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Dealership Opportunity:

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## AVAILABLE FOR SUBLEASE | ±17,500 SF HIGH-VISIBILITY EV-READY SHOWROOM & SERVICE CENTER

3230 Auto Plaza // Richmond, California 94806

Get in touch

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# Executive Summary



Lease Rate:

**\$2.40 SF/Month  
NNN**

## Offering Summary

Building Size:	±17,500 SF
Lot Size:	±3.25 Acres
Year Built:	1978
NNN:	\$0.25/sf/mo
Zoning:	CR-Regional Commercial
Lease Expiration Date:	03/08/2032

## Property Highlights

- Prime Location in Richmond's Auto Plaza Row: Positioned in the heart of Richmond's premier automotive district with strong co-tenancy and high visibility.
- Modern Two-Year-Old Build-Out: Recently constructed with a highly modernized interior and impeccably maintained finishes, designed for premium automotive retail and service.
- Energy-Efficient & Climate-Controlled: Solar-powered building complemented by 6 brand new HVAC units, delivering sustainability and comfort year-round.
- EV-Ready Infrastructure: Outfitted with 6 Level-2 EV chargers and a broad array of advanced EV service equipment, ideal for electric vehicle operations.
- Comprehensive Service Bay Setup: Includes 6 vehicle lifts, plus an additional 4 lifts with a precision alignment rack for a full-service offering.
- Advanced Security System: Secured by a state-of-the-art Verkada video surveillance system, offering robust on-site monitoring and safety.
- High-Speed Connectivity: Equipped with AT&T Fiber internet, supporting seamless operations and communications.

