



FOR SALE: NNN INVESTMENT PROPERTY WITH LONGTIME GROCERY STORE TENANT



12249 San Pablo Ave
Richmond CA 94704

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**±4,250-SF BUILDING
±10,000-SF PARCEL
\$1,500,000**



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



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

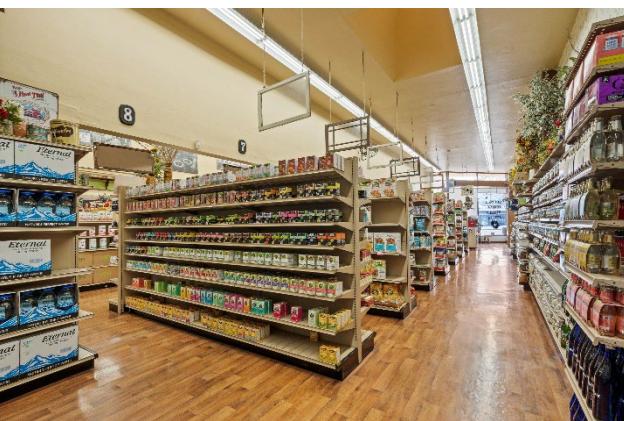
| | |
|-------------------------|---|
| Lease Type | Absolute Triple-Net (NNN) |
| Tenant | TAAK Corporation dba "Williams Natural Foods" |
| Guarantor | Personal Guaranty |
| Lease Commencement Date | 11/1/2023 |
| Lease Expiration Date | 10/31/2028 |
| Rental Increases | CPI (not to exceed 3%) |
|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



12249 San Pablo Ave

MRE

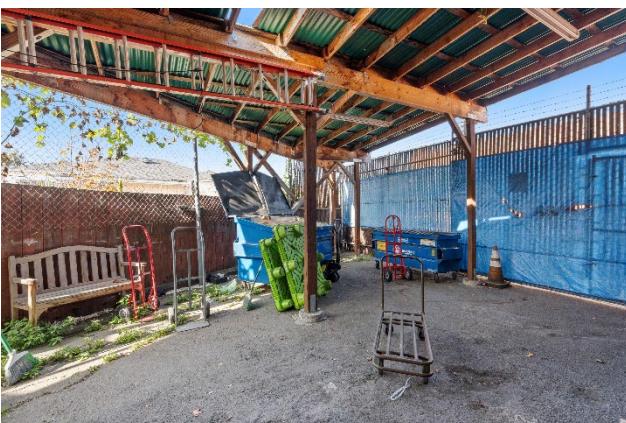
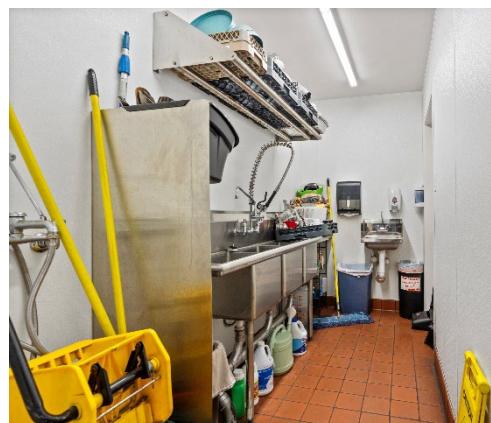
360°
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All information herein is offered in good faith and deemed accurate but not guaranteed.



12249 San Pablo Ave



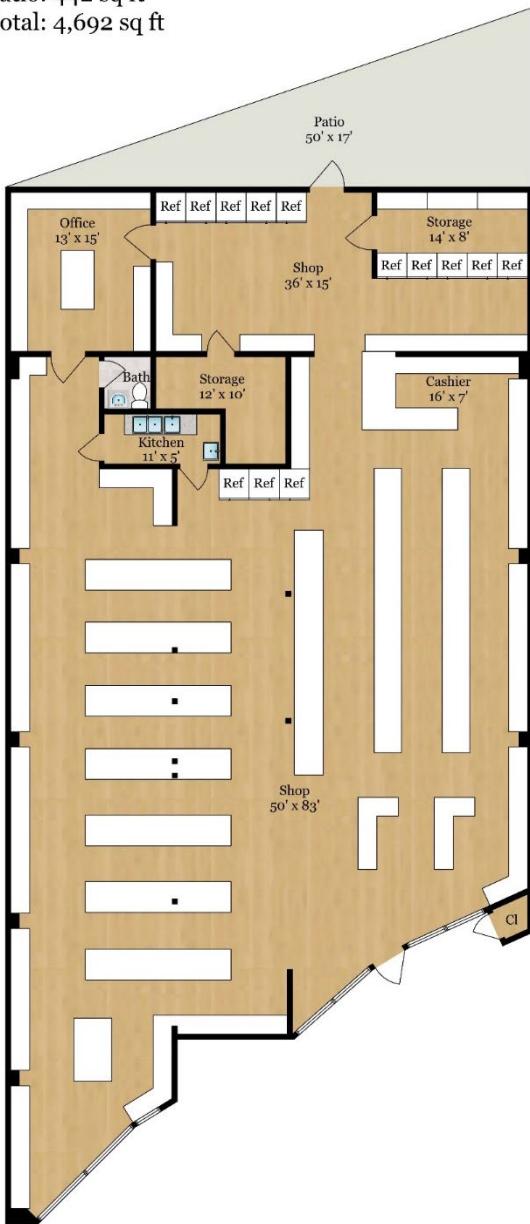
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Floorplan — 12249 San Pablo Ave



