



Mixed Use Property For Sale

# 2901 Cutting Blvd

Richmond, CA 94804

COMPASS  
COMMERCIAL

Hatim Elmashsni

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DRE 01484398

Compass Commercial

1699 Van Ness Avenue

San Francisco, CA 94109

# Property Summary



## OFFERING SUMMARY

Price:	\$996,000
Number of Units:	3
Cost/Unit:	\$330,000
Square Feet:	3,696 (+)
Cost/Sq. Foot:	\$269
CAP Rate:	10 %

Mixed Use Investment Opportunity on Corner lot in Richmond. 100 Feet of Street Frontage on Cutting Blvd and 29<sup>th</sup> Street. 4 Parking Spaces and zoned CM-1 Richmond.

**Information provided has been obtained from sources we believe reliable. Landlord & Agent makes no representations as to the accuracy of these plans and recipients should not rely on their accuracy. Recipients to verify any and all accuracy of information. All sizes are approximate and are subject to verification.**

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# Rent Roll

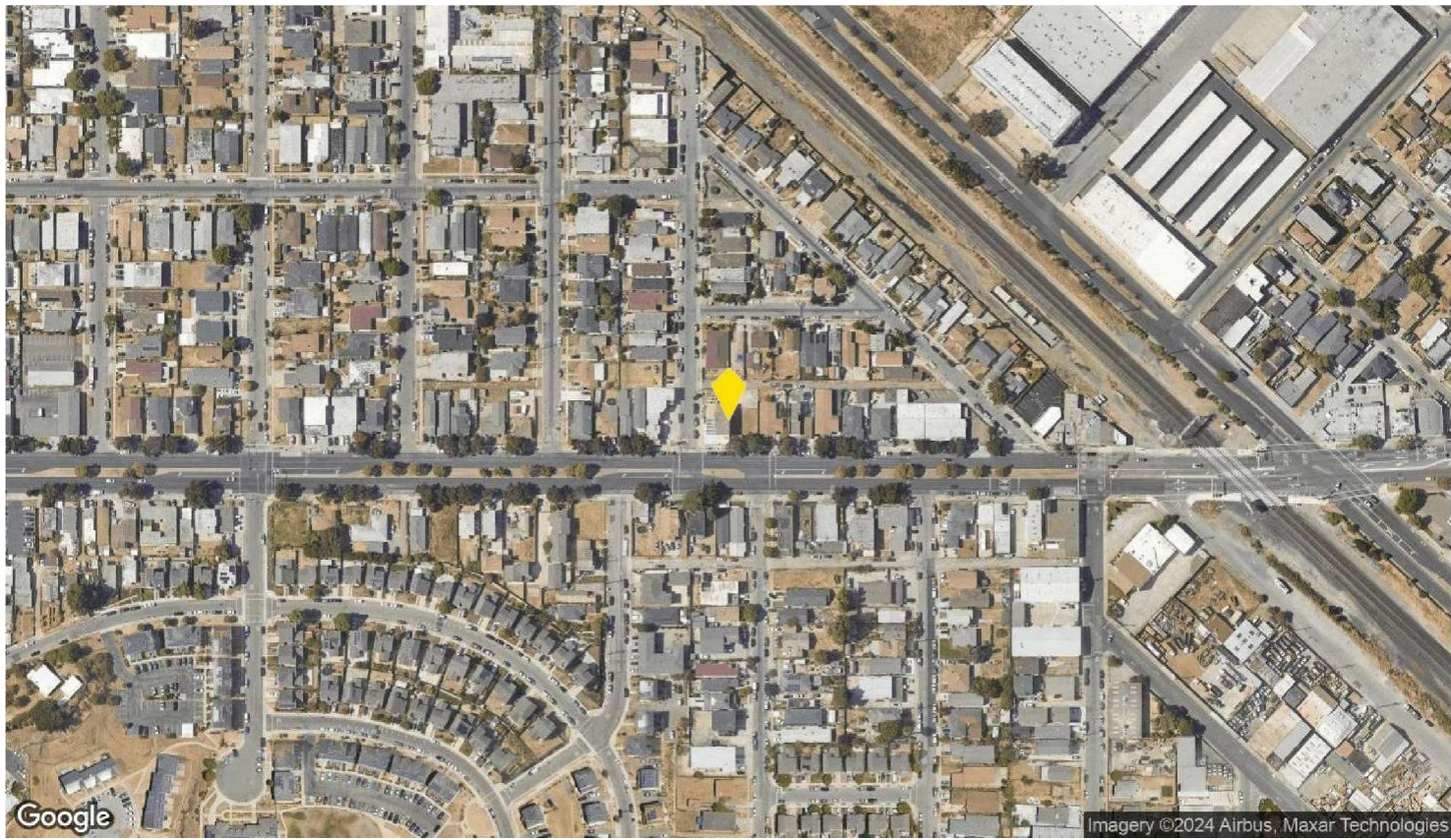
UNIT	BR/BA	RENT	VACANT	MARKET RENT
1	Commercial Store	\$4,900.00	N	\$4,900.00
2	4 Bed / 1.5 Bath	\$2,400.00	N	\$2,400.00
3	2 Bed / 1 Bath	\$1,009.00	N	\$1,009.00
	<b>Monthly</b>	<b>\$8,309.00</b>		<b>\$8,309.00</b>
	<b>Annual</b>	<b>\$99,708.00</b>		<b>\$99,708.00</b>