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# Interior Photos

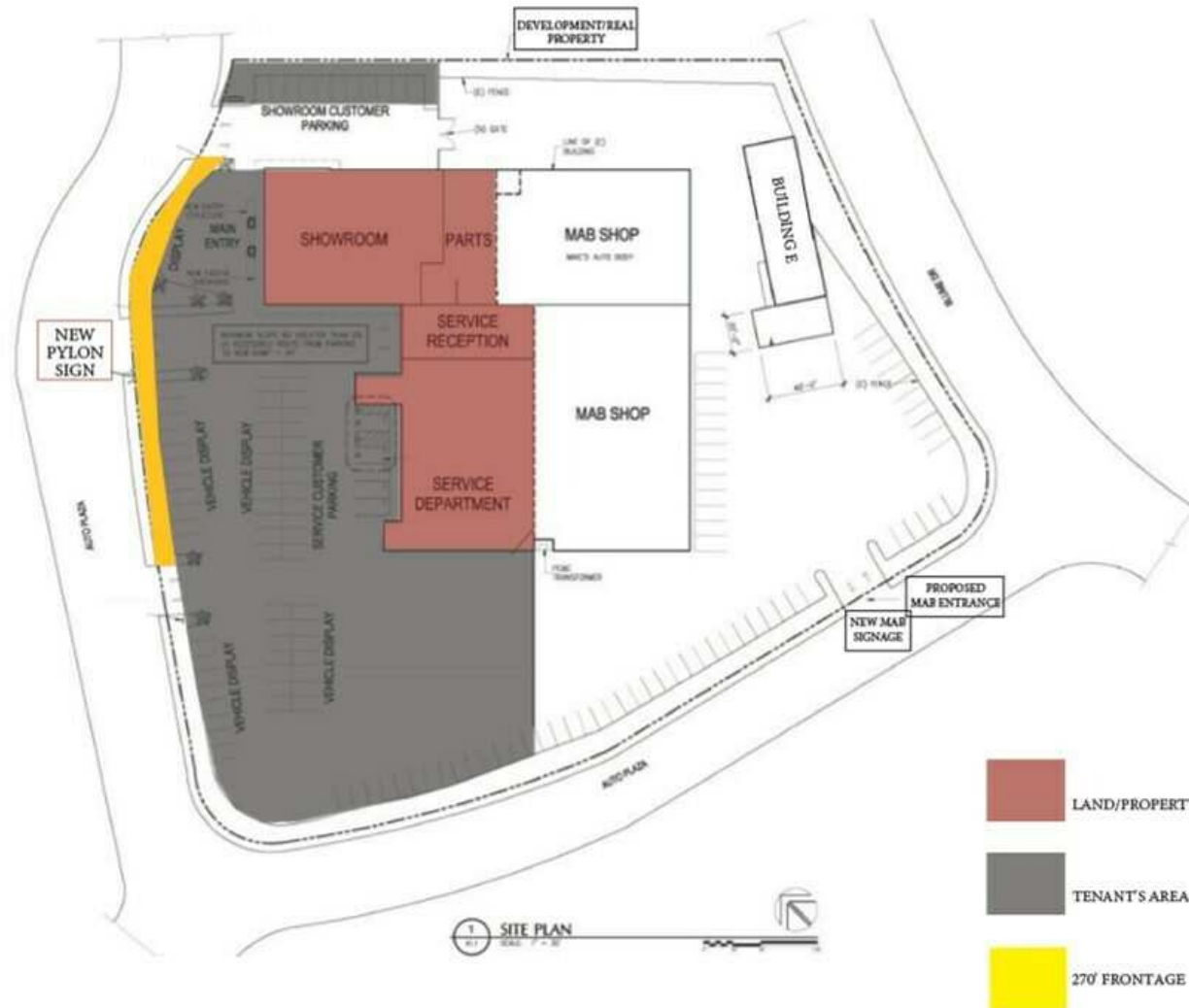


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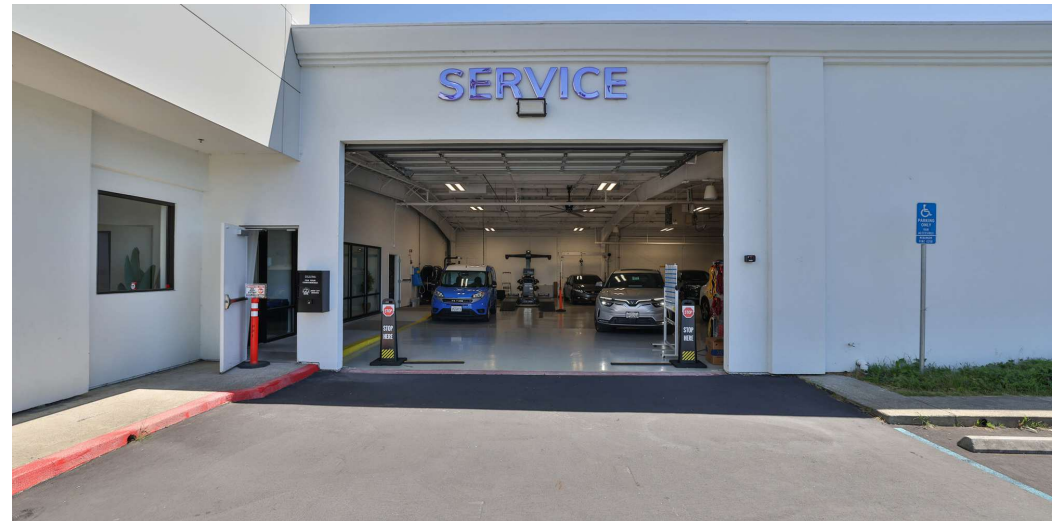
# Site Plan



