

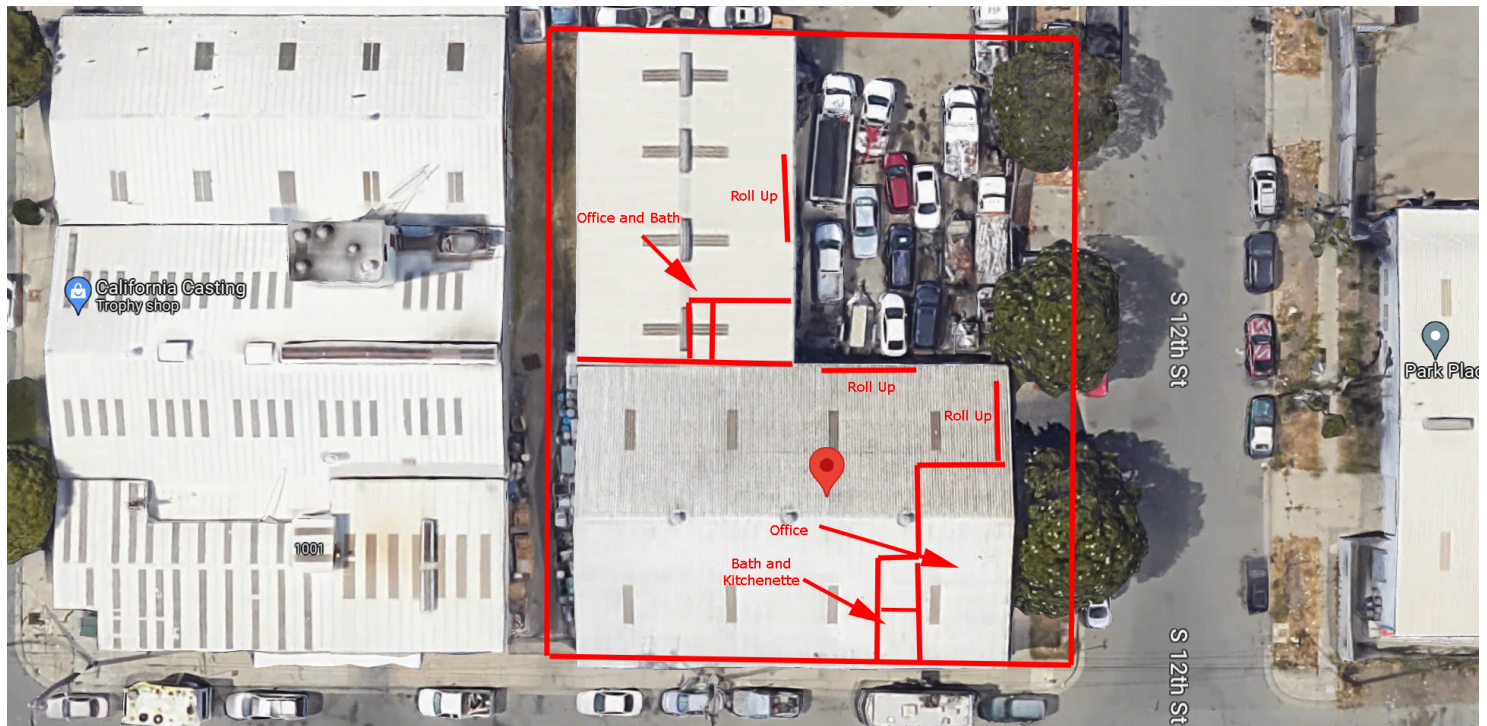


LARGE WAREHOUSE WITH YARD AVAILABLE

555 S 12TH ST
RICHMOND, CA 94804

Julie Sommer
C: 415.755.3527
julie.sommer@svn.com
CaIDRE #01169064

Property Summary



OFFERING SUMMARY

Lease Rate:	\$1.47 per month [MG]
Building Size:	11,140 SF
Available SF:	7,000 - 11,000 SF
Lot Size:	11,140 SF
Year Built:	1968
Zoning:	M2 - Light Industrial and Residential
APN:	544251017

PROPERTY OVERVIEW

11,140 SF Commercial Warehouse w/ 4k sf yard area included. Zoned light industrial/Live Work.

Roughly 16 foot ceilings at sides and peaked to about 27 feet in center. 2 roll up doors with power roll up mechanism 14 foot wide x 16 foot tall. Approx. 1000 SF Office which has room for about 8 desks. 1 private managers office inside the main office. 1 Kitchenette with refrigerator and sink 1 bathroom 1 parts room 3 closets \$13,925 USD per month 2 months deposit at signing of lease Request 2 year or longer lease Utility costs are extra.

