

# Industrial Warehouse / Live-Work Space For Sale

**NASH BUILDING | 100 23rd St | Richmond, CA 94804-1828**



**Pro Forma Cap Rate 8.17%**

**FOR SALE | \$2,275,000**

## PROPERTY DESCRIPTION

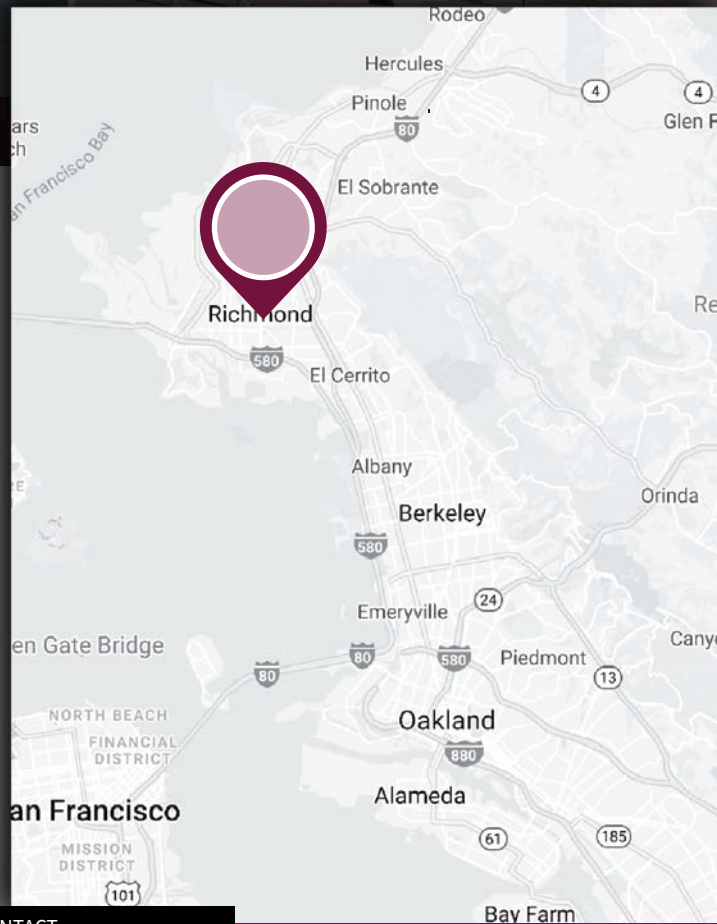
The Hagar Group is pleased to offer the exclusive opportunity purchase 100 23rd St, Richmond. This property was built in 1946 as a Nash Car Dealership and anchored Richmond's Auto Row. This property currently consists of seven live work units with six rollup doors, and a fully secured gated parking lot with 25 additional parking spots.

Zoned CM-5, with the potential for additional zero lot line construction.

This property has excellent potential as a live work building complete with three-full baths and 3-1/2 baths, multiple kitchens, laundry hook ups and a variety of finish and appliance upgrades.

## PROPERTY HIGHLIGHTS

- 9,050 SF Industrial Building
- 0.41 acres
- 6 Drive In Doors
- 600 amp power
- Separately metered utilities
- New roof in 2017
- Ceilings up to 18'