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## Additional Photos



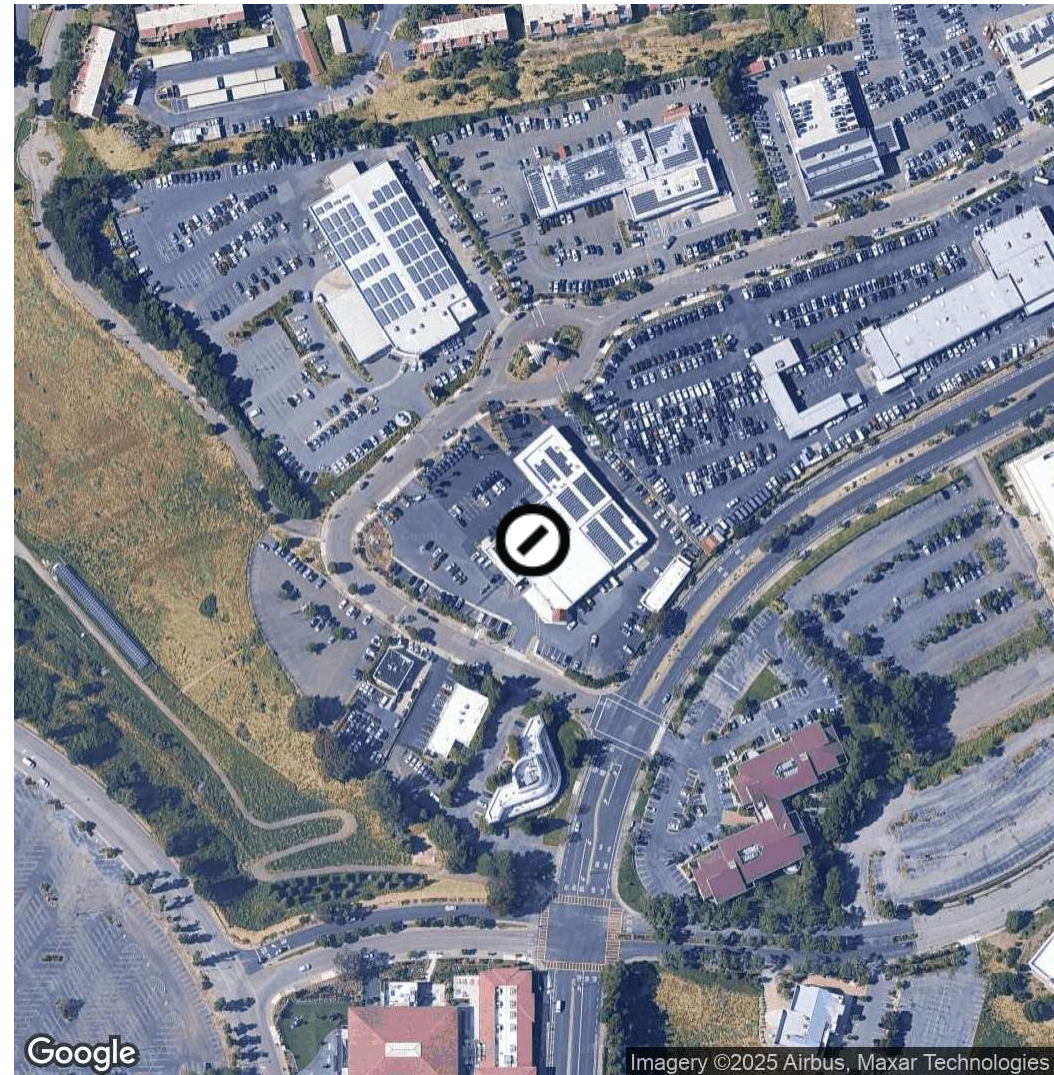
