

±46,275 SF ON
±5.76 ACRES

3043/ & 3055/
3053 3075

RESEARCH DRIVE

RICHMOND, CA

FOR SALE

±51,840 SF ON
±4.35 ACRES



CALL BROKER FOR PRICING

FOR SALE TWO (2) BUILDINGS IN CAMPUS SETTING

OWNER-USER OR TRIPLE NET LEASED INVESTMENT
(SOLD SEPARATELY OR TOGETHER)

CBRE



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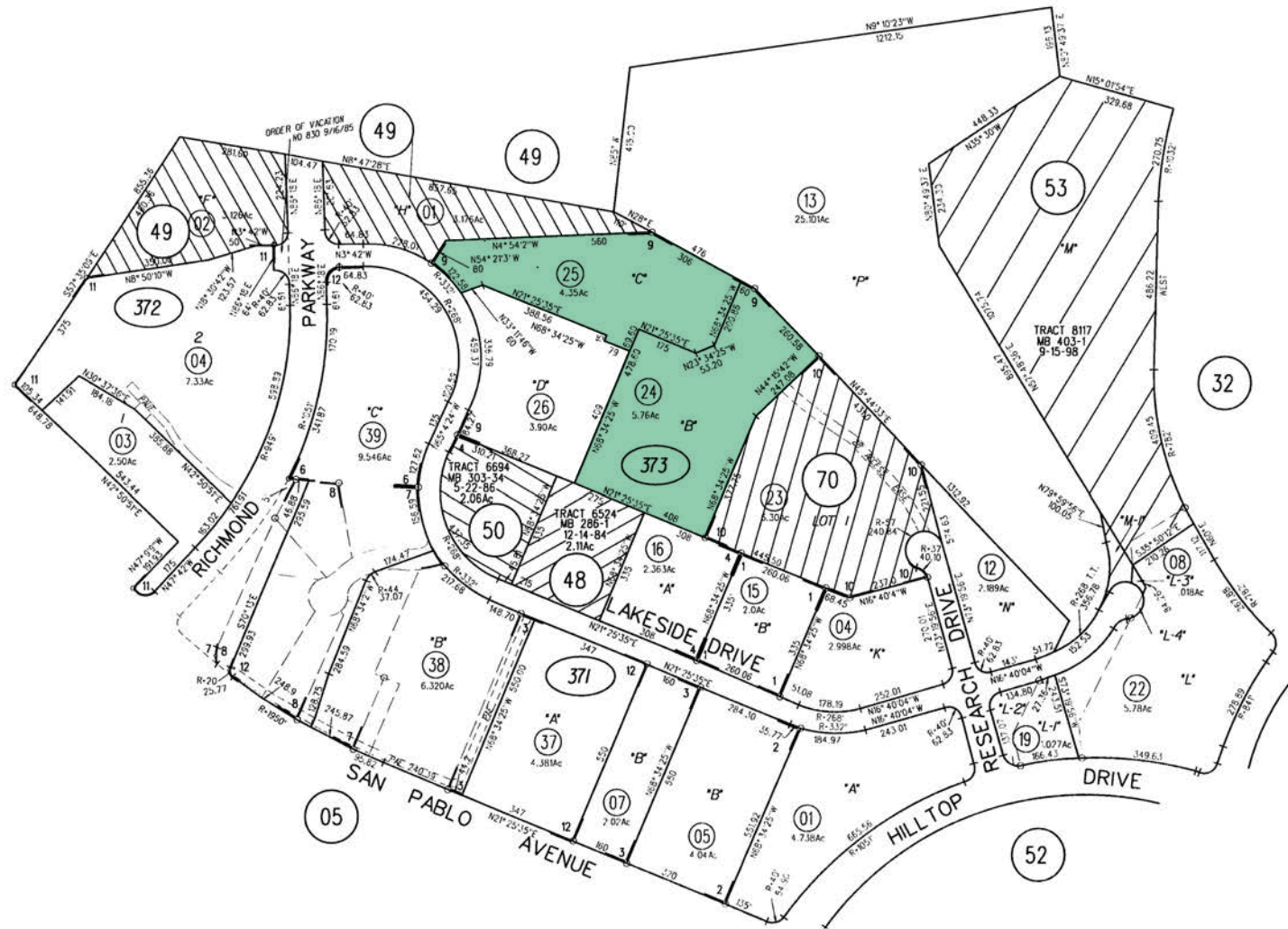
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PROPERTY OVERVIEW