For Residential Units, Landlord Pays Water and Trash Utilities  
 468 S. 29<sup>th</sup> Lease Expires 04/30/2025 / 470 S. 29<sup>th</sup> St is a Month to Month Lease

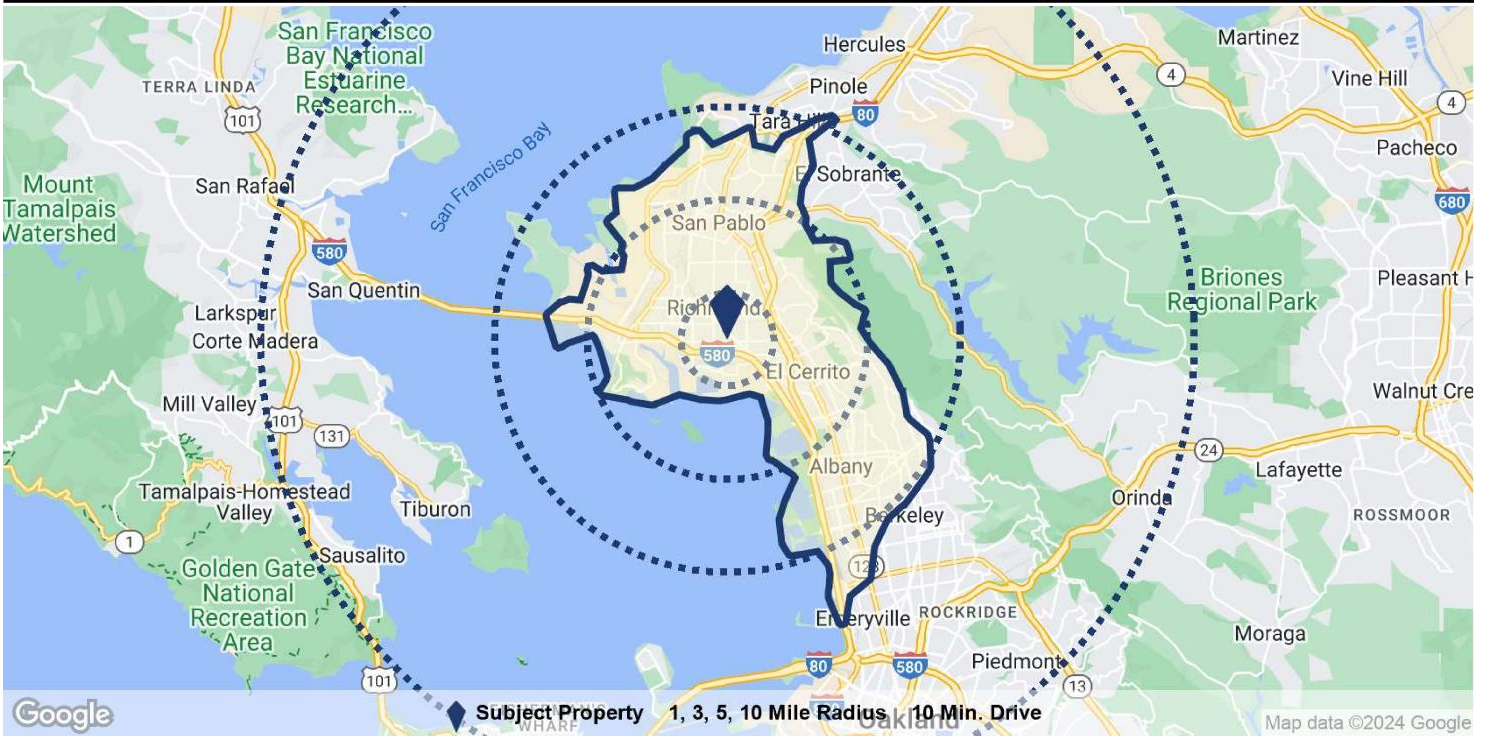
Commercial Lease Expires 12/31/2027, (Lease has 5 Year Option)  
 Commercial Lease has a 10 Percent Increase Each Year  
 For Commercial Unit, Tenant Pays all utilities

