

# FOR SALE OR FOR LEASE

155-157 PARK PLACE, PT. RICHMOND, CA

±15,463 RSF Building Divisible to ±4,726 RSF

\*±19,491 SF Total Building Including Parking Garage

\$3,075,000 (\$199/RSF) -\$2.25/RSF/Month, Industrial Gross



**NEWMARK**

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# THE OFFERING

Located in the heart of the historical district of Point Richmond, at the corner of Park Place and W. Richmond Avenue, this unique offering is a rare owner/user or investment opportunity. Just off the Castro exit of I-580, the area attracts clients and employees alike in this amenity rich, walkable locale.

The original two buildings were combined in 2017 into one contiguous building and parcel. The building has an established pizzeria on the ground floor and will otherwise be delivered vacant as of January 1st, 2026.

This property is elevator and HVAC served and handicapped accessible. There are high-end finishes throughout. The kitchenette is on the first floor of 157 as is the balcony/deck off the back. There are balconies off the second floors of both 157 and 155. This property could be either usable by one tenant or split up for a multi-tenant investment property.

A finished alley way connects to Railroad Avenue at the back of the building. Parking is abundant at this location with seven (7) gated and enclosed parking spaces below the building, as well as gravel parking in the rear of the building with eight (8) additional spaces. There is also street parking in front of the building on Park Place. The parking and garage are accessible through an agreement with the neighboring ownership.



# 155-157 PARK PLACE PT. RICHMOND,



**APN:**  
558-122-047



**BUILDING SIZE:**  
±15,463 RSF Divisible to ±4,726 RSF  
\*±19,491 SF Total Building Including Garage



**LAND SIZE:**  
±9,250 SF (±0.2124 acres)



**YEAR BUILT-155 PARK PLACE:** 1992  
**YEAR BUILT-157 PARK PLACE:** 1905  
**COMBINED & RENNOVATED:** 2017



**ZONING:**  
MCM-2 | Commercial Mixed-Use



**COUNTY:**  
Contra Costa



**GENERAL PLAN USE:**  
Allows residential and neighborhood-serving retail uses such as markets, professional offices, boutiques, barber shops, beauty salons, shops and restaurants.

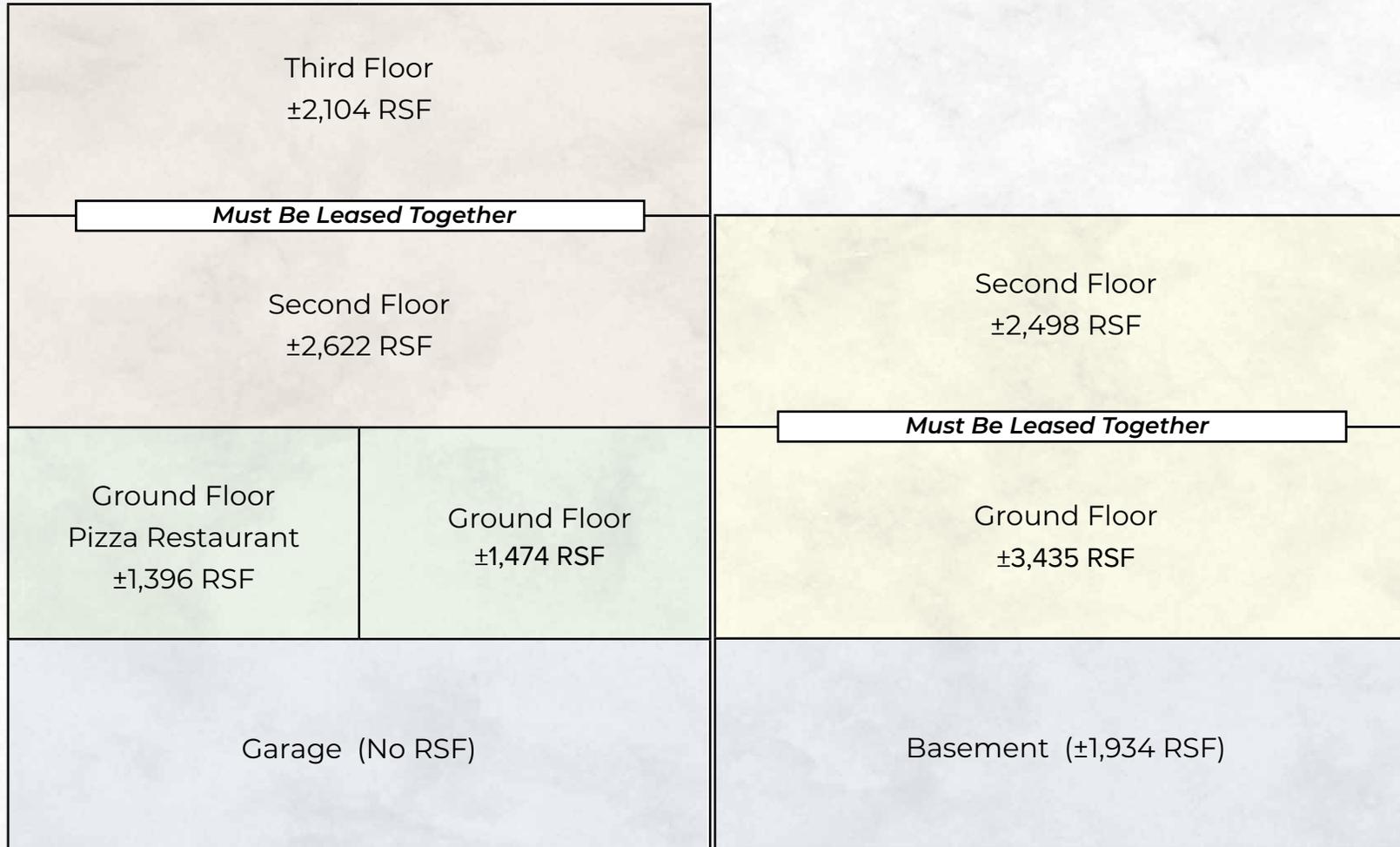
Residential development above ground floor commercial spaces is strongly encouraged in this area.



