

GROUND LEASE OPPORTUNITY

3251
JACUZZI STREET
RICHMOND · CA

AMAZING! Core Bay Area opportunity flanked by two interstate freeways!

- ON/OFF ramps to Central Ave from both the I-580 and I-80 freeways serve the site
- Over 260,000 cars/day!
- Located where Richmond, Berkeley and Albany meet

[Click HERE for video](#)



JOHN CUMBELICH
john@cumbelich.com
t. 925.935.5400 x101

JohnCumbelich
& Associates



PARTNER XTEAM
RETAIL ADVISORS

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Unbeatable Location Between I-580 & I-80

Same on/off ramp as high volume COSTCO (.25 miles)



ON/OFF ramps from both the I-580 and I-80 serve the site



Central Bay Area Location



Ideal Location for QSR

3251

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[Click HERE for video](#)

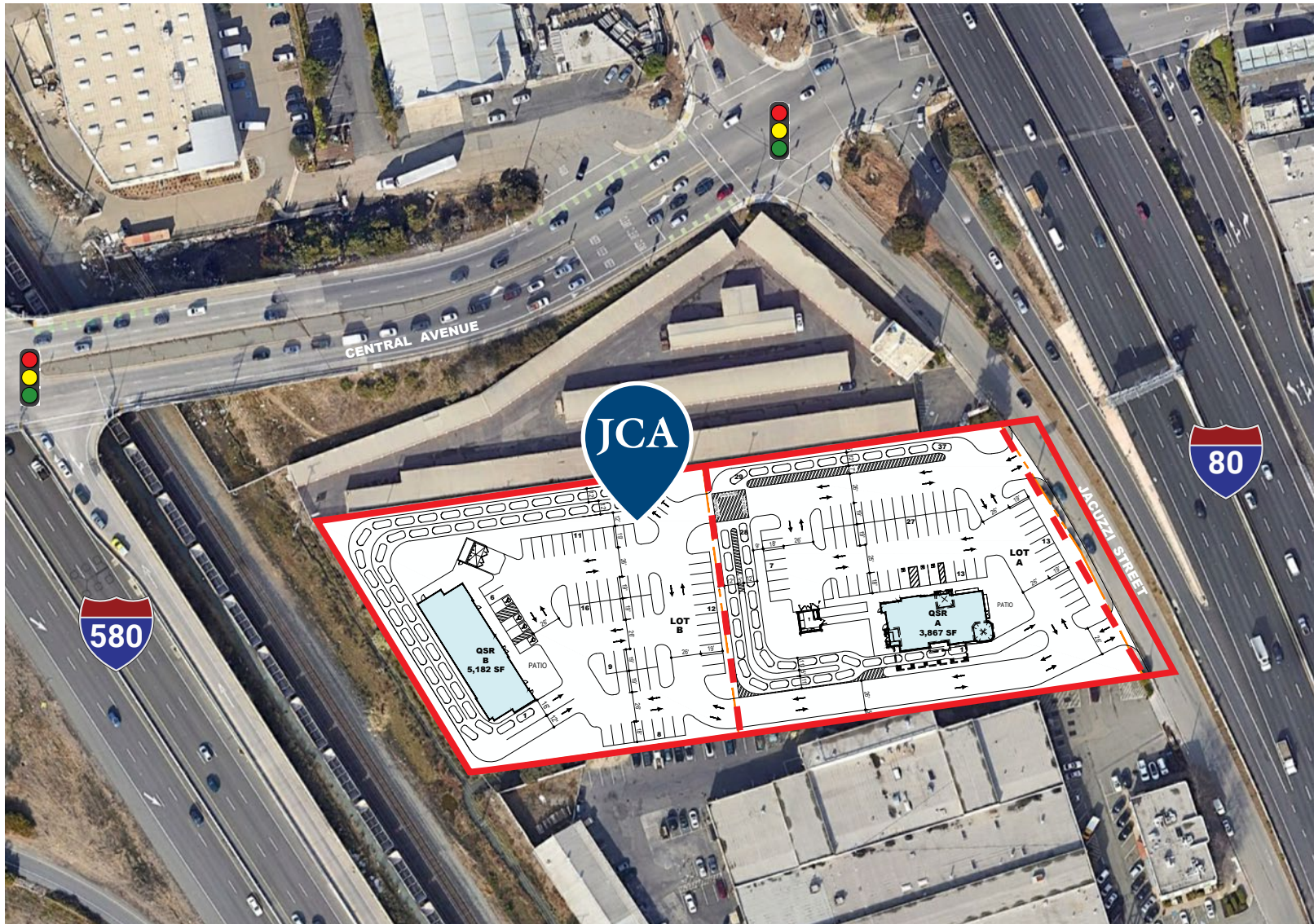
About

The subject offers a 3.38 acre (147,232 SF) site ideal for QSR users.