	3043 - 3053 RESEARCH DRIVE	3055 - 3075 RESEARCH DRIVE
SIZE	±46,275 SF on ±5.76 Acres	±51,840 SF on ±4.35 Acres
	Combined Two (2) Building Total: ±98,115 SF on 10.11 Acres	
POWER	±1,600 Amp, 277/480 V 3 Phase* <i>*Buyer needs to verify power</i>	±1,600 Amp, 277/480 V 3 Phase*
LOADING	Twelve (12) total openings - Three (3) ±12'x14' grade level doors - Nine (9) ±12'x14' glass framed	Six (6) total openings - Five (5) ±12'x14' grade level doors - One (1) ±12'x14' glass framed
CLEAR	±18'	±18'
COLUMNS	±40' x ±24' (typical)	±40' x ±24' (typical)
PARKING	±3.1 : 1,000	±3.1 : 1,000
SPRINKLERED	Yes	Yes
ZONING	IB, Industrial Business This district is intended to accommodate a diverse range of business and light industrial uses, including office, general service, research and development, biotechnology, small-scale wholesale and warehousing facilities, and service commercial uses. It includes flex space, and industrial buildings for single or multiple users, limited personal services such as health and fitness studios, and other related uses. Small-scale retail and certain institutional uses are also permitted.	
HIGHLIGHT	+ Easy Access from major streets + Near Hilltop Mall + CC & R'S	+ Near Major Highways + Safe Neighborhood + Campus Setting in Richmond



