

Property Summary

671 9th St, Richmond, CA 94801

FOR SALE



PROPERTY DESCRIPTION

Introducing a prime opportunity for Special Purpose / Church investors: a meticulously renovated 4,124 SF building in the heart of Richmond, CA. Built in 1970 and thoughtfully updated in 2021, this property offers a modern, versatile space ready to serve a diversity of community needs.

A standout feature of this offering is the existing childcare center buildout – a fully developed, income-generating space currently operated by an established childcare provider who will relocate upon sale. This infrastructure represents significant value-add potential, allowing the next owner to seamlessly continue childcare operations, lease the space to a new provider, or repurpose it to complement their own programming – all without the cost of building from the ground up.

Boasting ample square footage, this building provides the ideal canvas for worship, educational programming, community services, or a combination of specialized uses. Whether you are a growing congregation seeking a permanent home, a nonprofit expanding its reach, or an investor looking to maximize the income potential of a well-positioned asset – this property delivers on multiple levels.

With its strategic location in the thriving Richmond community, 671 9th Street represents a solid and inspiring foundation for a new chapter in faith, education, and organizational impact.

PROPERTY HIGHLIGHTS

- Meticulously renovated 4,124 SF building
- Built in 1970
- Renovated in 2021

OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	17,600 SF
Building Size:	4,124 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	781	2,877	9,992
Total Population	2,781	10,067	33,266
Average HH Income	\$78,103	\$81,790	\$84,370

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