINANCIAL
 LOCATION

FINANCIAL

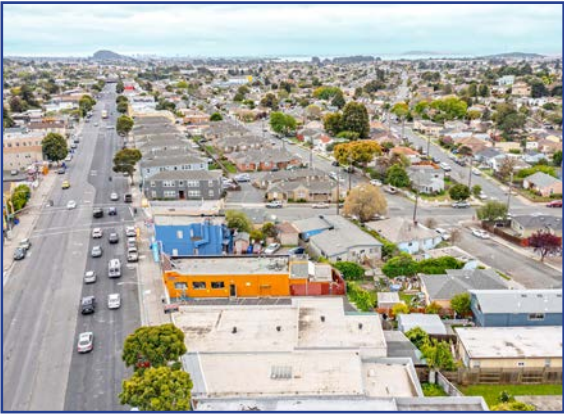
Investment

Summary

ASSET
FINANCIAL
LOCATION

Income	Current
Price	\$475,000
Building Sq. Ft.	2,125
Price/PSF	\$224

Rates of Return	
Cap Rate - Current	4.43%
GRM - Current	12.42



Income	Current	Notes
Rental Revenue	\$38,250	Est: \$18/psf/yr
Vacancy / Loss (7.5%)	\$2,295	
Net Rental Income	\$35,955	
Total Operating Revenue		\$35,955
Expense		
Real Estate Taxes	\$6,719	1.4146% per 2020-2021 Tax Bill
Bonds and Assessments	\$1,197	Per 2020-2021 Tax Bill
Insurance	\$1,381	
Utilities		
Water & Sewer	\$750	Estimated
Garbage/Refuse	\$1,000	Estimated
Property Management - Off-Site	\$2,157	
Unit Turnover	\$300	Estimated
Repairs & Maintenance	\$500	Estimated
Business Tax	\$502	1.395% of rental income
Capital Ex Reserves	\$425	Estimated at \$0.20/psf
Total Operating Expenses	\$14,931	
Expense Ratio	41.53%	
Net Operating Income	\$21,024	