FOR MORE INFORMATION CONTACT

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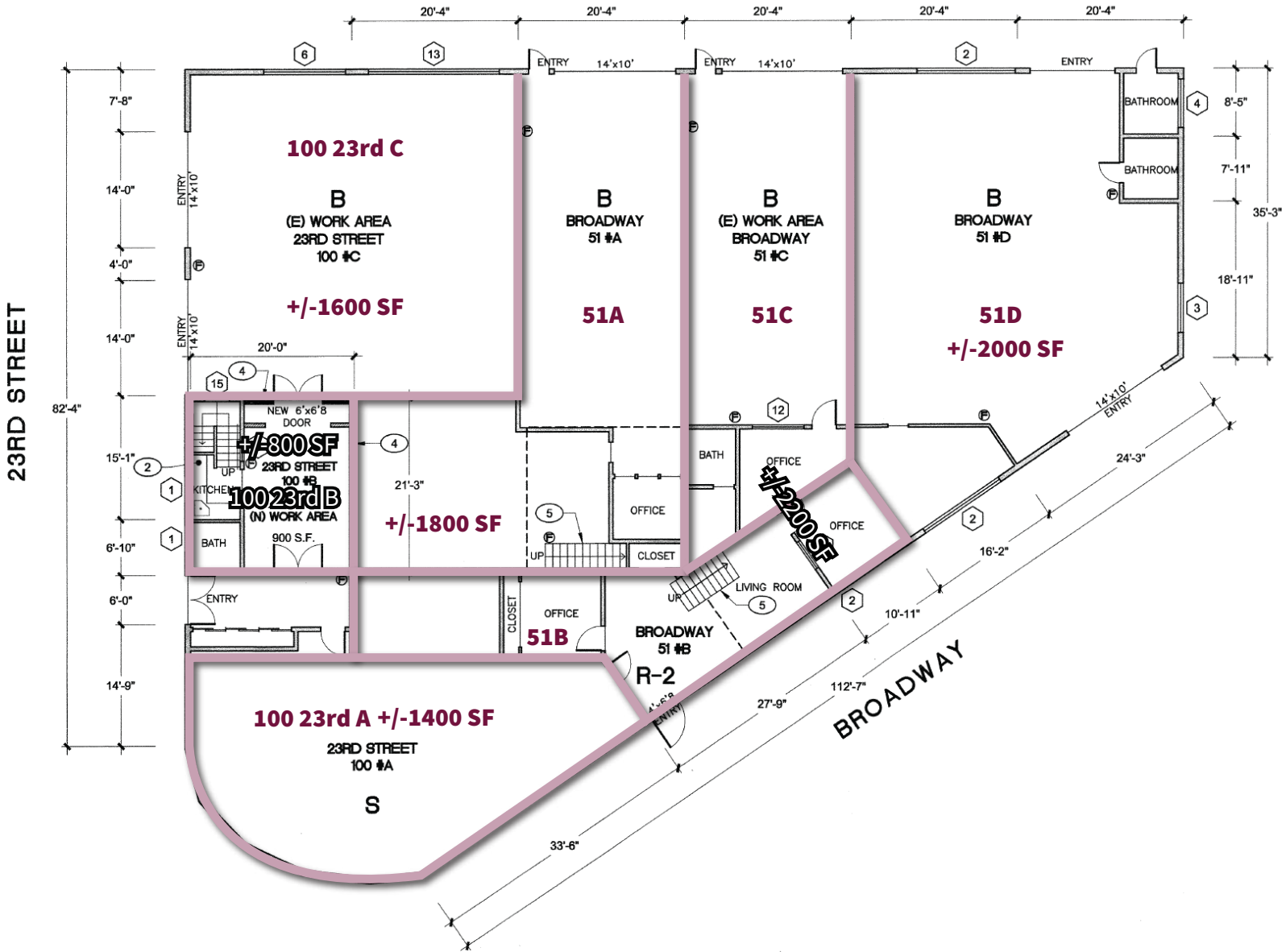
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## Floor Plan



**1** FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"

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100 23rd Street Pro-Forma + P&L

<b>POTENTIAL RENTAL INCOME</b>	253,400,000
<b>Less: Vacancy &amp; Cr. Losses</b>	17,738,000 (.7% of PRI)
<b>EFFECTIVE RENTAL INCOME</b>	235,662,000
<b>Plus: Other Income (collectable)</b>	
<b>GROSS OPERATING INCOME</b>	235,662,000
<b>OPERATING EXPENSES</b>	
<b>Real Estate Taxes</b>	35,019
<b>Property Insurance</b>	2,400
<b>Repairs and Maintenance</b>	5,000
<b>Utilities:</b>	
<b>PG&amp;E</b>	3,000
<b>Sewer &amp; Water</b>	2,160
<b>Pest Control</b>	600
<b>Security</b>	1,600
<b>TOTAL OPERATING EXPENSES</b>	49,779
<b>NET OPERATING EXPENSES</b>	185,883