# PHOTO GALLERY



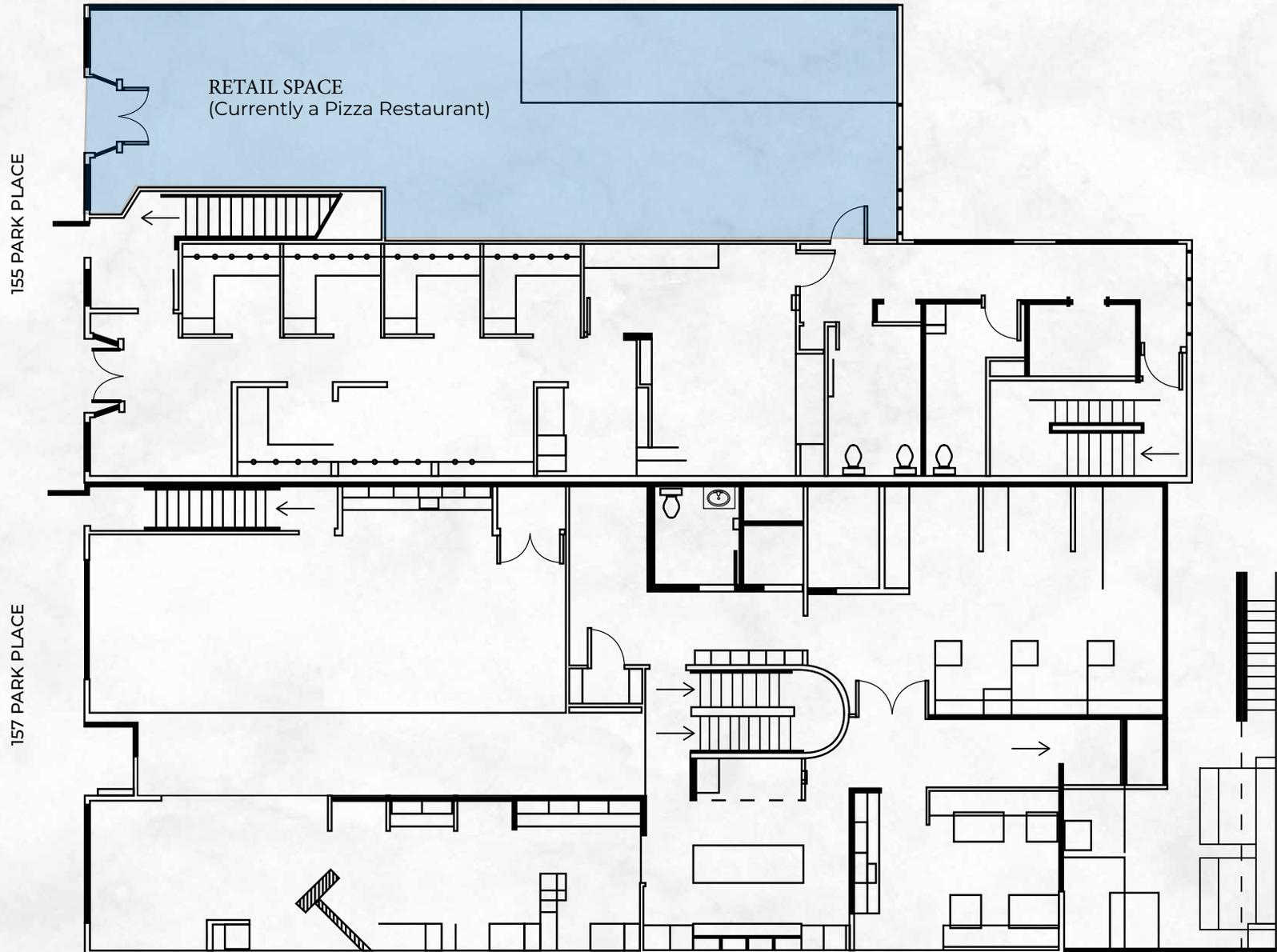
# STACKING PLANS



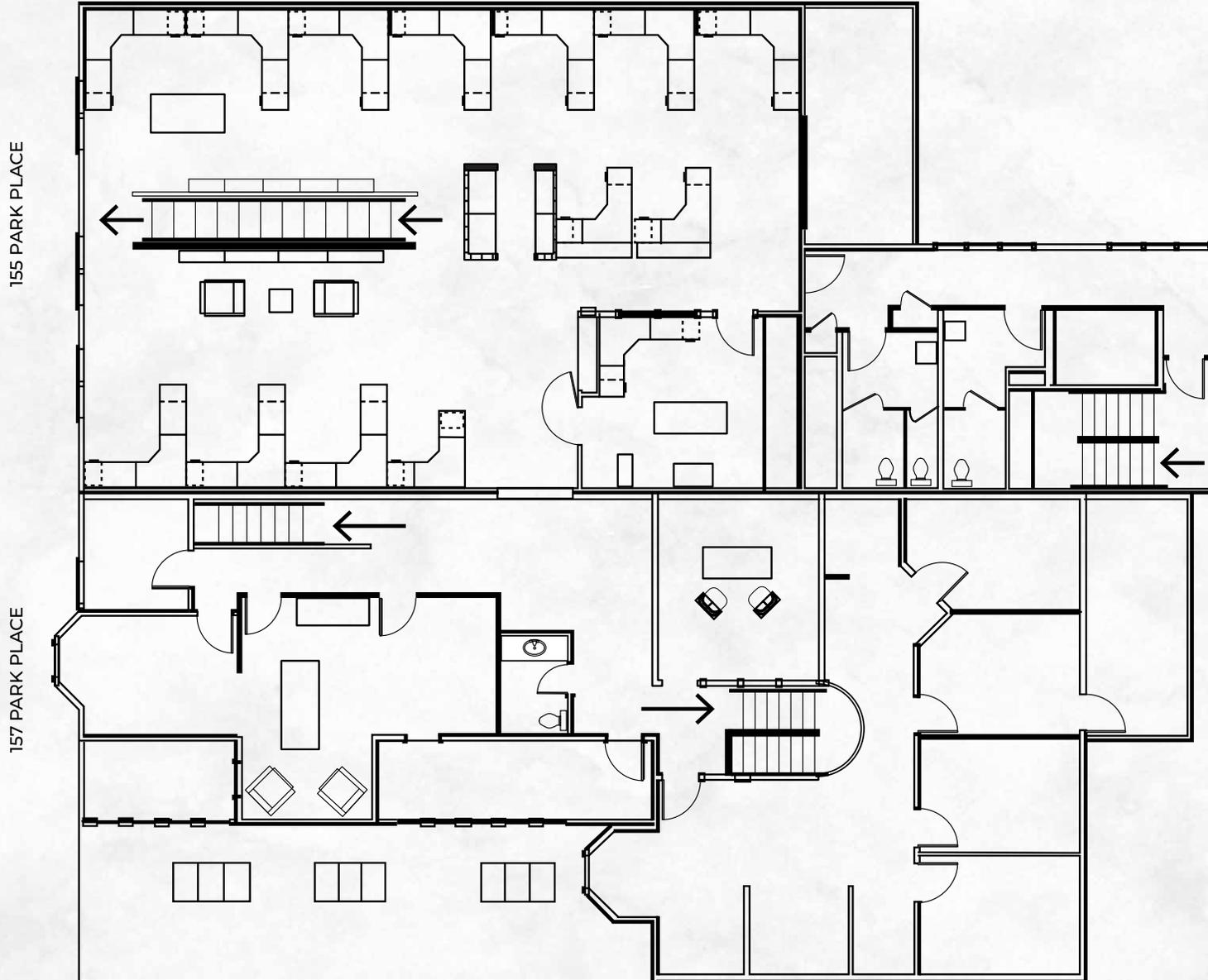
## 155 PARK PLACE

## 157 PARK