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



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| 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 |

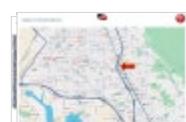
Data Source: [CoStar](#)



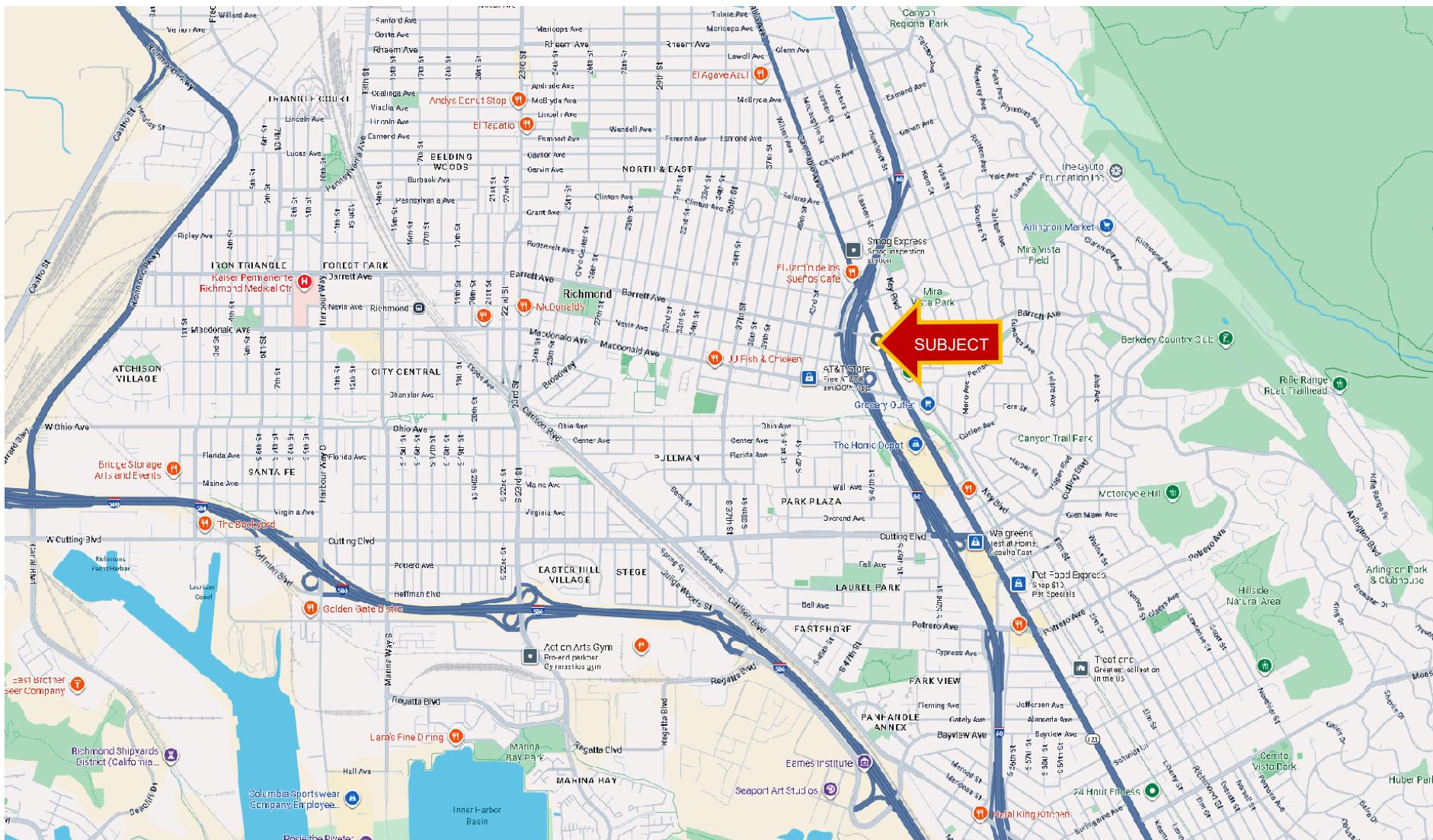
Hwy 80 & San Pablo Ave VPD / Subject Property



Data Source: [CoStar](#)



Subject: 12249 San Pablo Ave



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