◀ N



FLOOR PLAN

3043-3053 Research Dr ±46,275 SF on ±5.76 Acres

SUITE 3043: ±13,445 SF - LEASE THROUGH 1/31/2030

SUITE 3045: ±13,612 SF - VACANT

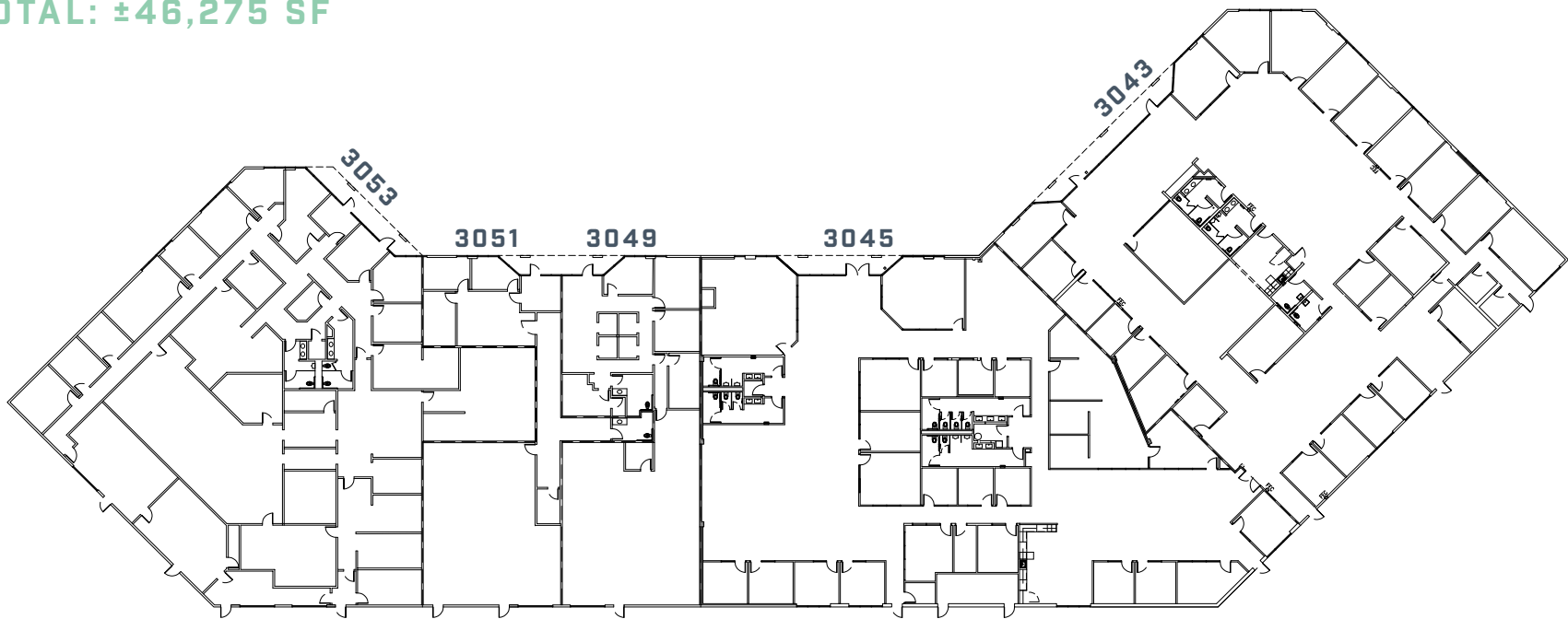
SUITE 3049: ±3,878 SF - VACANT

SUITE 3051: ±3,381 SF - VACANT

SUITE 3053: ±11,724 SF - LEASE THROUGH 5/31/2030

