



# 3635

WILBUR AVENUE  
ANTIOCH, CALIFORNIA

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## RV & BOAT STORAGE ON 5 ACRES

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# PROPERTY HIGHLIGHTS



**\$3,850,000**  
Asking Price



**2**  
Houses on site



**5 Acres (±217,800 SF)**  
Lot Size  
All Gravel plus paved sections



**Fenced**  
Razor Wire & Electric Security Gate



**Site can be run**  
Remotely



**Heavy Industrial**  
Zoning

# THE OFFERING

Lee & Associates, as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 3625-3635 Wilbur Ave (The "Property" or 3635 Wilbur Ave.), located in the city of Antioch, CA. 3635 Wilbur Ave. is an excellent opportunity for investors looking for:

- **Stable Investment** – This property offers a stable income with a long-term track record in a transitioning area with multiple ways to add value over time.
- **Owner User** – 3635 Wilbur offers owner users a strong income to support investing in a commercial property while you use the site for their company.
- **Value Add Investors** – You have multiple avenues to take on this property. (1) You can continue with the current use and begin making site improvements to enhance the property and raise income through covered storage or enclosed storage. (2) You can take advantage of the heavy industrial zoning and lease the site to a couple industrial yard users to increase income, (3) Execute on a longer term plan to build out the site with industrial buildings or improvements to enhance value. Regardless of your approach, you will have income to support your plan while you add value.

Located just 3 minutes off Highway 4 at the Wilbur Ave exit, the Property offers an exceptionally convenient location in Contra Costa County in a transitioning area. Built in 1025 and renovated under the current ownership, the 5 Acre heavy industrially zoned property offers an uncommon opportunity for an owner-user, investor, or developer to acquire a heavy industrial zoned property in an excellent location.

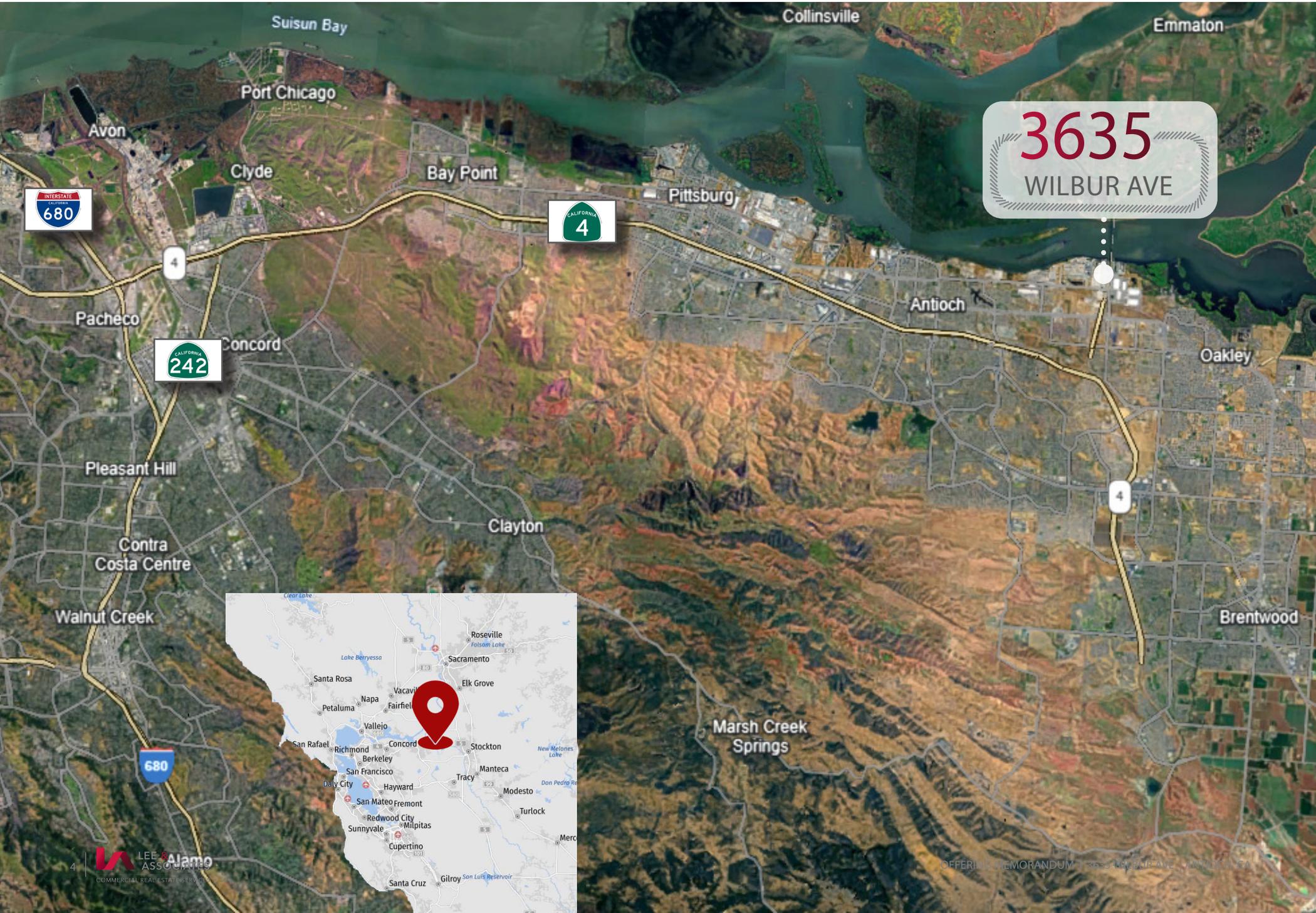
The property is currently being run as a RV & Boat Storage facility. This flexible investment opportunity is positioned squarely in a well performing asset class and gives room for creativity and skill to grow it's value and take advantage of the growth happening in the immediate area. Either way the next owner will benefit from receiving years of cash flow while the property's value increase over time.