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AERIAL VIEW

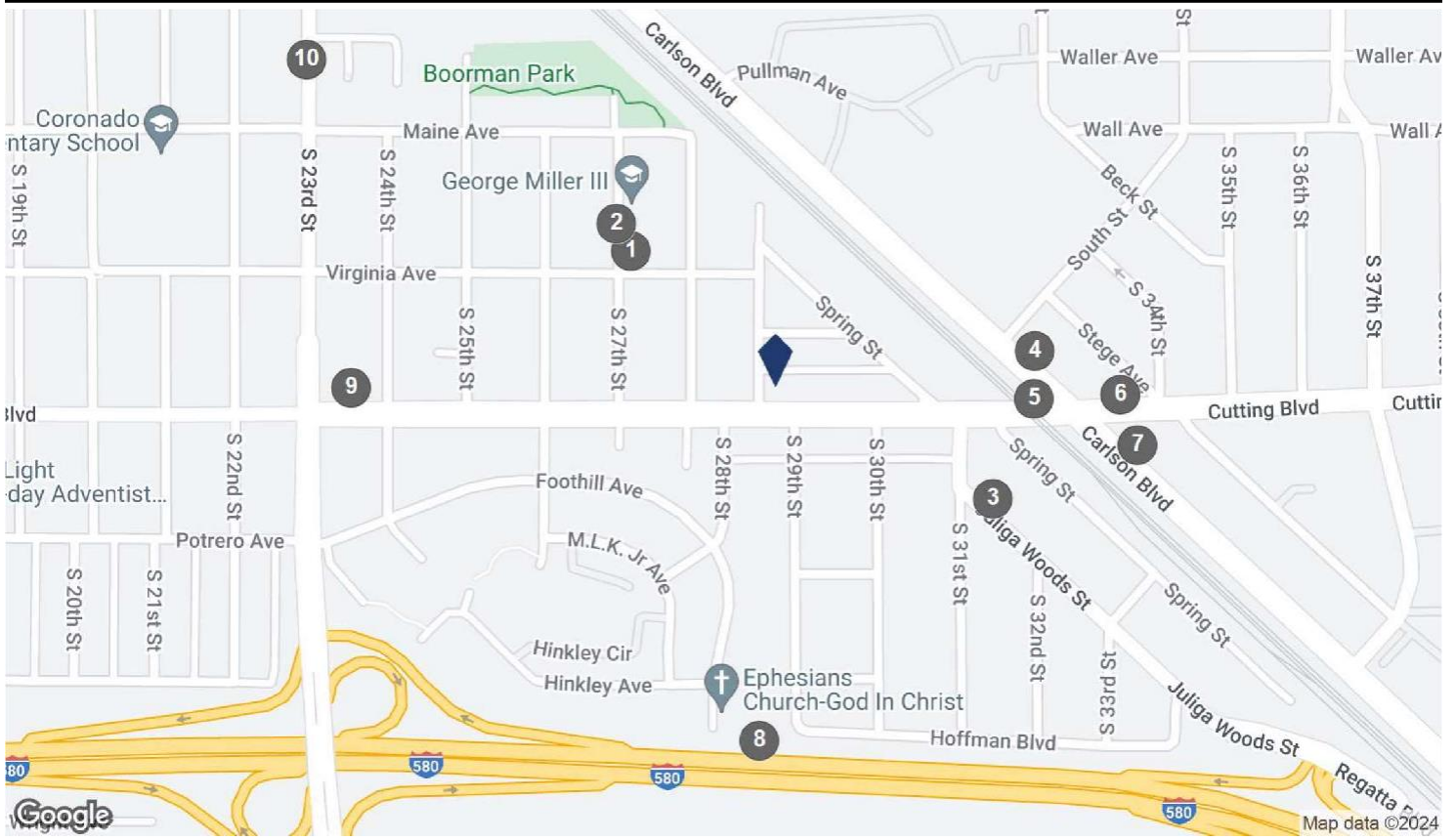


**DEMOGRAPHICS**



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	28,696	146,815	259,370	747,298	239,980
5 Yr Growth	1.9%	0.9%	0.2%	-0.7%	-1.7%
Median Age	37	39	41	41	40
5 Yr Forecast	39	41	42	43	41
White / Black / Hispanic	48% / 36% / 46%	56% / 20% / 44%	55% / 17% / 34%	54% / 14% / 20%	30% / 13% / 35%
5 Yr Forecast	48% / 36% / 46%	56% / 20% / 44%	55% / 17% / 34%	54% / 14% / 20%	30% / 13% / 35%
Employment	8,830	42,176	77,003	550,213	127,556
Buying Power	\$738.8M	\$4.3B	\$8.9B	\$33.6B	\$8B
5 Yr Growth	4.9%	3.1%	1.9%	1.8%	-2.3%
College Graduates	20.6%	28.6%	38.4%	51.4%	44.0%
<b>Household</b>					
Households	10,082	51,581	95,123	311,931	85,417
5 Yr Growth	2.0%	0.9%	0.1%	-1.0%	-1.9%
Median Household Income	\$73,278	\$82,967	\$94,081	\$107,574	\$93,207
5 Yr Forecast	\$75,384	\$84,821	\$95,751	\$110,548	\$92,824
