

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE: OFFICE SPACE WITH PARKING

⦿ **CENTRALLY LOCATED WITH EASY ACCESS TO MAJOR FREEWAYS** ⦿

12915 SAN PABLO AVENUE

RICHMOND, CALIFORNIA



CONTACT: LORI ROSENTHAL

510 524-2344 • lori@gordoncommercial.com • DRE# 01946676

SECOND FLOOR OFFICE SUITES WITH FLEXIBLE CONFIGURATION, AND ON-SITE PARKING

SIZE AVAILABLE

- ± 6,170 rsf total
- Various office suites available ranging in size from ± 1,840 to ± 3,750
- See floor plan on following page

LEASE RATE

\$ 1.00 psf/month Gross

PROPERTY FEATURES

- Open floor plan
- Adaptable to many uses
- No elevator access
- Two shared restrooms
- Excellent signage opportunity
- Fully-sprinklered
- Zoned: CM-4 Commercial Mixed-Use, Gateway/Node

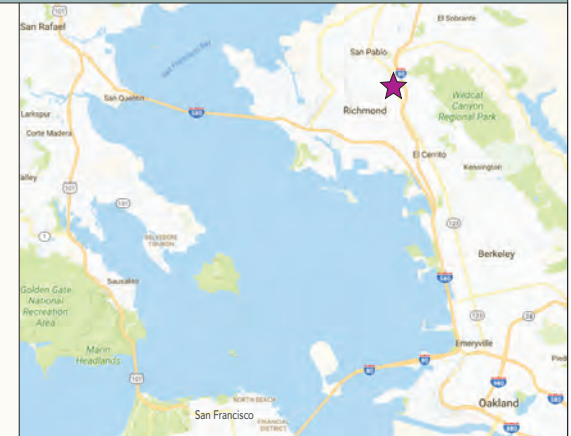
LOCATION HIGHLIGHTS

- Signalized intersection
- Offices located in small shopping plaza above Palm Halal Food Market, and O'Reilly Auto Parts
- Near many eateries and retail shops
- Walk to the Richmond Farmer's Market (every Friday)

Small business startups and some of the nation's largest companies are in Richmond

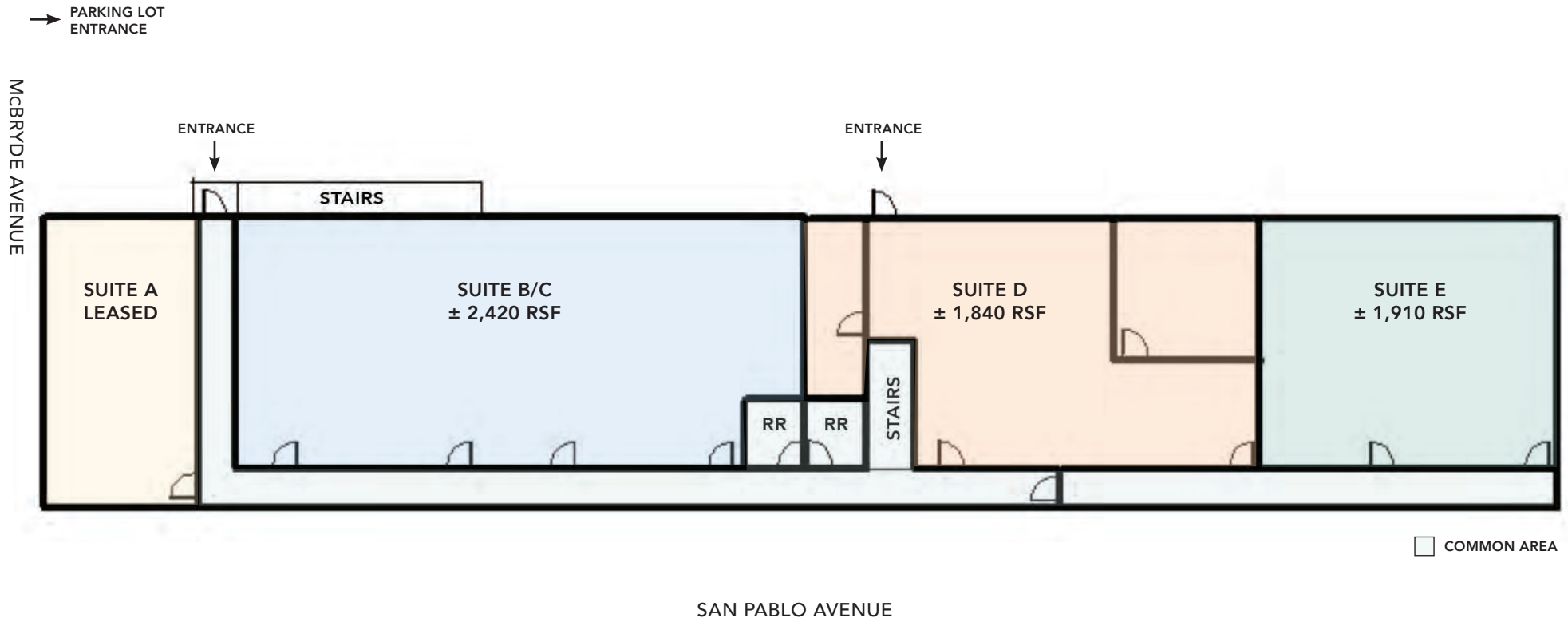
THE CITY OF RICHMOND has acres of space, prime transportation, a growing economy – and proactive economic development initiatives. Many businesses are in the vicinity, including: Delmonte Fresh, Safeway Bread Plant, Blue Apron, American Textile & Supply, Inc., Clay People, Galaxy Desserts, Oren's Kitchen, Leslie Ceramic and Crafts Supply, Nutiva, Federighi Commercial Kitchen Design, CVS, Oakland Packaging & Supply, Villa Construction, Cycle Monkey, Grace Baking, Creative Energy hot tubs/fireplaces, and Cohn Stone Studios hand-blown glass art.