PLACE

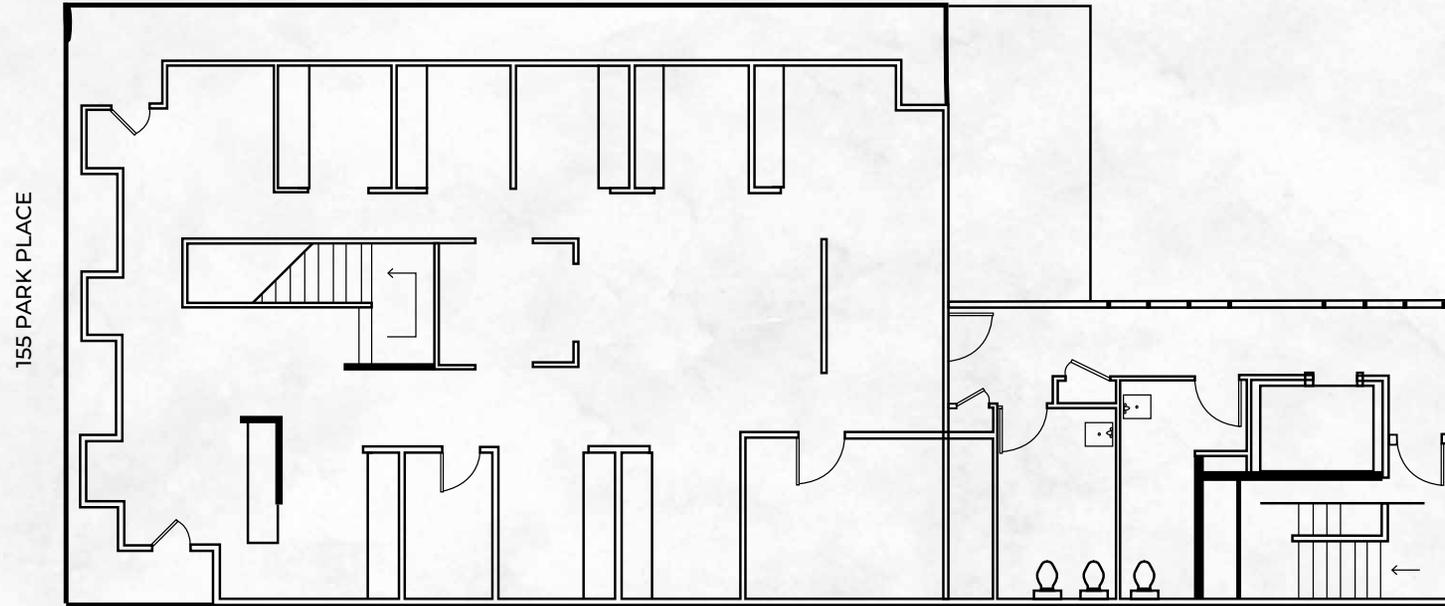
# FIRST FLOOR



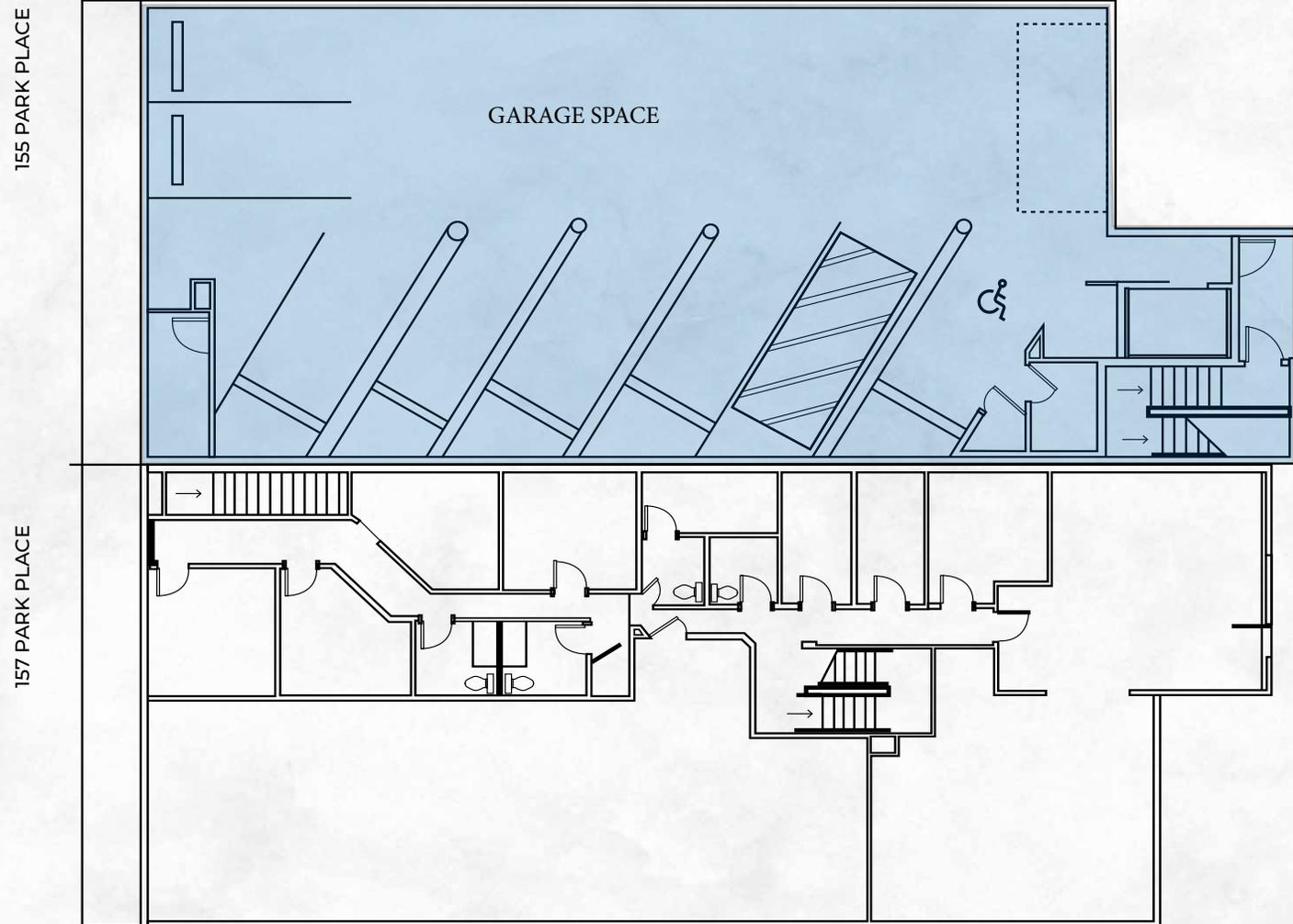
# SECOND FLOOR



# THIRD FLOOR



# BASEMENT



# AMENITIES



# LOCATION

## PT. RICHMOND

Pt. Richmond is an historic district, incorporated in 1905 and part of the City of Richmond. North of Pt. Richmond is a refinery and the Santa Fe rail yard. Also, Pt. Richmond is adjacent to I-580 and the Richmond-San Rafael bridge connecting it to Marin County.