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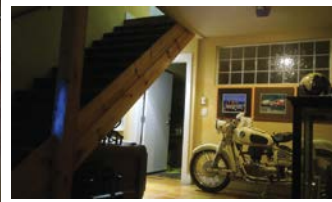
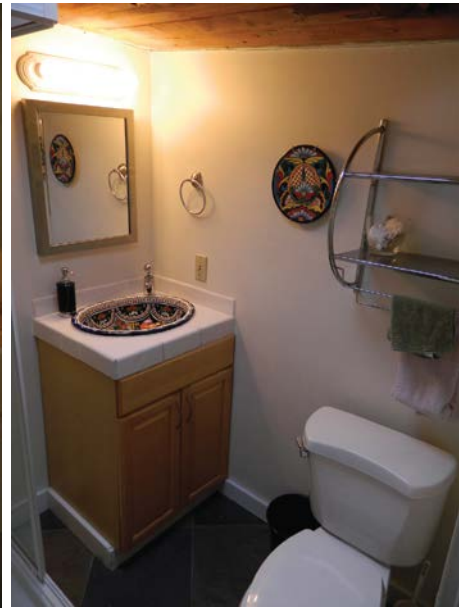
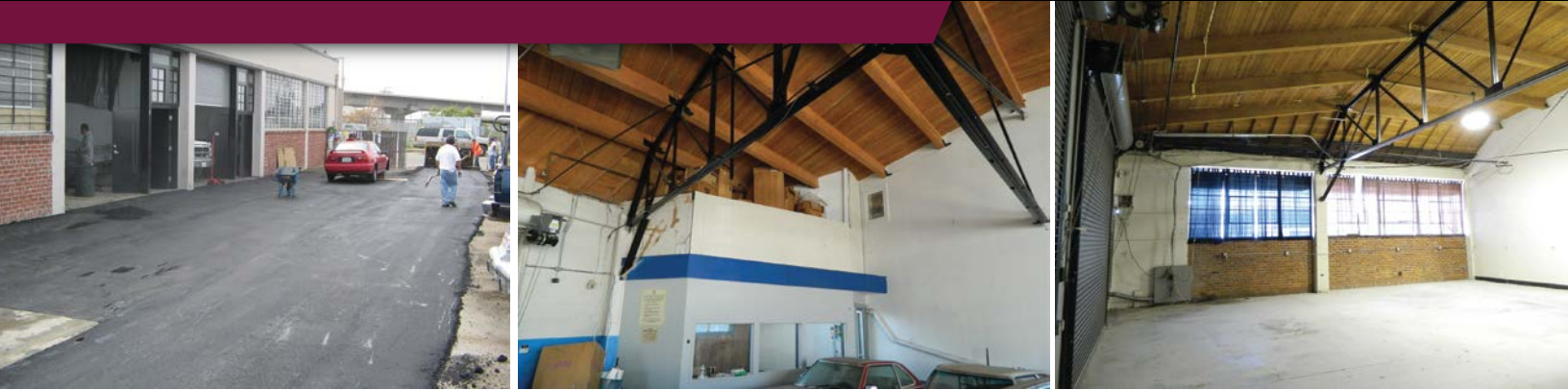
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## PHOTOS