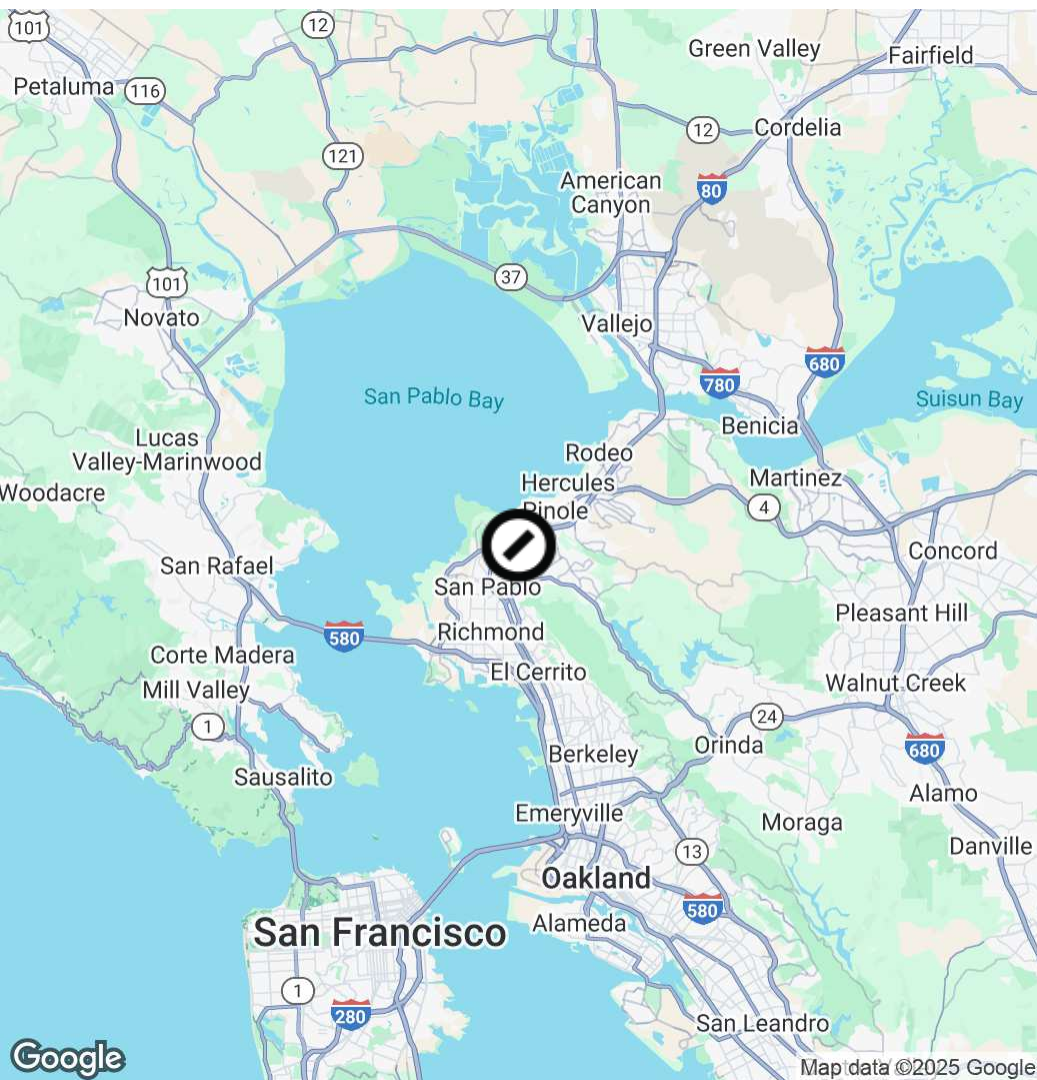
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# Location Map