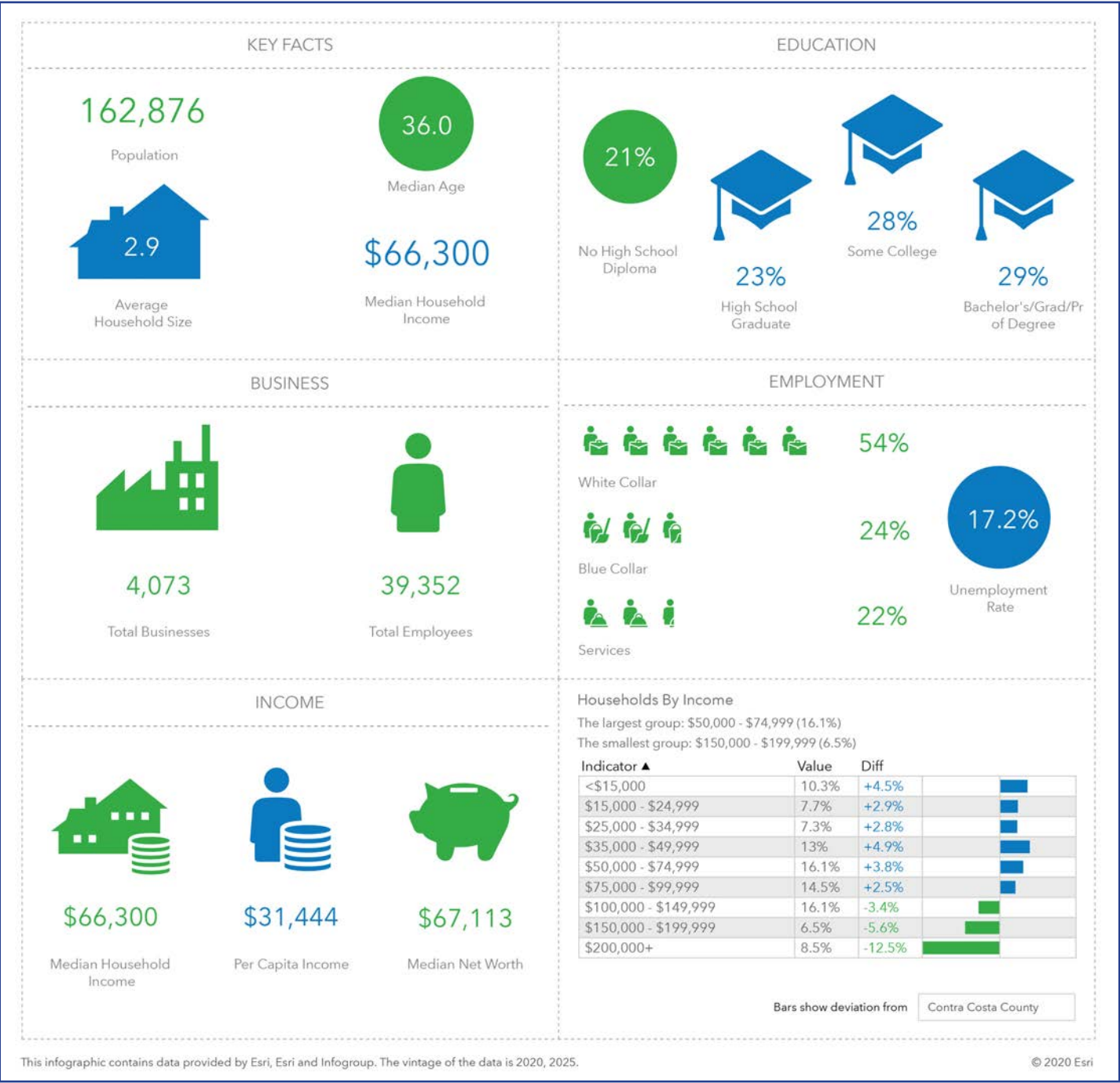
ASSET
Demographics
3 Miles

ASSET
FINANCIAL
LOCATION



ASSET
Demographics
