

12860 – 12860 #A San Pablo Ave, Richmond

Two Parcels | Prime Location | Income-Producing Great Investment Opportunity!

PHỞ THÁI HÙNG

MONTHLY RENT: \$7,250
TERM: LONG TERM LEASE UNTIL 9/1/2031
UTILITIES: TENANT PAYS ALL PG&E

MI CASITA MARISCOS TAQUERIA (FOOD TRUCK)

MONTHLY RENT: \$1,500
TERM: MONTH-TO MONTH
UTILITIES: SHARED PG&E

STUDIO UNIT

MONTHLY RENT: \$1675
TERM: MONTH-TO-MONTH
UTILITIES: OWNER PAYS WATER, GARBAGE & PG&E

WHOLESALE STORE

MONTHLY RENT: \$2500
TERM: 4-YEAR LEASE (2024-2028) W/5-YEAR OPTION
UTILITIES: PG&E SHARED WITH STUDIO UNIT
WATER PAID BY OWNER

Key Location Advantages

- Major commercial corridor: San Pablo Avenue
- Quick access to I-80 and I-580
- Short commute to Berkeley, Oakland, and San Francisco
- Multiple BART stations nearby
- Dense residential population supporting neighborhood businesses.

The property sits on a high-visibility commercial artery, which is ideal for retail, restaurants, service businesses, and redevelopment.

LIST PRICE:
\$1,775,000



Information deemed reliable, but not guaranteed. Buyer to verify sq.ft. and zoning use.

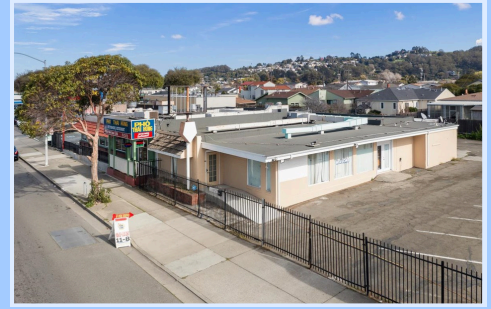
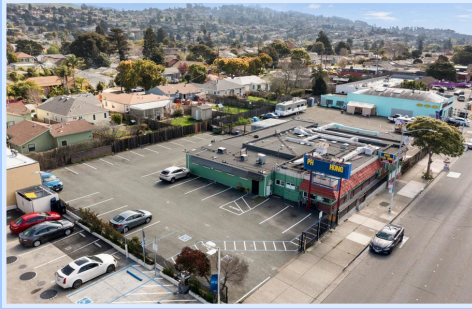
CA DRE# 01312004

For More Details Contact:

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LOOKING FOR YOUR NEXT INVESTMENT OPPORTUNITY? VERSATILE COMMERCIAL MIXED-USE OPPORTUNITY



12860 - 12860 #A, SAN PABLO AVE, RICHMOND (TWO PARCELS) PRIME LOCATION!

Parcel 1:

Features a 6,567 sq. ft. restaurant building situated on a spacious 24,000 sq. ft. lot. The property is currently leased to Phở Thái Hùng Thai Cuisine, which holds a secure long-term lease through September 2031 at \$7,250 per month, and the tenant pays all utilities. Providing stable and reliable income.

This parcel also includes a Wholesale Store, currently leased for \$2,500 per month under a 4-year lease (2024–2028) with a 5-year option. PG&E is shared with the Studio Unit, and water is paid by the owner. In addition, there is a Studio Unit currently tenant-occupied on a basis at \$1,675 per month, providing additional rental income potential.

This property offers a rare opportunity to acquire a multi-income-producing investment property.

Parcel 2:

A vacant commercial parking lot of approximately 6,000 sq. ft., offering 30–35 parking spaces. Currently, three parking spaces are rented to a taco truck for \$1,500 per month, with shared utilities, creating an additional income stream.

Location Highlights:

Conveniently located near Interstate 80 and Interstate 580, providing excellent accessibility and just a Short commute to Berkeley, Oakland, and San Francisco

FOR MORE DETAILS CONTACT:

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