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# Retailer Map



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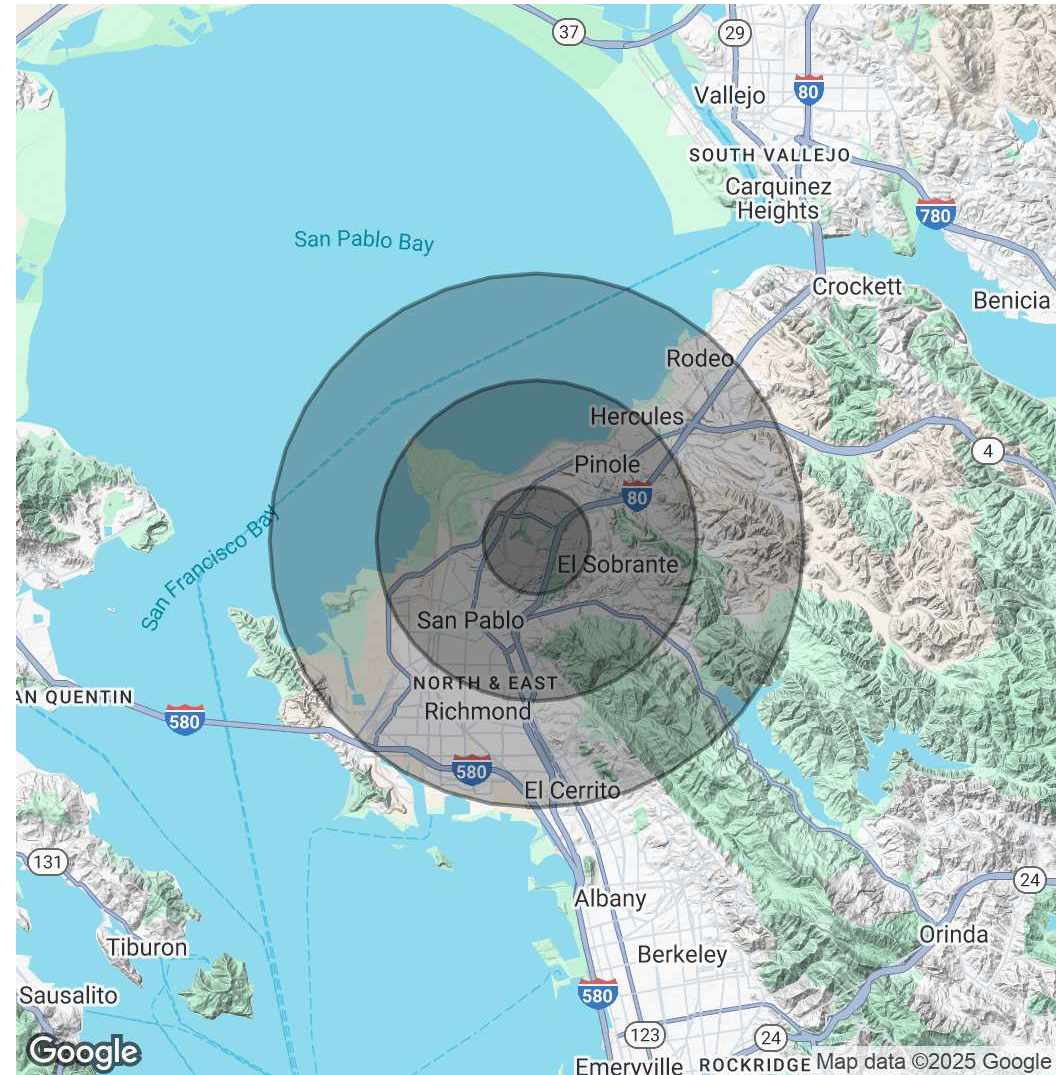


# Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	19,091	120,909	237,091
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,847	39,700	77,777
# of Persons per HH	2.8	3	3
Average HH Income	\$115,963	\$121,220	\$125,647
Average House Value	\$724,924	\$749,920	\$786,395

Demographics data derived from AlphaMap

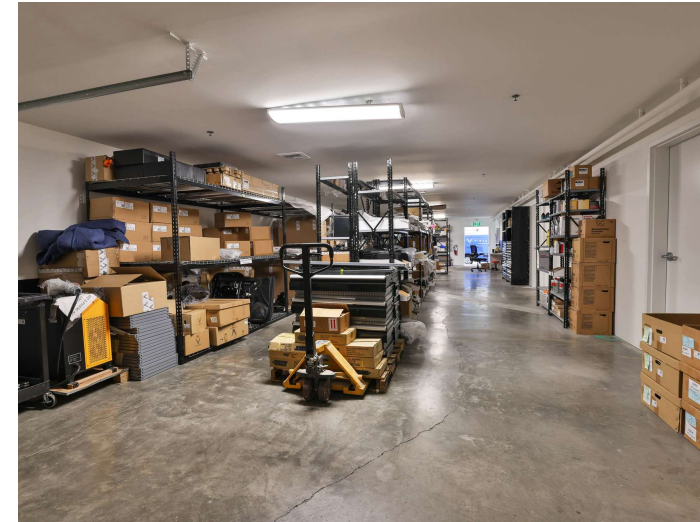


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