- Same on/off ramp as high volume COSTCO
- The site benefits from a large population capturing over 761,000 residents within a 30 minute drive.
- The subject is located in between two of the busiest interstates in Northern California with strong traffic counts (I-80 169,000 ADT / I-580 94,000 ADT)
- **Zoning:**
C-2 (Commercial Zone)
- **General Plan Designation:**
Regional commercial mixed-use

Proposed Site Plan

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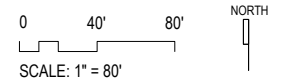
SITE DATA

LOT A	
LOT AREA	±1.69 AC
BUILDING	QSR A - 3,867 SF
PARKING	60 SPACES
DRIVE-THRU STACKING	37
LOT B	
LOT AREA	±1.57 AC
BUILDING	QSR B - 5,182 SF
PARKING	62 SPACES
DRIVE-THRU STACKING	46
TOTALS	
LOT AREA	±3.26 AC
BUILDING	9,049 SF
PARKING	129 SPACES

NOTES

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.



RICHMOND, CALIFORNIA

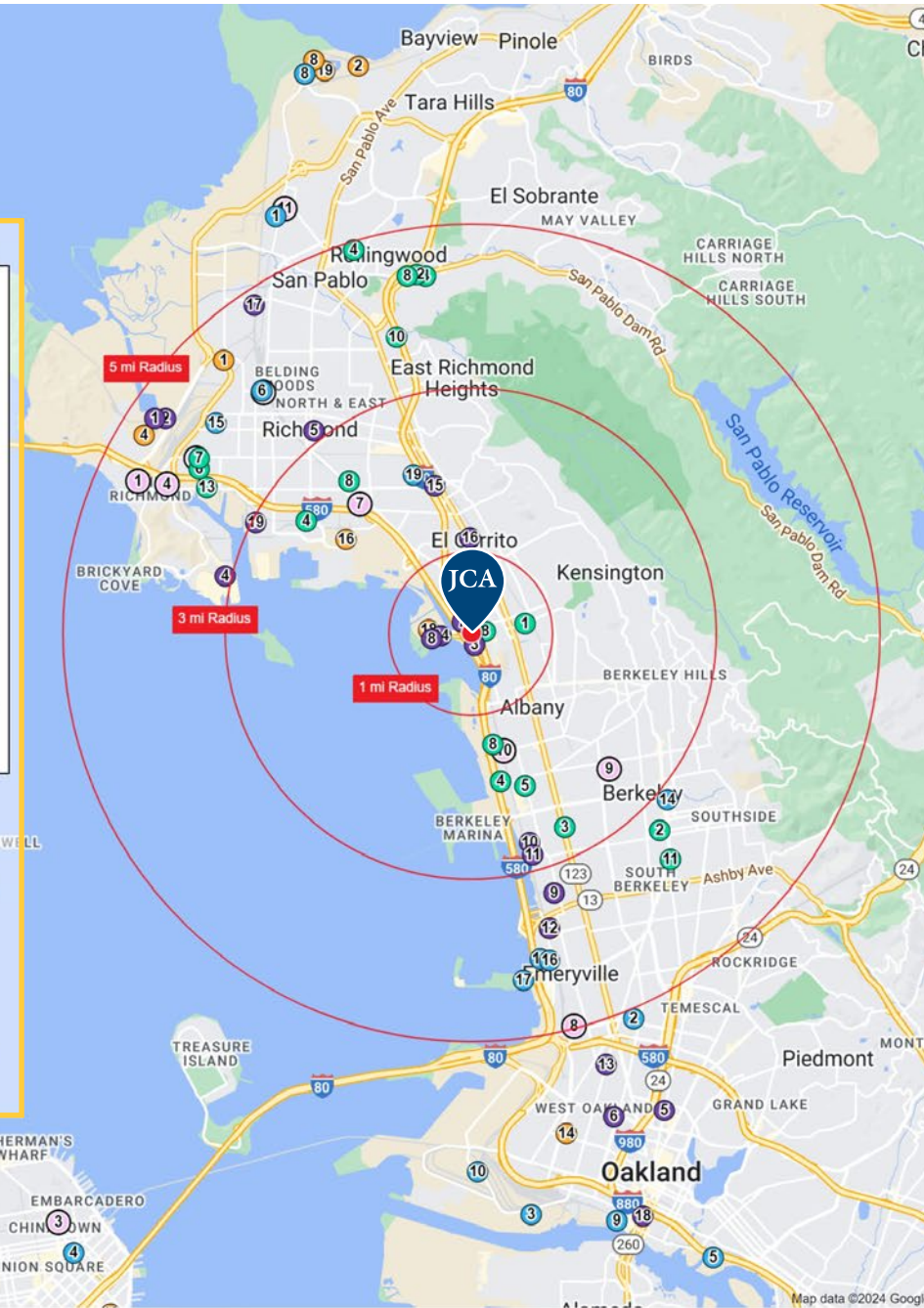
3251 JACUZZI STREET

Employment Density creates GIANT Daytime Employment Data!