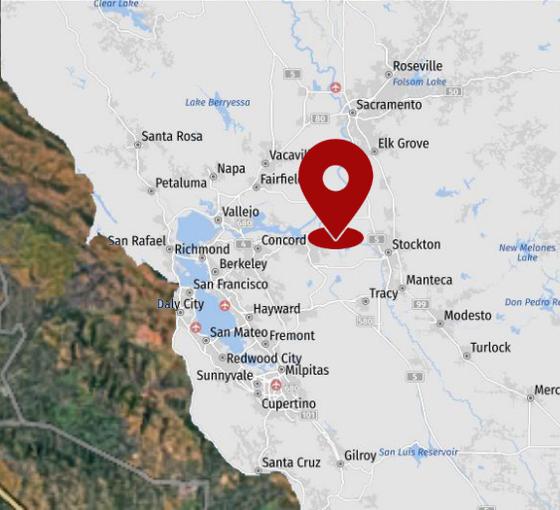
# PROPERTY OVERVIEW

Address	3635 Wilbur Ave Antioch, CA
APN	051-040-072-4
Site Improvements	House 1 - 3BR/1.5 BA/Plus Finished Basement House 2 - 2BR/1 BA/Office/Unfinished Basement Shop - Buyer to Investigate Concrete Pad Mini Storage Shipping Containers Office for Storage Business
Year Built	1925 / Current Ownership Recently Renovated
UTILITY/SERVICE	PROVIDER
Electricity	PG&E - 3 Meters on Site (House 1, House 2, Office Site)
Gas	PG&E - 2 Meters (House 1, House 2)
Sewer	Site has two (2) septic tanks (House 1, House 2, Office)

# AERIAL OVERVIEW



**3635**  
WILBUR AVE



# MINI STORAGE CONTAINERS



A Mini Storage - containers

B Office

C Concrete Pad

D Shop

E House 1

F House #2

# PROPERTY PHOTOS



# FINANCIALS

## FINANCIAL HIGHLIGHTS

2026 Projected Income	\$337,000
2026 Projected NOI	\$233,700
Pricing	\$3,850,000

## PRODUCT MIX

Total Stalls	Total Stalls - 270 Stalls
	Under 20' - \$80/mo.
	From 21' - 30' - \$85/mo.
	From 31' - 40' - \$100/mo.
	From 41' + - \$120/mo.
Mini Storage (in 4 shipping containers)	32 units of various sizes
Homes	Home #1 - 3BR/1.5BA Home #2 - 2BR/1BA/OFFICE



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PRESENTED BY

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