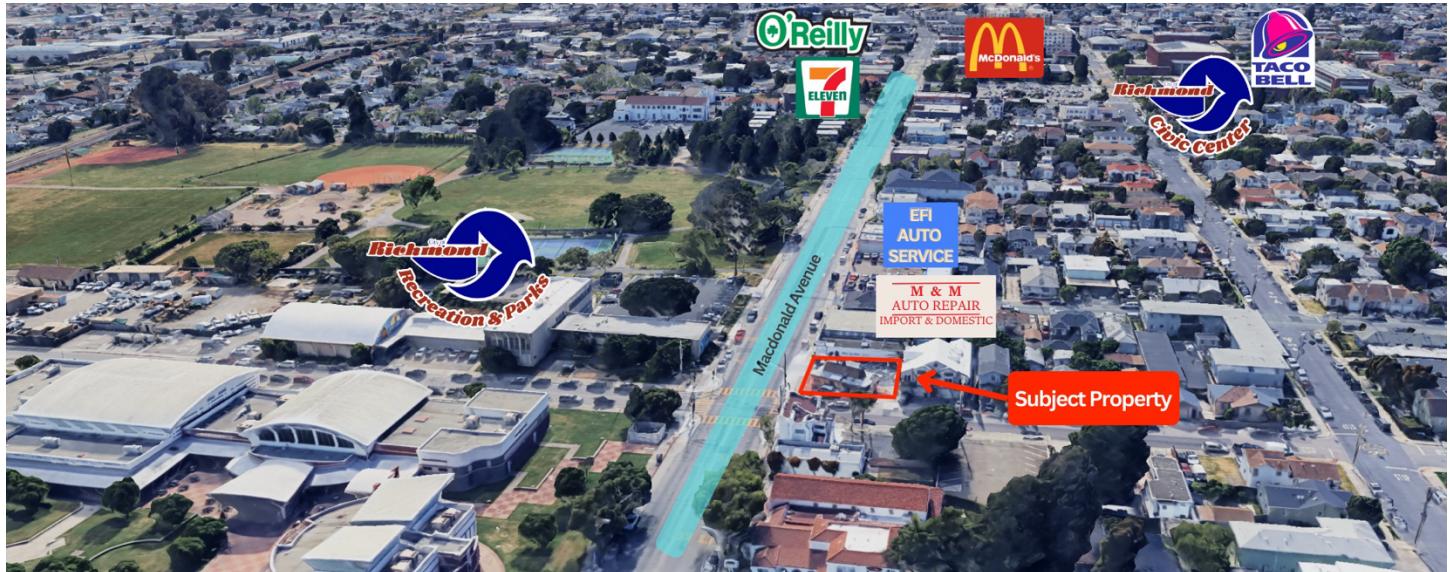


FOR LEASE: QSR IN SF BAY AREA

NNN Lease Opportunity QSR in SF Bay Area
Undisclosed Rental Rate
Available Starting 12/01/2027



3231 Macdonald Ave, Richmond, CA 94804

For Lease - QSR in SF Bay Area

Located on a high-visibility, high-traffic, hard corner in a densely populated infill location in the San Francisco Bay Area. This bite-sized asset has strong fundamentals and recent capital improvements, such as a new roof. Located minutes outside San Francisco on a high-traffic, thriving retail corridor with national tenants.

Property Features:

- **Recent Capital Improvements** – such as a new roof for long-term reliability.
- **Strong Fundamentals and Full Restaurant Infrastructure** – Including kitchen hood for ventilation, 3-comp sink, service sink, prep area, hand-washing sink, and refrigeration.
- **Abundant Local Foot Traffic** — High-Traffic corridor with an AADT of 24,800

Strategic Location:

- Positioned on a high-trafficked hard corner
- Located in a neighborhood with **abundant local foot traffic** and adjacent to a middle school and Richmond's Parks & Rec, leading to a community-oriented atmosphere that offers excellent grassroots and marketing potential for any restaurant/retail business.

View the full listing here: <https://www.crexi.com/lease/properties/1086311/california-freestanding-full-restaurant-infrastructure-on-hard-corner> or <https://www.loopnet.com/Listing/3231-Macdonald-Ave-Richmond-CA/39069509/>

Contact:

Mack Ventures, LLC
650-845-7965
contact@aokcapital.com

Taxes 2025-2026: \$8,200.14

Current Lease Type: NNN

Market Rental Rate: \$4-6/SF/MO

Rentable SQFT: 692

Property Type:

Retail/Restaurant

Subtype: QSR/Fast Food, Freestanding

Tenancy: Single

Total Building SQFT: 692

Land Acres: 0.11

Lot Size (SF): 4,791

Class: C

Year Built: 1968

Buildings: 1

Stories: 1

Total Parking Spaces: 6

Cross Street: 33rd St.

Zoning: CM-3

APN: 516-182-024-5

County: Contra Costa County



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