DAYTIME POPULATION		
1-Mile	3-Mile	5-Mile
12,171	92,152	241,695

Major Employers Surrounding the Site

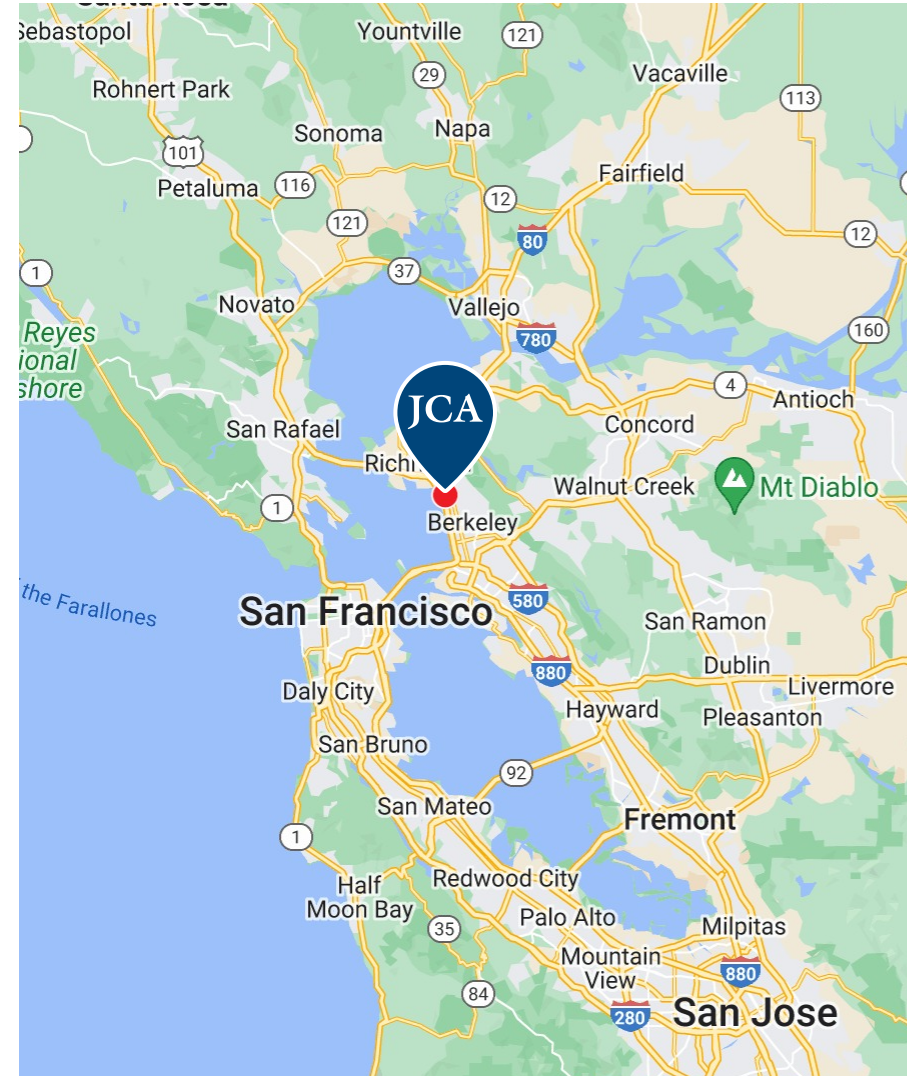
Warehouse	Logistics	Distribution
<ul style="list-style-type: none"> 8A Warehouse - Refinery Chevron 8A Warehouse - Refinery Gate 31 Chevron Arca Design Annex Auto Warehousing Beauty Supply Warehouse Beauty Supply Warehouse Oakland Central Ave Costco Wholesale Form Energy - Warehouse Le Marché Pop Up PC Cargo, Inc R&L Warehouse Distribution Services Inc. RAY PRODUCTIONS WAREHOUSE ReadySpaces SKECHERS Warehouse Outlet Taylor Terra Outdoor Living Warehouse Bar & Grill Wine Warehouse 	<ul style="list-style-type: none"> Ads Logistics LLC AlphaX Logistics inc APL Logistics B Quick Logistics Clayton Logistics Llc Crowley Liner & Logistics Diamond Pro Logistics G Logistics LLC GSC Enterprises, Inc. - Logistics Compan GSC Logistics, Inc. - Transloading/Wareh Hughes Logistics LLC Inari Logistics Intermodal Logistics Management Services Lama Logistics Pacific West Logistics LLC Platinum Global Logistics Polaris Logistics Group Port Z Logistics INC - Vehicle Transport R I Logistics Inc. YONG'S LOGISTICS INC 	<ul style="list-style-type: none"> Bay Area Distributing Bevmo Distribution Center/ GOPUFF Ca Distribution Center Chevron Distribution Center COSTCO LOADING DOCK Distribution Technologies DSF6 - Amazon Distribution Center DSF8 Amazon Distribution Center EQ3 Distribution Center Hudd Distribution L&M Distribution, Inc Maverick Distribution McWoods Distribution Natural Choice Distribution Co R&L Warehouse Distribution Services Inc. UC Berkeley Central Distribution Urbanlife Distribution / Rapbay.com US Post Office Distribution Center SF/ND Whole Foods Market Distribution Center X L Distribution Inc
Storage Facility	Manufacturing	
<ul style="list-style-type: none"> A Better Storage Solution Artesa Self Storage Units Berkeley Self Storage Extra Space Storage Golden Bear Storage Interstate Storage Richmond Point Richmond Self Storage Public Storage ReadySpaces San Pablo Mini Storage SecureSpace Self Storage Berkeley Security Public Storage StoragePRO Self Storage of Richmond 	<ul style="list-style-type: none"> Grant Engineering & Manufacturing Grant Engineering and Manufacturing Lansing Manufacturing Co Mamba Industries Mc Neill Manufacturing Pink Light Labs Poly Engineering POP Manufacturing Purple Mountain Manufacturing Llc Terminal Manufacturing Company, LLC The Industrial Standard Fabrication Comp 	