3 Miles

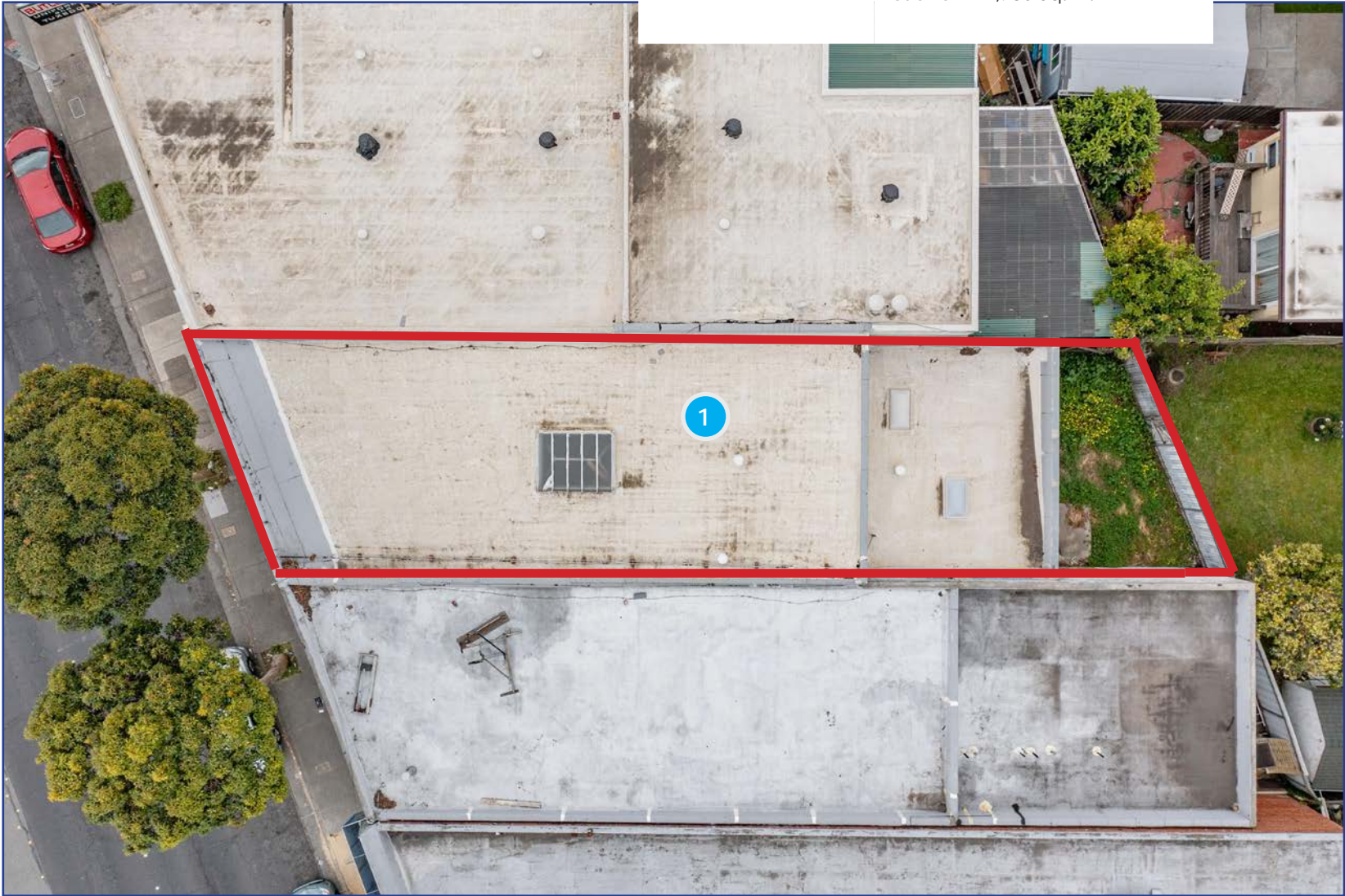
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LOCATION