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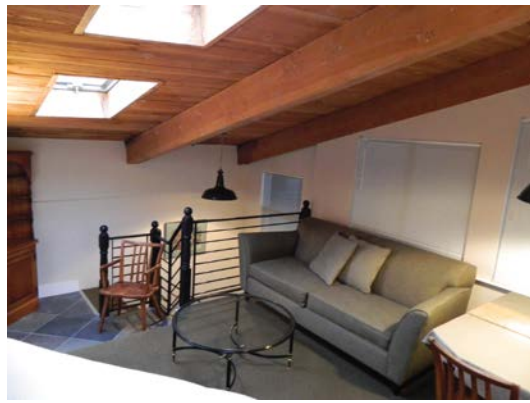
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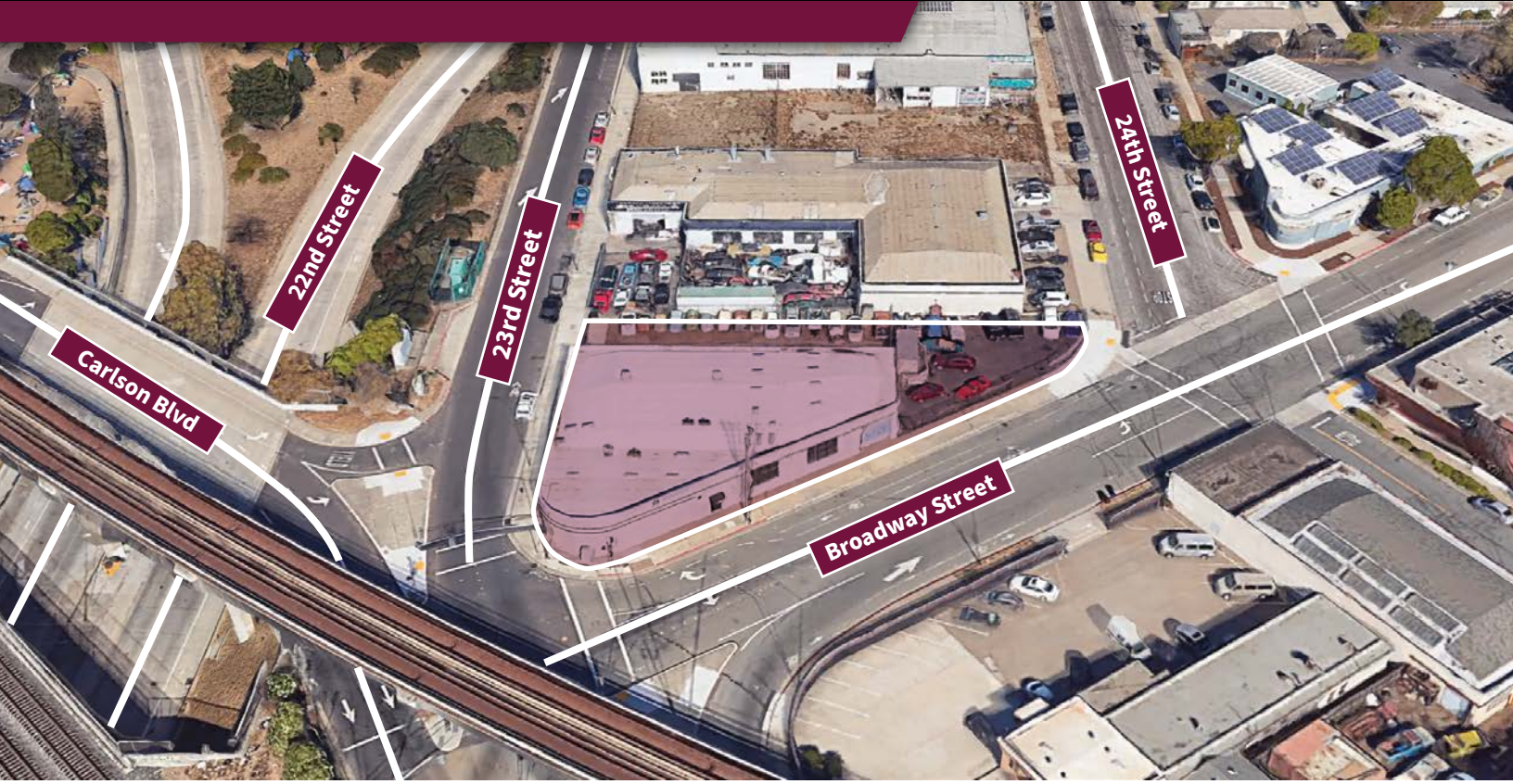
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Aerials



**RICHMOND ART CENTER**   
 Richmond Farmer's Market  
 Richmond Civic Center

**O'Reilly AUTO PARTS**

**Foods Co.** **Walgreens**  
**Auto Zone** **BURGER KING** **T-Mobile**

**Nicholl Park**

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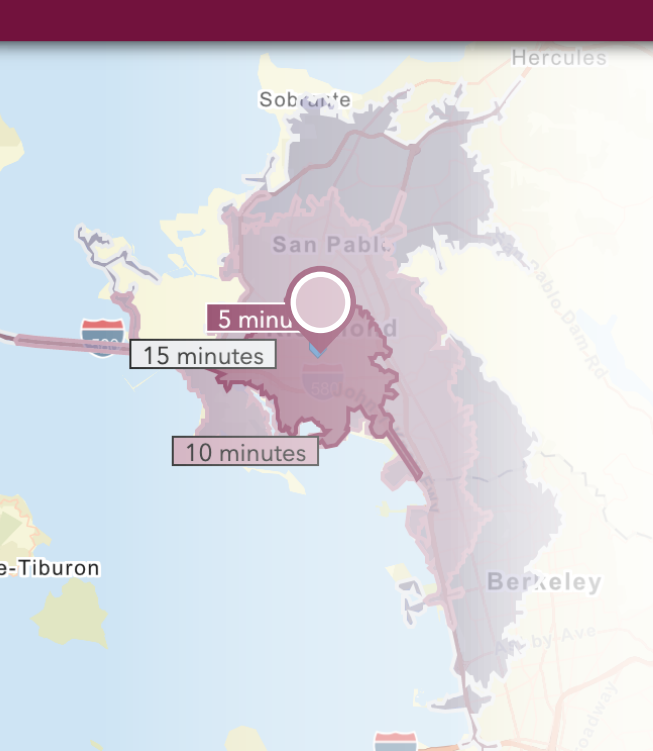