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Demographics

	1 mile	3 mile	5 mile	
POPULATION	2022 Estimated Population	19,862	141,008	338,289
	2027 Projected Population	20,582	145,849	348,448
	2020 Census Population	19,968	142,529	341,736
	2010 Census Population	18,286	128,634	307,354
	Projected Annual Growth 2022 to 2027	0.7%	0.7%	0.6%
	Historical Annual Growth 2010 to 2022	0.7%	0.8%	0.8%
	2021 Median Age	40	41	37
DAYTIME POPULATION	Adjusted Daytime Demographics Age 16 Years +	12,171	92,152	241,695
HOUSEHOLDS	2022 Estimated Households	8,282	56,088	126,327
	2027 Projected Households	9,020	60,724	136,297
	2020 Census Households	8,266	56,366	127,042
	2010 Census Households	7,947	54,296	120,426
	Projected Annual Growth 2022 to 2027	1.8%	1.7%	1.6%
	Historical Annual Growth 2010 to 2022	0.4%	0.3%	0.4%
RACE & ETHNICITY	2022 Estimated White	41.1%	46.5%	39.4%
	2022 Estimated Black or African American	6.3%	10.4%	11.3%
	2022 Estimated Asian or Pacific Islander	33.8%	22.0%	22.8%
	2022 Estimated American Indian or Native Alaskan	0.5%	0.7%	1.0%
	2022 Estimated Other Races	18.4%	20.4%	25.5%
	2022 Estimated Hispanic	16.4%	19.3%	26.2%
INCOME	2022 Estimated Average Household Income	\$129,646	\$153,898	\$136,568
	2022 Estimated Median Household Income	\$98,688	\$112,717	\$100,837
	2022 Estimated Per Capita Income	\$54,300	\$61,621	\$51,562
EDUCATION (AGE 25+)	2022 Estimated Elementary (Grade 0 -8)	4.6%	3.6%	6.5%
	2022 Estimated Some High School (Grade 9-11)	3.3%	2.8%	4.2%
	2022 Estimated High School Graduate	12.8%	10.8%	12.9%
	2022 Estimated Some College	11.6%	12.2%	13.8%
	2022 Estimated Associates Degree Only	6.2%	5.3%	5.6%
	2022 Estimated Bachelors Degree Only	29.7%	31.1%	28.7%
	2022 Estimated Graduate Degree	31.6%	34.2%	28.3%
BUSINESS	2022 Estimated Total Businesses	921	6,159	14,069
	2022 Estimated Total Employees	6,688	50,076	135,279
	2022 Estimated Employee Population per Business	7.3	8.1	9.6
	2022 Estimated Residential Population per Business	21.6	22.9	24.0



FOR MORE INFORMATION

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