LOCATION
 Parcel Map

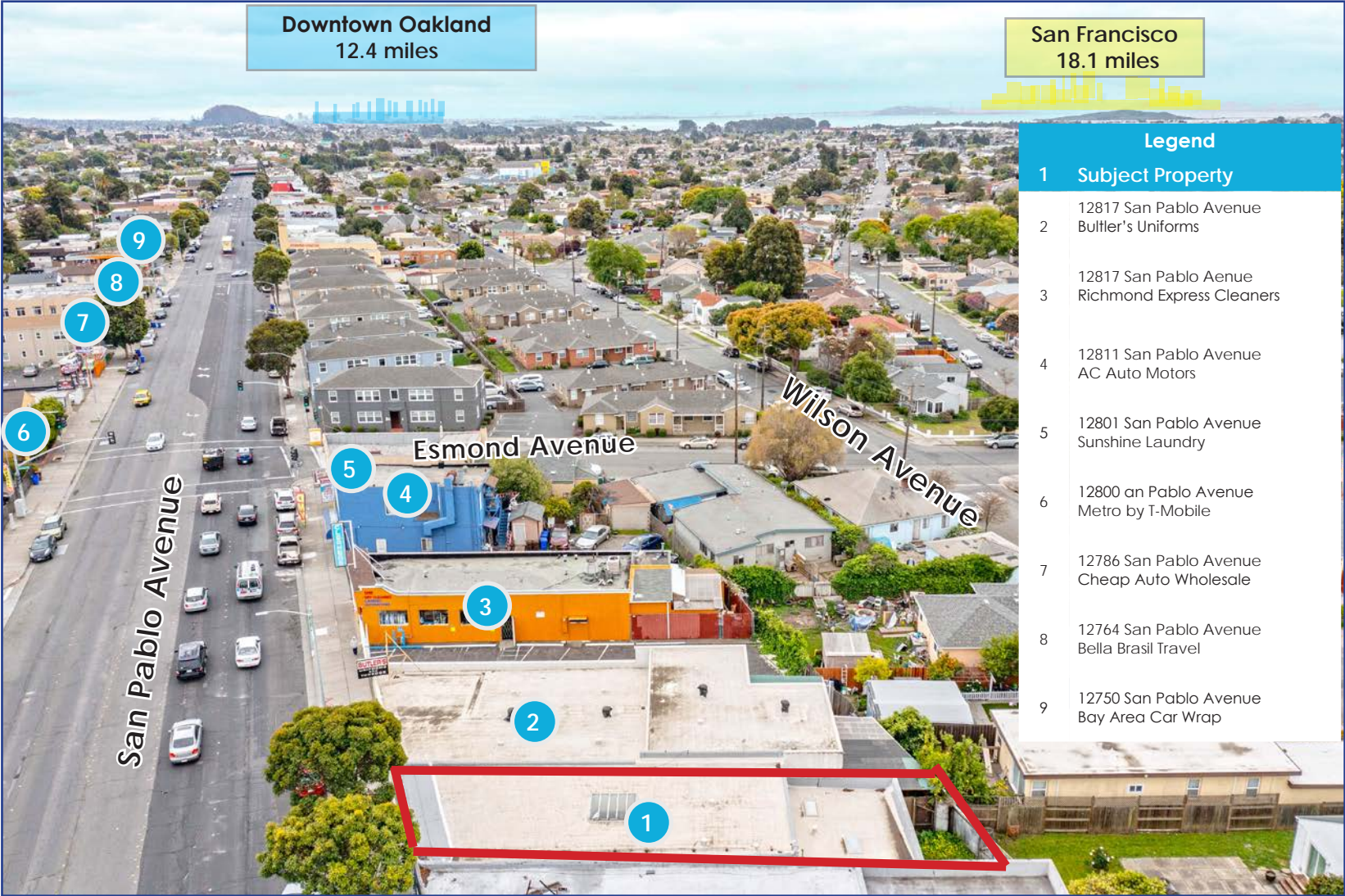
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 LOCATION

Parcel	Description
1 524-010-010-6	Building Size: 2,125 Sq. Ft. Lot Size: 2,750 Sq. Ft.