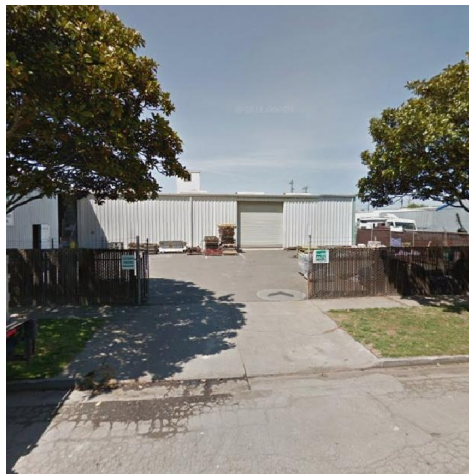
**[May lease the 7k sf warehouse, separately, without yard for \$8,750/mo. Includes 1k sf office space and 1 roll-up door]

* A Studio Apartment is also available. Extra monthly fee would apply.

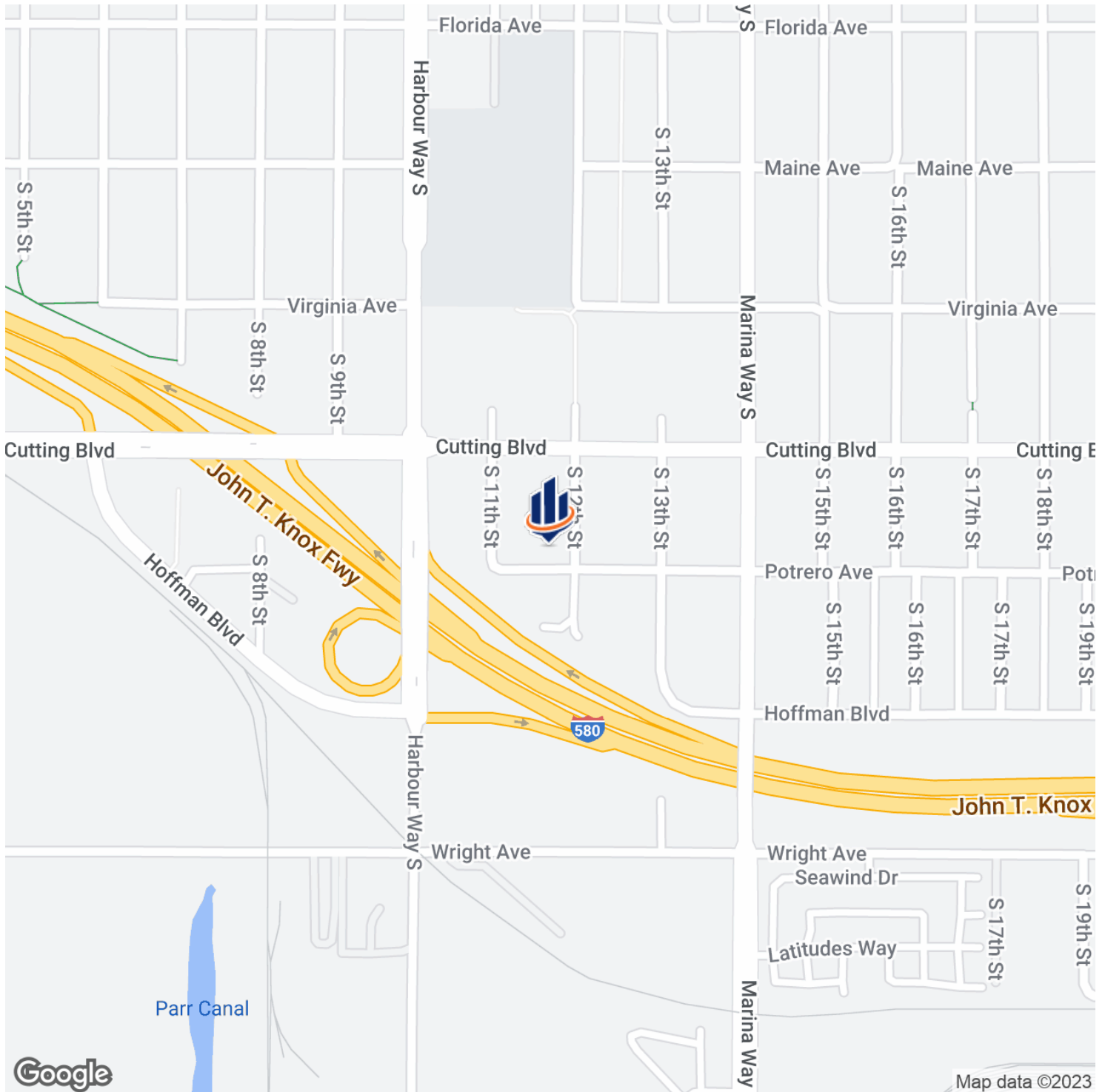
PROPERTY HIGHLIGHTS

- 3 roll-up doors
- Utilities paid by Tenant
- Central Air and Heating
- Includes approx 1,500 sf of dedicated office space
- Kitchen