ELECTRICAL ROOM: ±235 SF

TOTAL: ±46,275 SF



FLOOR PLAN

3055-3075 Research Dr ±51,840 SF on ±4.35 Acres

SUITE 3055: ±13,841 SF - LEASE THROUGH 7/2030

SUITE 3065: ±7,836 SF - VACANT

SUITE 3067: ±11,982 SF - VACANT

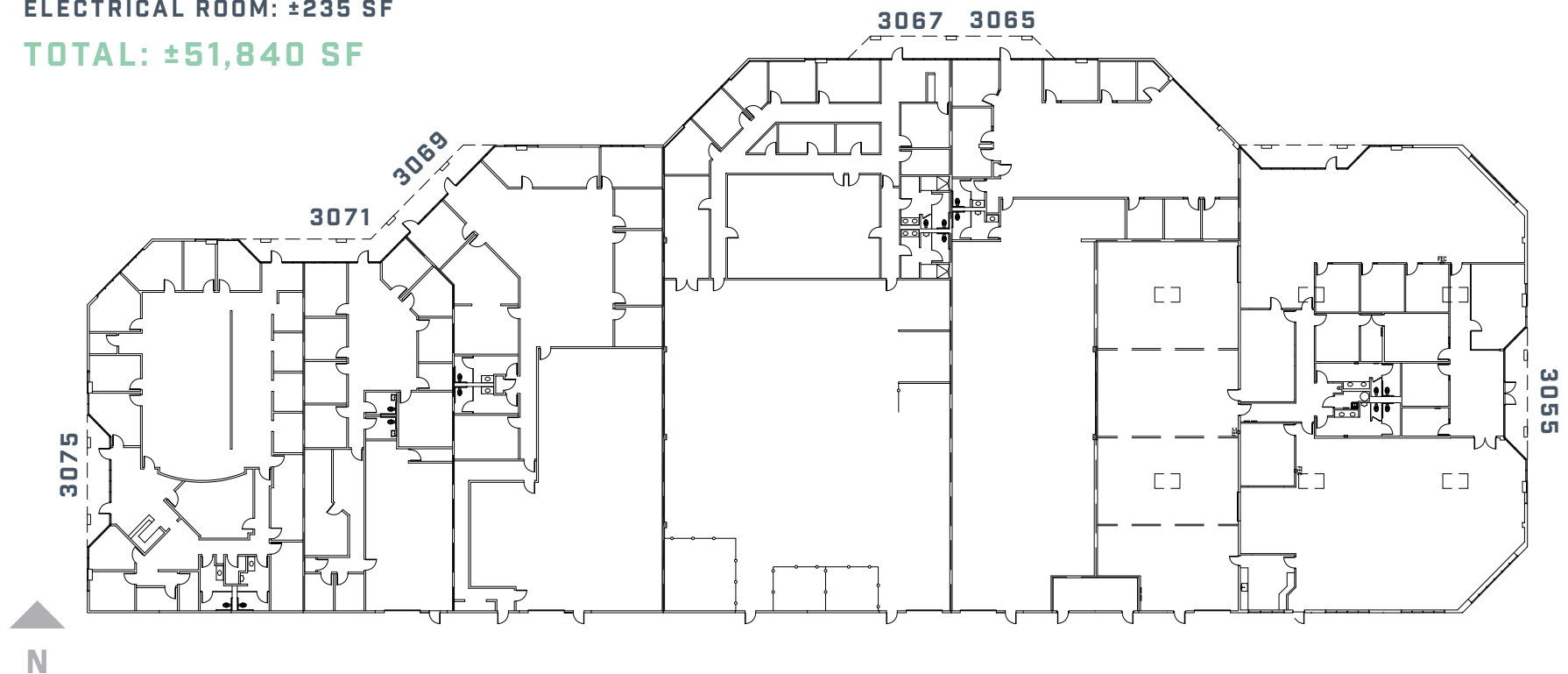
SUITE 3069: ±7,771 SF - SHORT-TERM LEASE