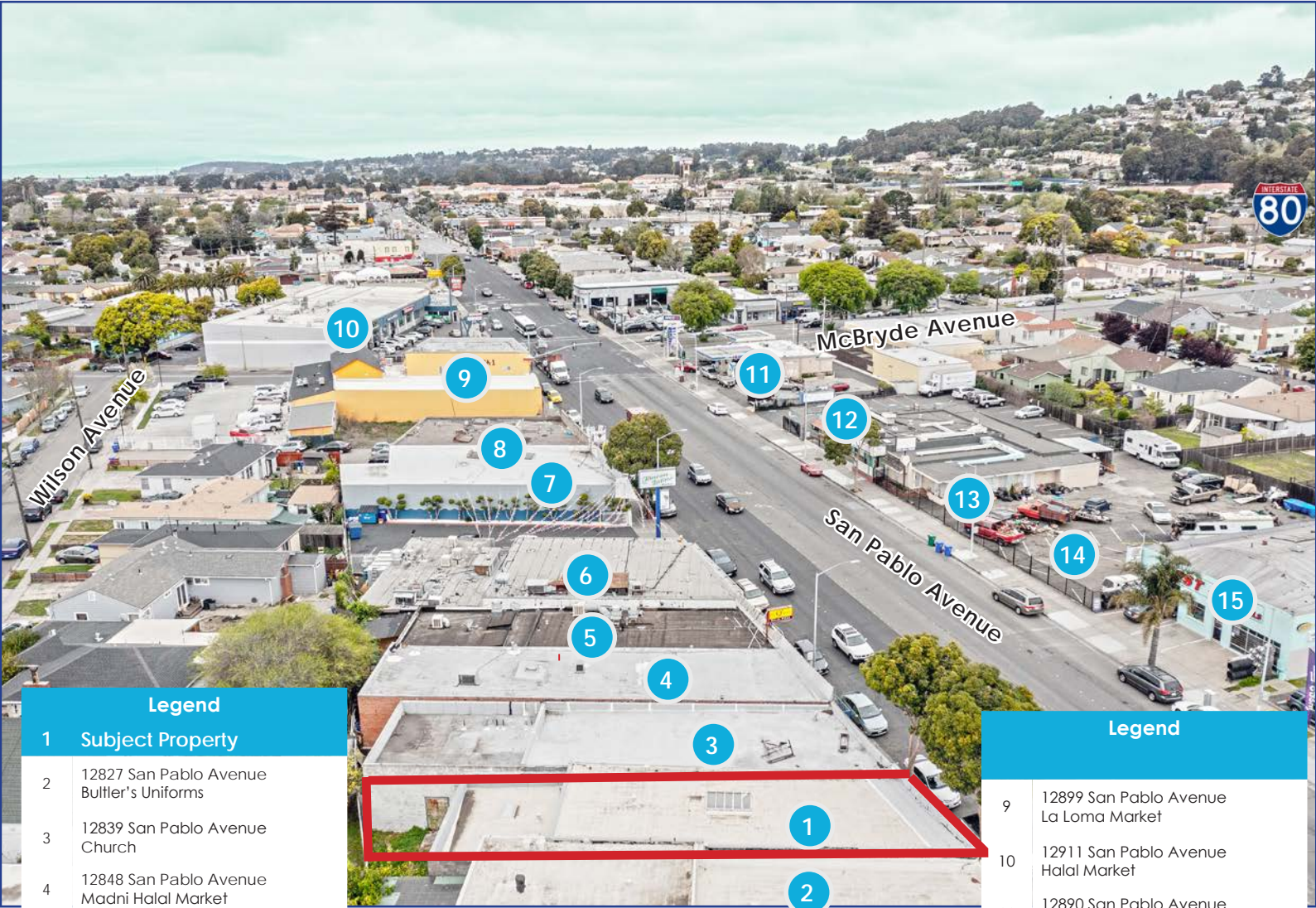
LOCATION
ADJACENT
OWNERS

ASSET
FINANCIAL
LOCATION



LOCATION
ADJACENT
OWNERS

ASSET
FINANCIAL
LOCATION



Legend	
1	Subject Property
2	12827 San Pablo Avenue Bultler's Uniforms
3	12839 San Pablo Avenue Church
4	12848 San Pablo Avenue Madni Halal Market
5	12843 San Pablo Avenue Halal Pizza
6	12851 San Pablo Avenue Rincon Latino Market
7	12871 San Pablo Avenue Fade-a-way Barber Shop
8	12877 San Pablo Avenue 1 Stop Vechicle Registration

Legend	
9	12899 San Pablo Avenue La Loma Market
10	12911 San Pablo Avenue Halal Market
11	12890 San Pablo Avenue Arco GasStation
12	12860 San Pablo Avenue Pho Thai Hung
13	12860 San Pablo Avenue Bay Area Motors
14	12826 San Pablo Avenue Best Tires & Wheels
15	San Pablo Avenue Metro by T-Mobile