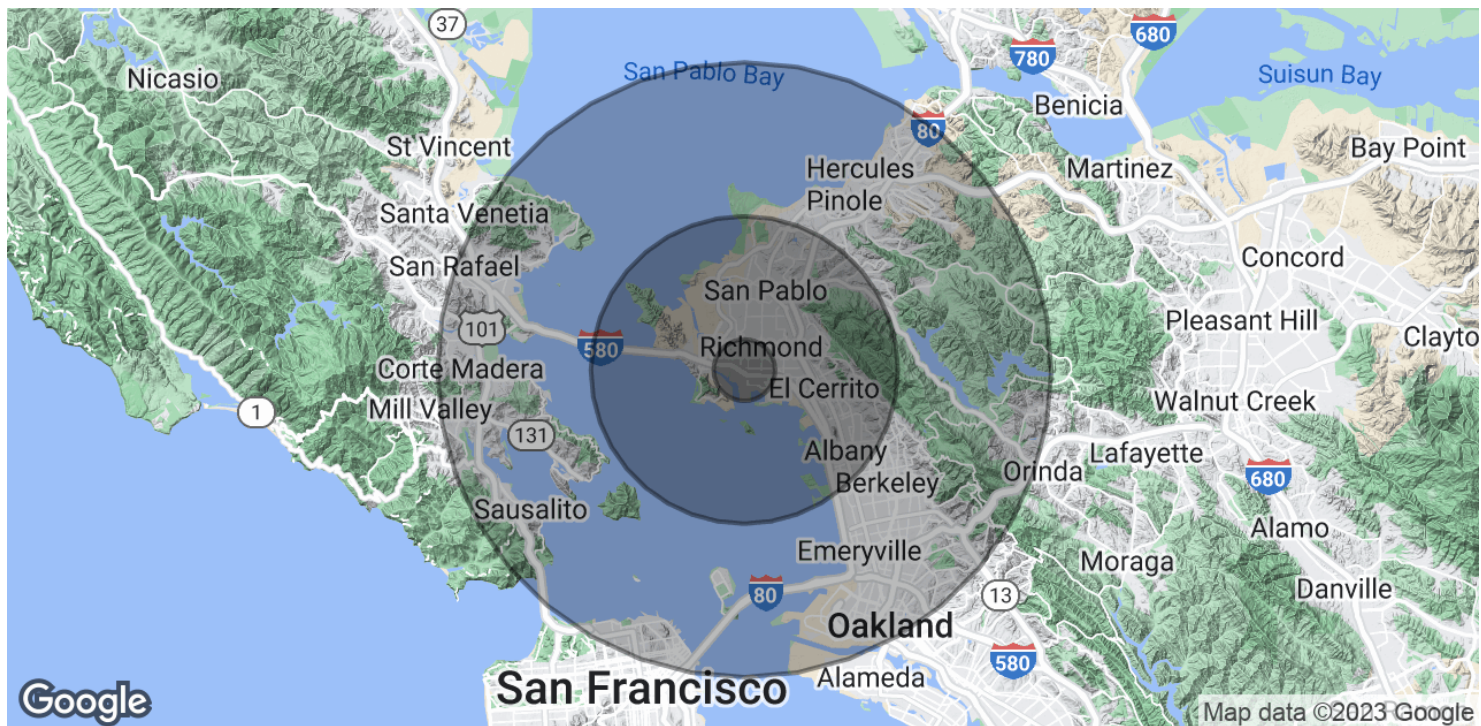
Additional Photos



Location Map



Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	20,198	219,384	800,808
Average Age	34.1	38.3	39.3
Average Age (Male)	33.9	37.3	38.7
Average Age (Female)	35.8	39.5	40.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	6,828	80,910	355,899
# of Persons per HH	3.0	2.7	2.3
Average HH Income	\$68,107	\$103,173	\$135,728
Average House Value	\$415,308	\$592,071	\$834,166

* Demographic data derived from 2020 ACS - US Census