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## Location Overview

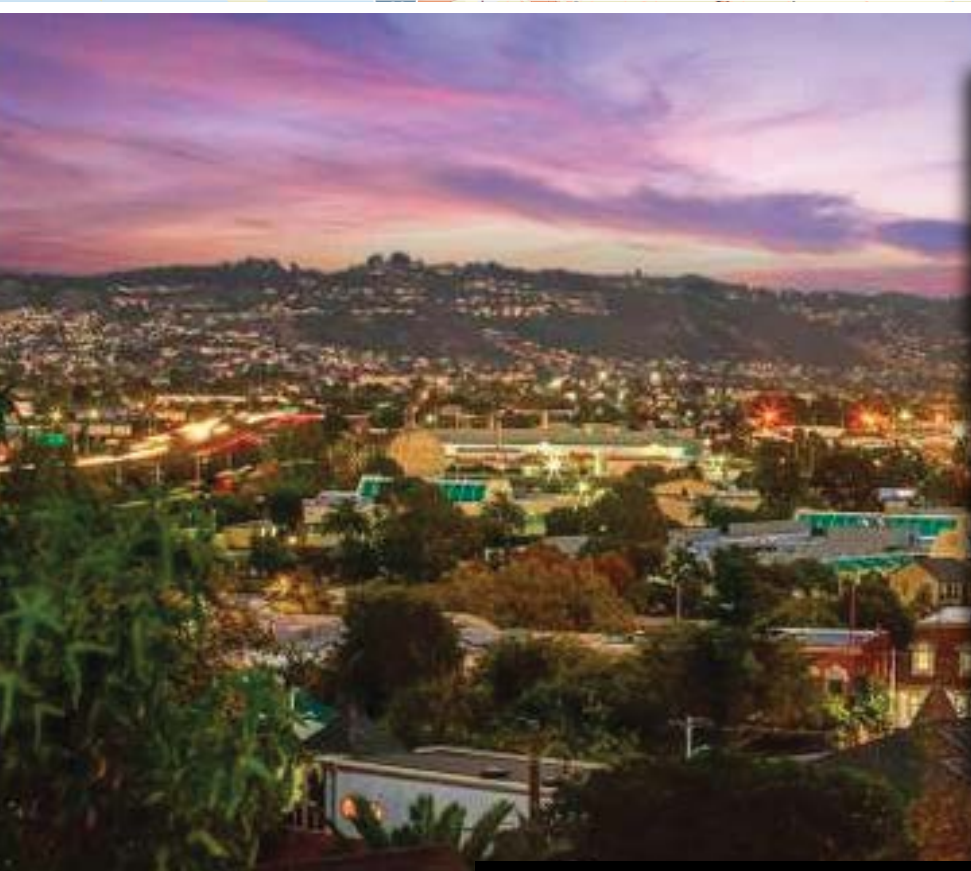


### 2019 Summary

	5 MIN	10 MIN	15 MIN
Population	11,163	85,711	187,332
Households	4,978	35,483	75,367
Families	2,802	21,867	47,065
Average Household Size	2.23	2.41	2.48
Owner Occupied Housing Units	2,900	20,458	43,781
Renter Occupied Housing Units	2,078	15,025	31,586
Median Age	42.7	38.0	36.4
Median Household Income	\$65,049	\$80,100	\$89,324
Average Household Income	\$83,116	\$104,278	\$115,510

### 2024 Summary

	5 MIN	10 MIN	15 MIN
Population	11,745	92,719	205,211
Households	5,232	38,364	82,580
Families	2,920	23,474	51,183
Average Household Size	2.23	2.41	2.48
Owner Occupied Housing Units	3,101	22,253	47,977
Renter Occupied Housing Units	2,130	16,111	34,603
Median Age	43.5	38.6	36.9
Median Household Income	\$74,180	\$89,828	\$100,352
Average Household Income	\$93,172	\$115,686	\$127,171



**Richmond** is a city in western Contra Costa County, California. Richmond is a rising star in the East Bay with a thriving business and residential community. Over three-dozen biotech companies are starting up or expanding in Joinn Innovation Park, which serves as a Biotechnology Accelerator. Manufacturing, always part of Richmond's past, is resurging with coffee, food and pharma manufacturing.

Main Street Initiative is revitalizing Downtown Richmond with building refurbishments and new building creation, turning it into a big Chess Park to create community and inspire children with the game of strategy and logistics. The East Bay Center for Performing Arts is an anchor in this district.

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