

3220

BLUME DRIVE

RICHMOND, CALIFORNIA

GOVERNMENT-ANCHORED · MULTI-TENANT OFFICE · 98% LEASED

Contra Costa County—Anchored Office

\$7,750,000

OFFERING GUIDANCE

\$172

PRICE / SF

45,010

RENTABLE SF

98%

OCCUPANCY

8.6%

GOING-IN CAP

PROPERTY HIGHLIGHTS

- **Government-grade anchor** — the County of Contra Costa signed a new 10-year lease on the 11,846 SF anchor suite (~26% of the building) at \$30.00/SF, commencing July 2026.
- **~98% leased, forward basis** — only 742 SF in a single small suite remains available at closing.
- **Mark-to-market upside** — in-place rents average ~\$25.63/SF, below the \$30.00/SF the County just signed.
- **Durable, diversified roster** — long-tenured professional, medical, and public-sector tenants across 21 suites.
- **Hilltop & I-80 tailwind** — adjacent to the 7,500-unit Hilltop Mall redevelopment with immediate Interstate 80 access.



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THE ASSET



YEAR BUILT 1981	STORIES 2	RENTABLE AREA 45,010 SF
LAND AREA 3.01 AC	SUITES 21	SALE INTEREST Fee Simple

MINUTES FROM RICHMOND'S KEY GROWTH & TRANSIT ANCHORS

County of Contra Costa	Hilltop Mall Redevelopment	Interstate 80 Access	Richmond Parkway BART
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Evan Rose

DIRECTOR, INVESTMENTS

DIRECT 415-625-2152

EMAIL evan.rose@marcusmillichap.com

CA LIC 01957217

REQUEST THE
OFFERING
MEMORANDUM