LOCATION

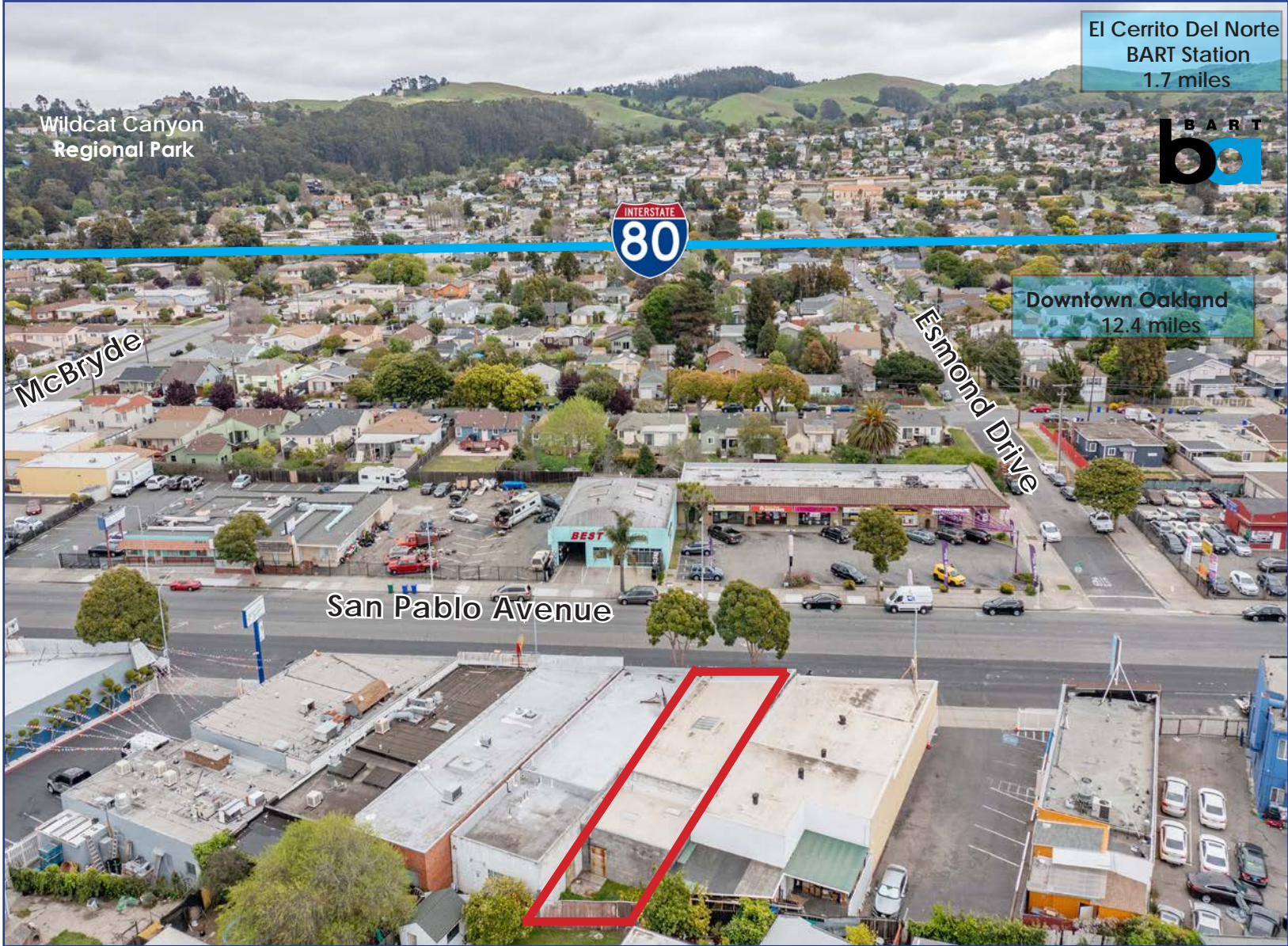
AERIAL VIEWS

EAST

ASSET

FINANCIAL

LOCATION



LOCATION

AERIAL VIEWS

NORTH

ASSET
FINANCIAL
LOCATION



LOCATION

AERIAL VIEWS

SOUTH

ASSET

FINANCIAL

LOCATION



LOCATION

AERIAL VIEWS

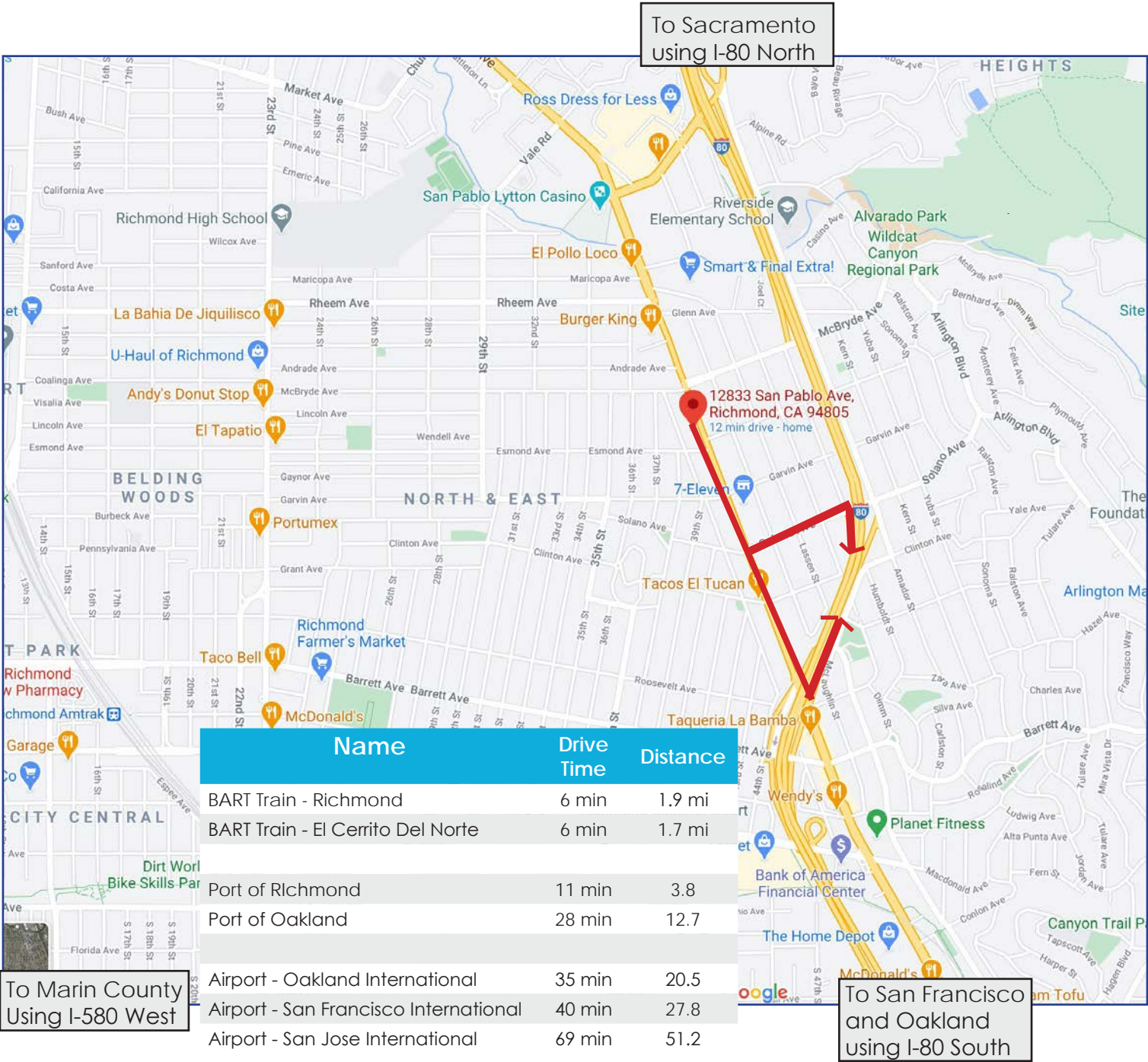
WEST

ASSET

FINANCIAL
LOCATION



LOCATION
Driving
Directions



ASSET
FINANCIAL
LOCATION

BROKERAGE
Contact
Information



For a private showing, please contact one of the exclusive listing agents from BCRE.

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