



# FOR SALE: NNN INVESTMENT PROPERTY WITH LONGTIME GROCERY STORE TENANT



12249 San Pablo Ave  
Richmond CA 94805

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**±4,250 SF BUILDING**

**±10,000 SF PARCEL**

**\$1,500,000**

**6.55% CAP RATE**



Disclaimer: The advertised building size was derived from a third-party measurement source and accuracy cannot be guaranteed.

12249 San Pablo Ave



## Highlights:

- Hard to find single-tenant NNN leased investment property in the Bay Area
- Property has been occupied by a grocery store since 1971
- Great visibility on San Pablo Ave (CA State Route 123), which features high daily traffic counts
- One block to I-80 on/off ramps
- Off-street parking area with access from both San Pablo Ave and Wilson Ave
- Tenant recently invested significant monies in the business and property, demonstrating a strong commitment to this location



**PROPERTY SUMMARY**

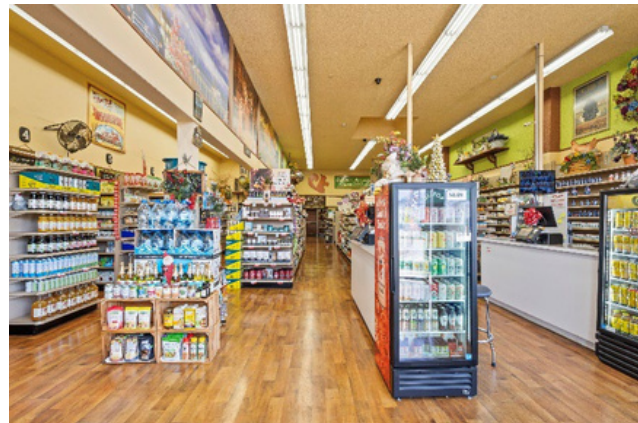
Asking Price / PSF	\$1,500,000 / \$353
NOI / PSF	\$98,198 / \$23.11
Cap Rate	6.55%
Building Size	4,250 SF
Parcel Size	10,000 SF
Year Built	1946
APN	517-100-026-7

**LEASE SUMMARY**

Lease Type	Absolute Triple-Net (NNN)
Tenant	TAAK Corporation dba "Williams Natural Foods"
Guarantor	Personal Guaranty
Lease Commencement Date	11/1/2023
Lease Expiration Date	10/31/2028
Rental Increases	CPI (not to exceed 3%)
Renewal Options	1, 5-Year Option



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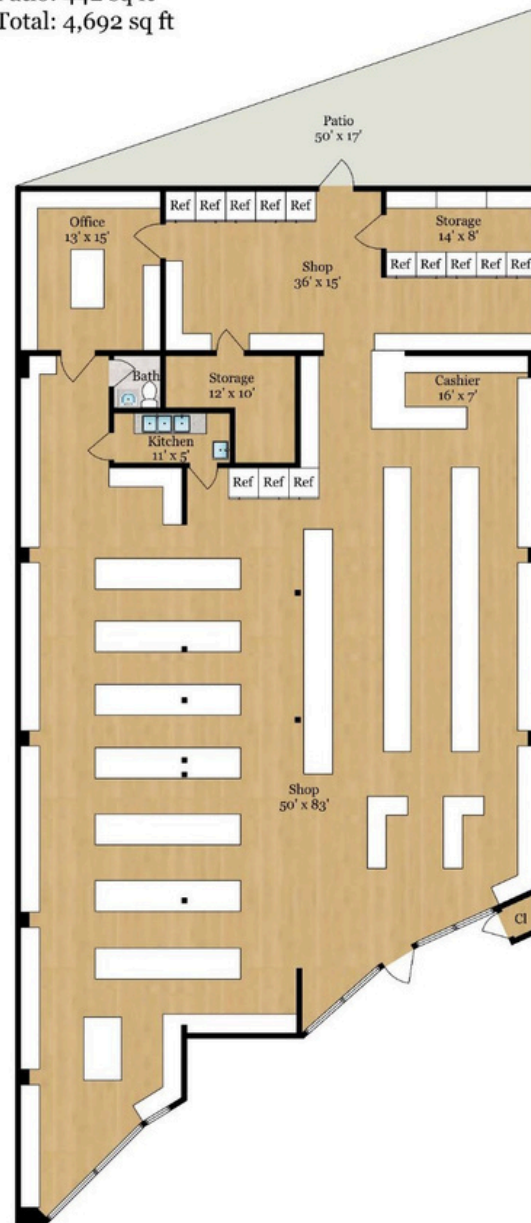
12249 San Pablo Ave



# Floorplan — 12249 San Pablo Ave



Main House: 4,250 sq ft  
Patio: 442 sq ft  
Total: 4,692 sq ft



# Demographic Overview — 12249 San Pablo Ave



RADIUS	2 MILES	5 MILES	10 MILES
Population			
2020 Population	94,383	287,846	654,169
2024 Population	92,077	280,372	640,783
2029 Population Projection	91,193	276,583	628,772
Housing			
Median Home Value	\$734,064	\$825,242	\$962,434
Household Income			
< \$25,000	5,098	11,978	35,573
\$25,000 -50,000	5,346	14,614	31,000
\$50,000 -75,000	4,168	12,546	27,686
\$75,000 -100,000	3,870	11,886	25,622
\$100,000 -125,000	3,244	10,814	23,792
\$125,000 -150,000	2,288	6,843	16,548
\$150,000 -200,000	3,260	11,103	26,909
\$200,000+	3,965	18,399	58,657
Avg Household Income	\$107,142	\$125,636	\$135,976
Median Household Income	\$81,508	\$95,935	\$103,165

Data Source: [CoStar](#)



# Hwy 80 & San Pablo Ave VPD/ Subject Property



Data Source: [CoStar](https://www.coStar.com)



# Subject: 12249 San Pablo Ave