- Easy freeway access to I-80 and entire eastbay corridor – between the Carquinez Bridge and SF Bay Bridge
- Convenient to I-580 (at Regatta Boulevard) and Richmond-San Rafael Bridge – 10 miles to Marin
- Richmond borders the area of El Cerrito, San Pablo, El Sobrante, and Kensington
- 2 miles to both Richmond BART/Amtrak station and Richmond Ferry; 1.4 miles to Richmond Arts Center
- The new Richmond Ferry gives commuters a relaxing option of travel between Richmond and San Francisco, running from the wharf in Marina Bay directly to San Francisco's Embarcadero
- Richmond's Point Pinole Business Park is home to several premier companies including: Williams-Sonoma (252,375 sf), Restoration Hardware (200,000 sf), Amazon (224,154 sf) and Whole Foods Market (117,000 sf)
- Richmond Business Hub is a new 10,000 sf co-working facility with food hall, which includes Red Bay Coffee and Roux Bayou restaurant



SPACES AVAILABLE	OFFICE	SUITE A	SUITE B/C	SUITE D	SUITE E	TOTAL	
	SIZE (RSF)			2,420	1,840	1,910	6,170
	MONTHLY RENT (GROSS)	LEASED		\$2,420	\$1,840	\$1,910	\$6,170

FLOOR PLAN



This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed. Measurements subject to change upon verification.

Richmond By The Numbers

- 106,469** population
- 79,200** daily traffic on the Richmond-San Rafael Bridge (2015)
- 70,000** square feet of retail business space
- 29,040** feet: length of the Richmond-San Rafael Bridge
- 10,000** square feet of space recently developed into a co-working business incubator, coffee shop and another food-related business
- 5,000** square feet of gallery space in the Richmond Art Center
- 4,287** acres of parkland
- 635** average daily commuters using 35-minute ferry service between Richmond and San Francisco
- 400** new housing units are planned for Downtown Richmond. This housing-retail project is expected to be completed by 2020
- 262** sunny days per year | **56** square miles | **32** miles of shoreline

Top 10 Richmond Employers

- 3,456** Chevron Refinery
- 1,689** WCCUSD
- 1,259** Social Security Administration
- 1,200** Blue Apron
- 1047** US Postal Service
- 844** Contra Costa County
- 842** City of Richmond
- 732** The Permanente Medical Group
- 506** Kaiser Foundation Hospitals
- 405** Costco Wholesale



RESTAURANTS, CAFÉS AND BARS

Nation's Giant Hamburgers
 Cafe McBryde
 Tres Hermanas
 El Pollo Loco
 Starbucks
 Americana Pizza & Taqueria
 Starbread Bakery
 Panda Express
 Hacienda Grill
 Hotel Mac Restaurant
 La Strada Italian Cuisine
 Armistice Brewing Company
 East Brother Beer Company