## RICHMOND

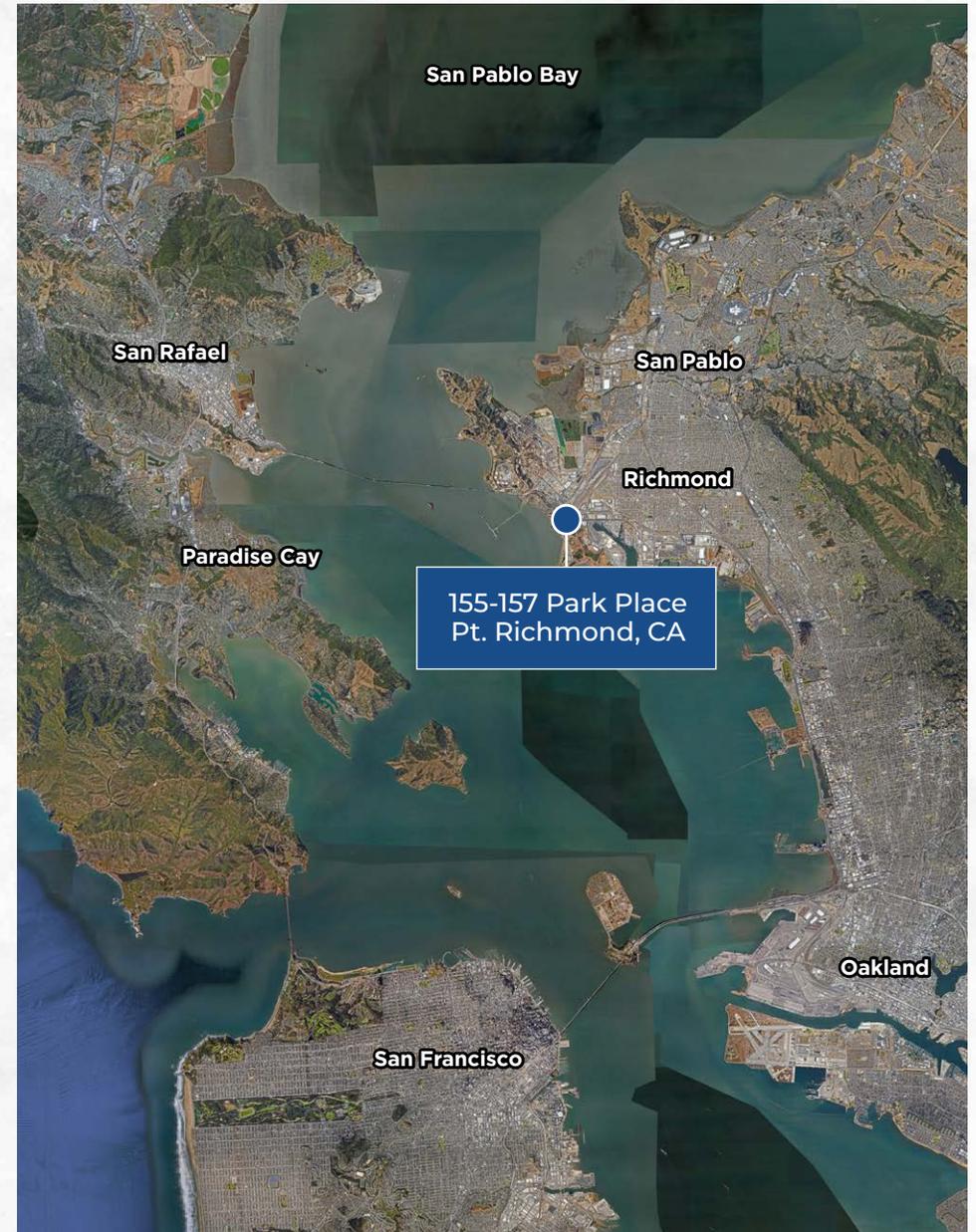
One of the most populated cities in Contra Costa County, Richmond has a large industrial base with access to both major Interstates of 80 and 580. Northwest across the bay from San Francisco, Richmond is very accessible.

## CONTRA COSTA COUNTY

Contra Costa County has a population of  $\pm 1,166,000$  with a 10% increase in 2020. The county is heavily urbanized, and the county seat is Richmond's neighbor, Martinez. Richmond is in the western most part of the county directly on the bay.

## DRIVE TIMES: (in minutes)

San Rafael	17
Oakland	22
San Francisco	32
Walnut Creek	42



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