Average Household Income	\$93,121	\$106,442	\$121,309	\$138,402	\$123,670
5 Yr Forecast	\$94,977	\$108,461	\$123,051	\$140,873	\$123,464
% High Income (>\$75K)	49%	55%	60%	63%	59%
<b>Housing</b>					
Median Home Value	\$400,531	\$532,967	\$742,443	\$992,140	\$755,808
Median Year Built	1956	1960	1953	1960	1957
Owner / Renter Occupied	45% / 55%	51% / 49%	55% / 45%	44% / 56%	51% / 49%

**TRAFFIC COUNTS**



**COUNTS BY STREETS**

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Virginia Ave	S 27th St - W	521	2022	0.13 mi
2 S 27th St	Virginia Ave - S	468	2022	0.15 mi
3 Erlandson Ave	S 31st St - NW	3,968	2022	0.17 mi
4 Carlson Blvd	South St - NW	8,158	2022	0.18 mi
5 Cutting Blvd	Carlson Blvd - E	16,305	2022	0.18 mi
6 Cutting Blvd	Stege Ave - E	13,765	2022	0.24 mi
7 Carlson Blvd	Cutting Blvd - NW	7,821	2022	0.25 mi
8 I-580	Marina Bay Pkwy - W	100,551	2022	0.26 mi
9 Cutting Blvd	S 24th St - E	14,884	2022	0.29 mi
10 S 23rd St	Welcome Ave - N	10,848	2022	0.38 mi