Catahoula Coffee Co
 Benoit Casper Brewing Co.
 Brazilian Restaurant
 & Coffee House
 Baskin-Robbins Ice Cream
 Portumex
 Bubbaloo Café
 Subway Sandwich Shop
 Anh Restaurant & Bar
 The Artisan Cafe
 Assemble Restaurant
 Up & Under Pub and Grill
 Phila Burger Station

FITNESS

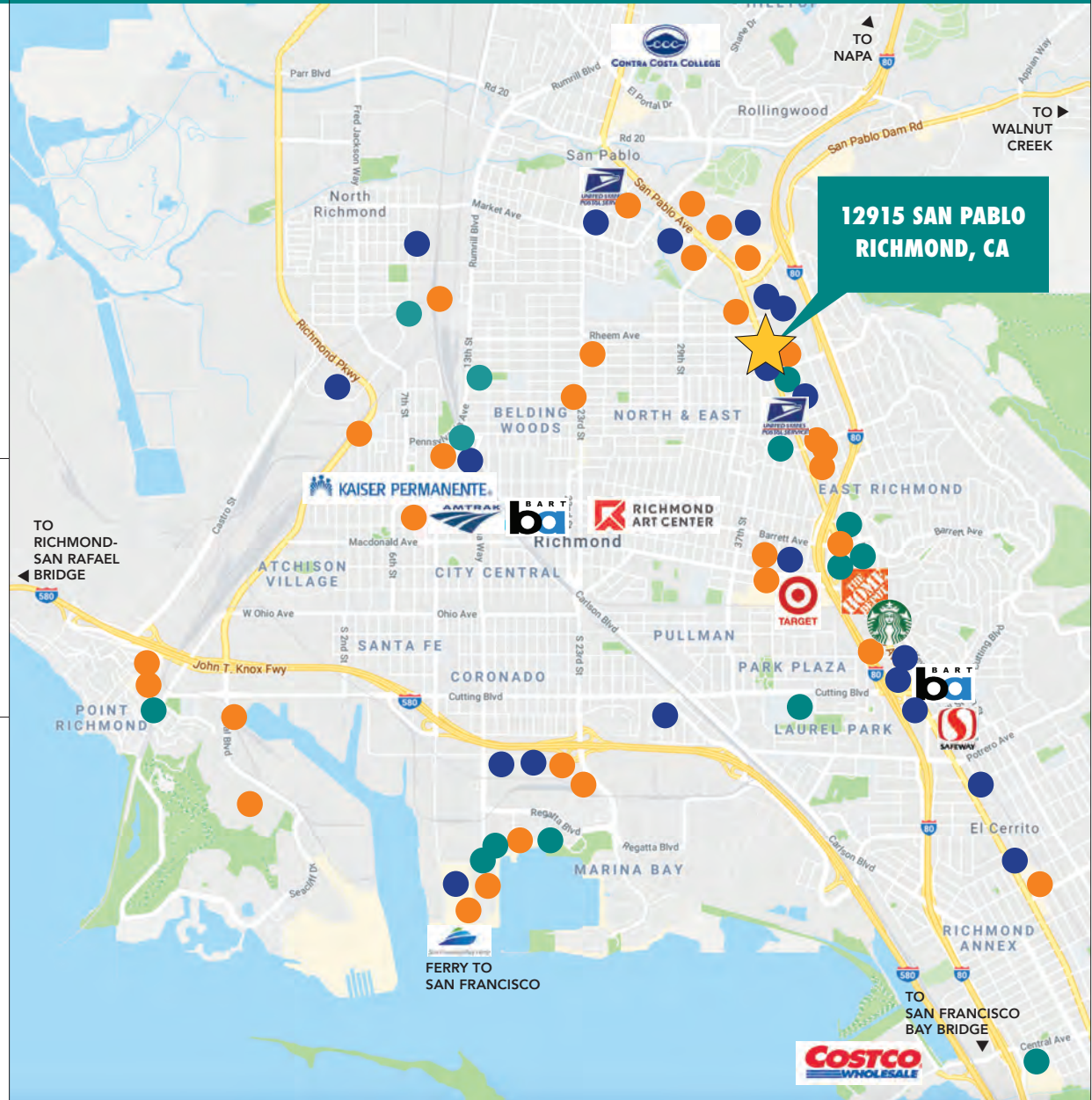
Planet Fitness
 CrossFit Cypher
 Omni Movement
 Crossfit Riveter
 Cal-West Karate School
 Elite Team East Bay Jiu Jitsu

