

# PRICE REDUCTION

6.3% CAP NNN Leased QSR in SF Bay Area  
Priced Below Replacement Cost  
With Below Market Rent

ONLY  
\$540,000



## 3231 Macdonald Ave, Richmond, CA 94804

### Property Details:

Opportunity to acquire a rare triple net leased Quick Serve Restaurant priced below replacement cost with below market rent located on a high visibility, high traffic, hard corner in a densely populated infill location in the San Francisco Bay Area. This bite-size asset has strong fundamentals and recent capital improvements, such as a new roof. Located minutes outside of San Francisco on a high-traffic thriving retail corridor among national tenants, this building is currently home to a bustling taqueria that has become a beloved part of the community. Offering stable cash flow, this net leased freestanding restaurant located on a high-visibility/high-traffic hard corner with below-market rents provides a rare bite-size investment opportunity with solid fundamentals.

### Property Features:

**Recent Capital Improvements** – such as a new roof for long-term reliability.

**Strong Fundamentals and Full Restaurant Infrastructure** – Including kitchen hood for ventilation, 3-comp sink, service sink, prep area, hand-washing sink, and refrigeration.

**Below-market Rents** – Potential upside

### Strategic Location:

- Positioned on a high-trafficked hard corner
- Located in a neighborhood with **abundant local foot traffic** and adjacent to a middle school and Richmond's Parks & Rec, leading to a community-oriented atmosphere that offers excellent grassroots and marketing potential for any restaurant/retail business.

A chance to own a piece of Richmond's vibrant, evolving landscape. Whether you're looking to continue the tradition of this popular taqueria or introduce a new concept to this highly desirable neighborhood, the possibilities are endless.

- Freestanding on Hard Corner
- Full Restaurant Infrastructure
- New Roof
- Strategic location
- Below-market Rents

View the full listing here: <https://www.crexi.com/properties/1825758/california-high-vis-high-traffic-freestanding-corner-restaurant-space> or <https://www.loopnet.com/Listing/3231-Macdonald-Ave-Richmond-CA/35126475/>

### Contact:

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**Asking Price:** \$540,000  
**CAP Rate:** 6.3%  
**Taxes 2024-2025:** \$7,545.18  
**Current Lease Type:** NNN  
**Market Rental Rate:** \$4-6/SF/MO  
**Rentable SQFT:** 692  
**Property Type:**  
 Retail/Restaurant  
**Subtype:** QSR/Fast Food,  
 Freestanding  
**Tenancy:** Single  
**Total Building SQFT:** 692  
**Land Acres:** 0.11  
**Lot Size (SF):** 4,791  
**Class:** C  
**Year Built:** 1968  
**Buildings:** 1  
**Stories:** 1  
**Total Parking Spaces:** 6  
**Cross Street:** 33<sup>rd</sup> St.  
**Zoning:** CM-3  
**APN:** 516-182-024-5  
**County:** Contra Costa County



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