SUITE 3071: ±4,191 SF - SHORT-TERM LEASE

SUITE 3075: ±5,984 SF - LEASE THROUGH 1/20/2028

ELECTRICAL ROOM: ±235 SF

TOTAL: ±51,840 SF



LOCATION AMENITIES

Within 2 Mile Radius

RESTAURANTS / CAFÉ

- 1 Richmond Kebab & Gyros
- 2 Sala Thai
- 3 Starbucks
- 4 El Burrito Loco
- 5 El Sabor De Guadalajara
- 6 IHOP
- 7 Taquería María
- 8 Taqueria Guerita
- 9 Menchie's Frozen Yogurt
- 10 Panera Bread
- 11 Round Table
- 12 In-N-Out Burger
- 13 The Original Mels Diner

GYM

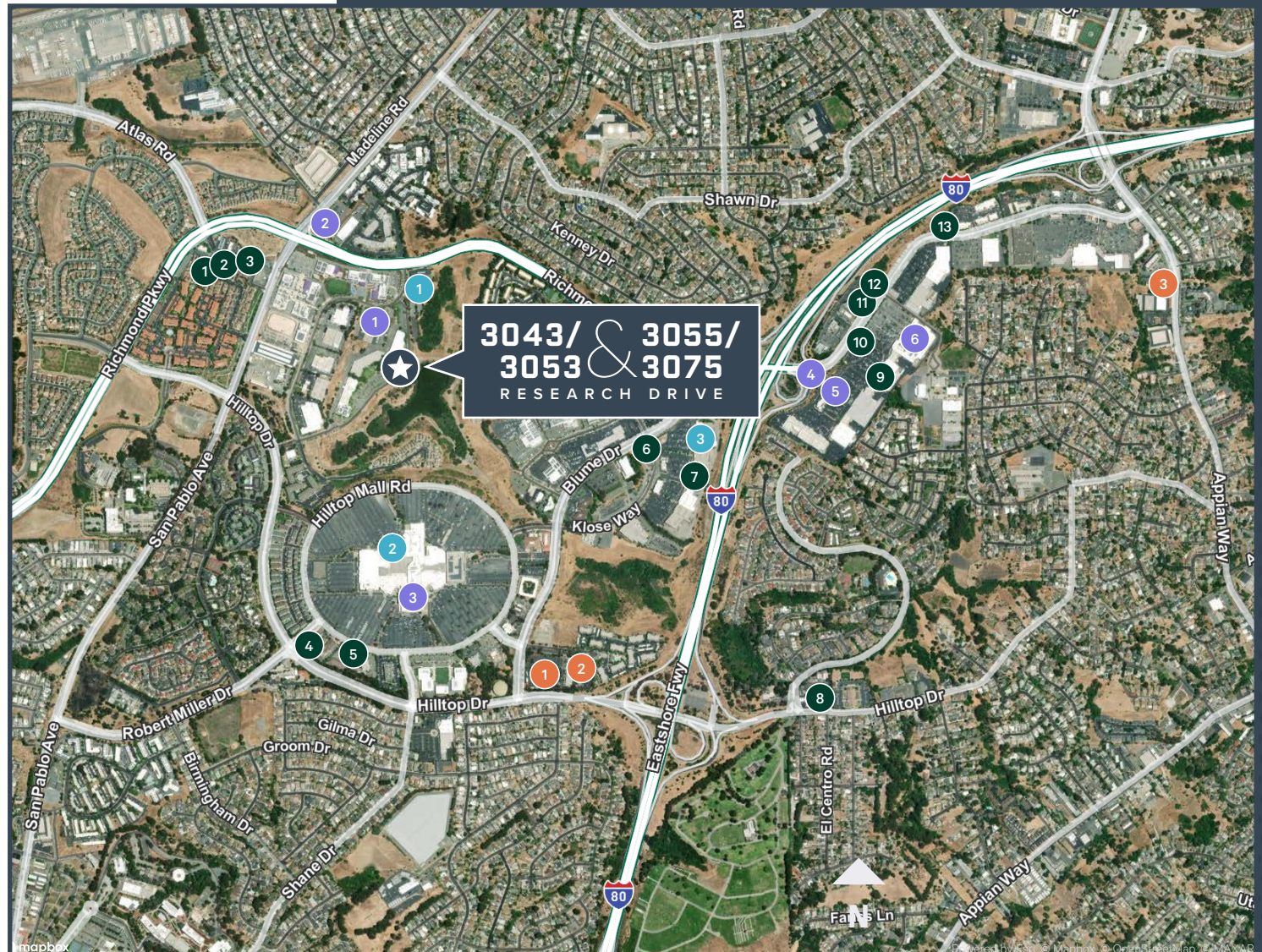
- 1 Richmond Parkway YMCA
- 2 24 Hour Fitness
- 3 City Sports Club

HOTEL

- 1 Courtyard Richmond Berkeley
- 2 Extended Stay America- Suites
- 3 Days Inn by Wyndham