Bridges Rock Climbing Gym
 DF Boxing Club
 Pulse Fitness Studio
 510-Waterline Standup Paddle Board
 Richmond Swim Center
 Richmond Plunge Public Pool

RETAIL

O'Reilly Auto Parts
 Ross Dress for Less
 Smart & Final Extra!
 FoodMaxx
 Walgreens
 7-Eleven
 Skechers Factory Outlet
 ClayPeople Art Supply
 Alicia's Flower Shop
 Marshalls

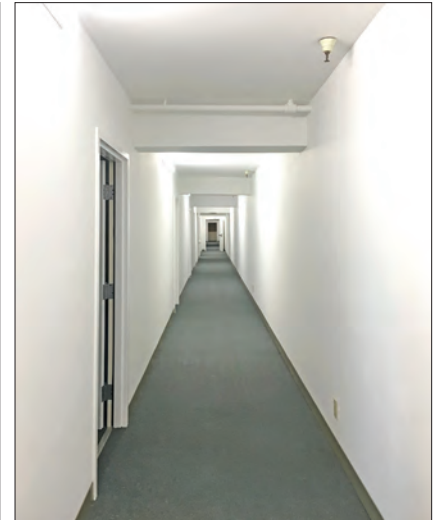
Target
 Douglas & Sturgess Art Supply
 Mountain Hardwear
 Angel Beauty Supply
 Bedrock Sandals
 Safeway
 Leslie Ceramic Supply
 Home Depot
 Big 5 Sporting Goods
 CVS Pharmacy
 Costco



PHOTOS

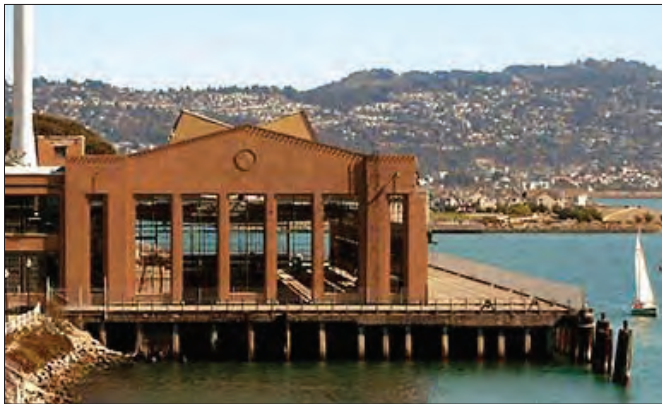


PHOTOS



RICHMOND AT A GLANCE

The city of Richmond is a central transportation hub in the Bay Area, with two Interstate freeways (Interstates 80 + 580), two railroads (Santa Fe + Southern Pacific), a deepwater shipping port, several AC Transit local bus lines, and Bay Area wide rapid transit and USA-wide passenger rail service from the combined BART/AMTRAK station located in the heart of it's downtown. Richmond is a growing maritime, industrial and residential community with a thriving and changing economy, a dynamic business environment, diverse cultural scene, and strong potential for further growth. Rosie the Riveter/WWII Home Front National Historical Park is located on the Richmond waterfront, adjacent to the historic Ford Assembly plant. The SS Red Oak Victory is the last surviving vessel of 747 ships of all types built at the Richmond Kaiser Shipyards between 1940-1945. The city had the most productive wartime shipbuilding operations of World War II.



DEMOGRAPHICS

Population within 3 miles	168,985
Average Household Income	\$ 84,741
Daytime Employees	45,426
Traffic Count (San Pablo/McBryde)	22,028

(Source: CoStar)

COMPANIES BASED IN RICHMOND

- SunPower
- Chevron
- Blue Apron
- Galaxy Desserts
- Nutiva
- Mountain Hardware
- Thomas Swan Sign
- Kohana Coffee
- Annie's Annuals & Perennials
- American Soil & Stone
- The Urban Farmer Store
- Benoit Casper Brewing
- Maggeriora Baking Company
- Hello Fresh
- East Brother Beer
- Lotus Foods, Inc.
- Grace Baking
- Rubicon Bakers
- Laner Electric Supply
- Hobbs' Applewoods Smoke Meats
- Riggers Loft Wine
- R&B Cellars

The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.