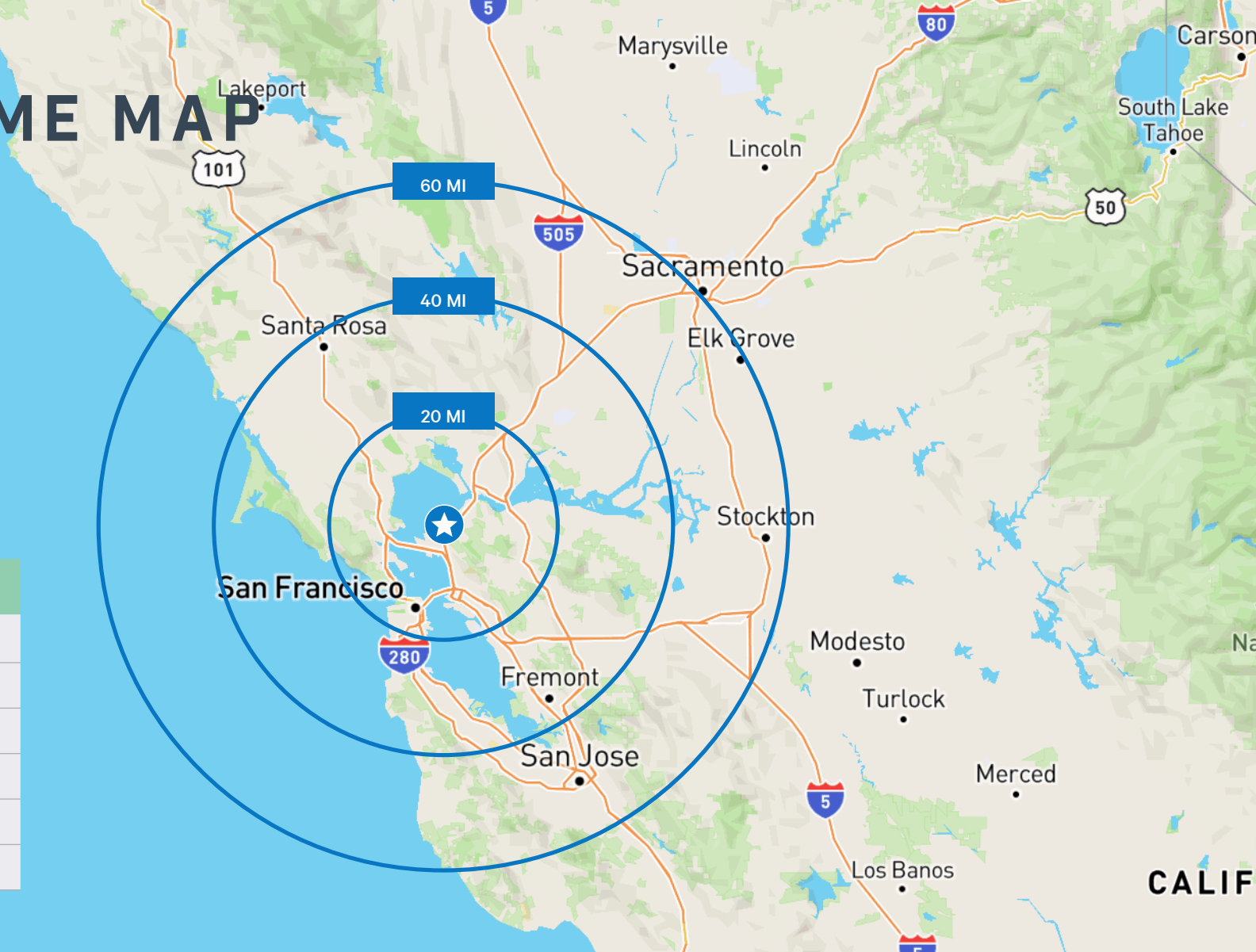
MISC

- 1 USPS
- 2 Walgreens
- 3 Walmart
- 4 Target
- 5 AAA Pinole
- 6 Staples



DRIVE TIME MAP

DRIVE TIME	
Port of Oakland	25–30 minutes
San Francisco	30–40 minutes
SFO Airport	35–40 minutes
Oakland Airport	30–35 minutes
San Jose	1 hour
Sacramento	1 hour 10–15 minutes



EASY ACCESS TO MAJOR FREEWAYS AND HIGHWAY

INTERSTATE 580 (I-580): 3-5 MINUTE DRIVE

- Connects to the Richmond
- San Rafael Bridge heading into Marin County

INTERSTATE 80 (I-80): 5-8 MINUTE DRIVE

- Heads east toward Vallejo and west toward San Francisco via the Bay Bridge

RICHMOND PARKWAY: 5-10 MINUTE DRIVE

- A major 7-mile expressway linking I-580 to I-80



FOR SALE

3043/
3053 & **3055/**
3075
RESEARCH DRIVE
RICHMOND, CA

FOR MORE INFORMATION PLEASE CONTACT:

GREG SMYTH

First Vice President

+1 510 541 1387

Lic. 01131484

greg.smyth@cbre.com

KEN MORRIS

First Vice President

+1 510 874 1983

Lic. 01312918

ken.morris@cbre.com

CBRE

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