



FOR SALE 1.22 ACRES

2030 Wright Ave
RICHMOND, CA 94804



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Executive Summary

SALE PRICE
\$2,450,000

LOT SIZE
1.22 Acres

ZONING
MU Med. Intensity

Details

Lot Size:	1.22 Acres or 53,143 SF.
Price / SF:	\$2,450,000 or \$45.16 PSF
Dimensions:	Approximately 240' x 225'
APN#	560-170-016
Zoning:	T5MS-O. Transect Zone Main Street - Open (Medium Intensity Mixed Use for Commercial, Retail and Residential, Live-Work, Limited Industrial) Richmond Bay Specific Plan (RBSP) www.ci.richmond.ca.us/2647/42654/Richmond-Bay-Specific-Plan
Residential Density:	25-150 Units per acre
Max Height:	55 feet (85 feet with affordable housing bonus)
Commercial FAR:	0.25 to 3.0

Property Highlights

- Visible from I-580 and Marina Bay Pkwy
- Contiguous to a retail center anchored by CVS & Starbucks
- The Harbor/Waterfront neighborhood has the highest RE values in Richmond, CA
- Flexible Zoning allows medium density residential, retail, comm.
- AC Transit Bus Stop located at adjacent shopping center
- Planned 120 room hotel on contiguous development site

Property Description



Property Description

2030 Wright Ave. is a 1.22 acre lot located in Richmond, CA. Previously the site was occupied by a 24,000 SF laboratory facility that has recently been removed except for the concrete floor slab, paved drive lanes and parking areas.

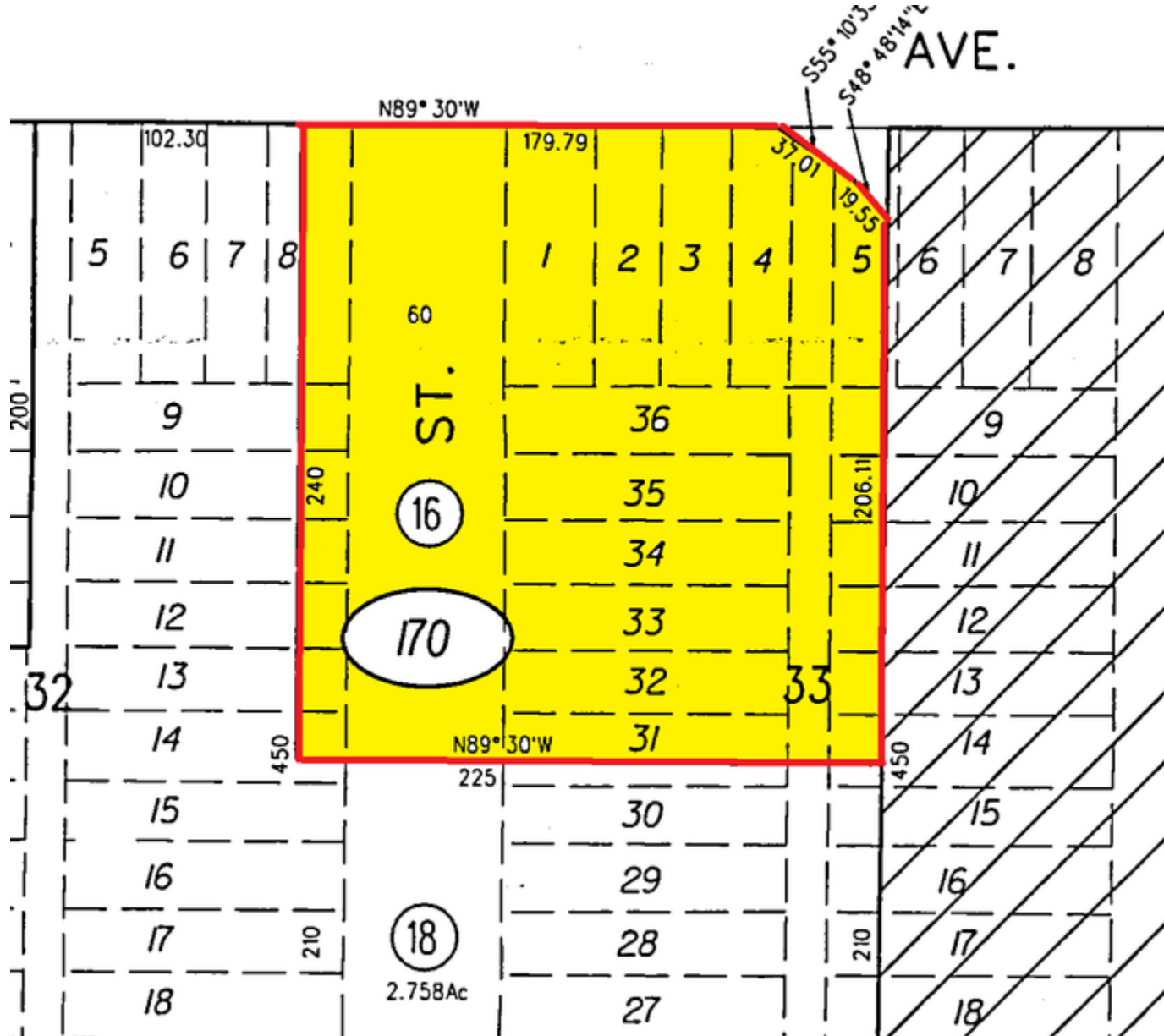
Location Description

The property is visible from I-580 and the Marina Bay Parkway

The South and West sides of the facility are bordered by a 2.76 acre, 120 room hotel development site. The North side fronts Wright Ave. and I-580 beyond. The East side bordered by a neighborhood shopping center anchored by CVS and Starbucks.

The Harbor Area is going through rapid transition. Formerly an industrial area, it's now transitioning to Laboratories, Flex/R&D, Commercial and Residential. Retail is moving in to support the office and residential developments. The Red & White Ferry has opened a Harbor Terminal and UC Berkeley has entitled their Richmond Harbor Campus for an additional 5,000,000 SF.

Site Plans



Additional Photos



View to South

Regional Map



Retailer Map



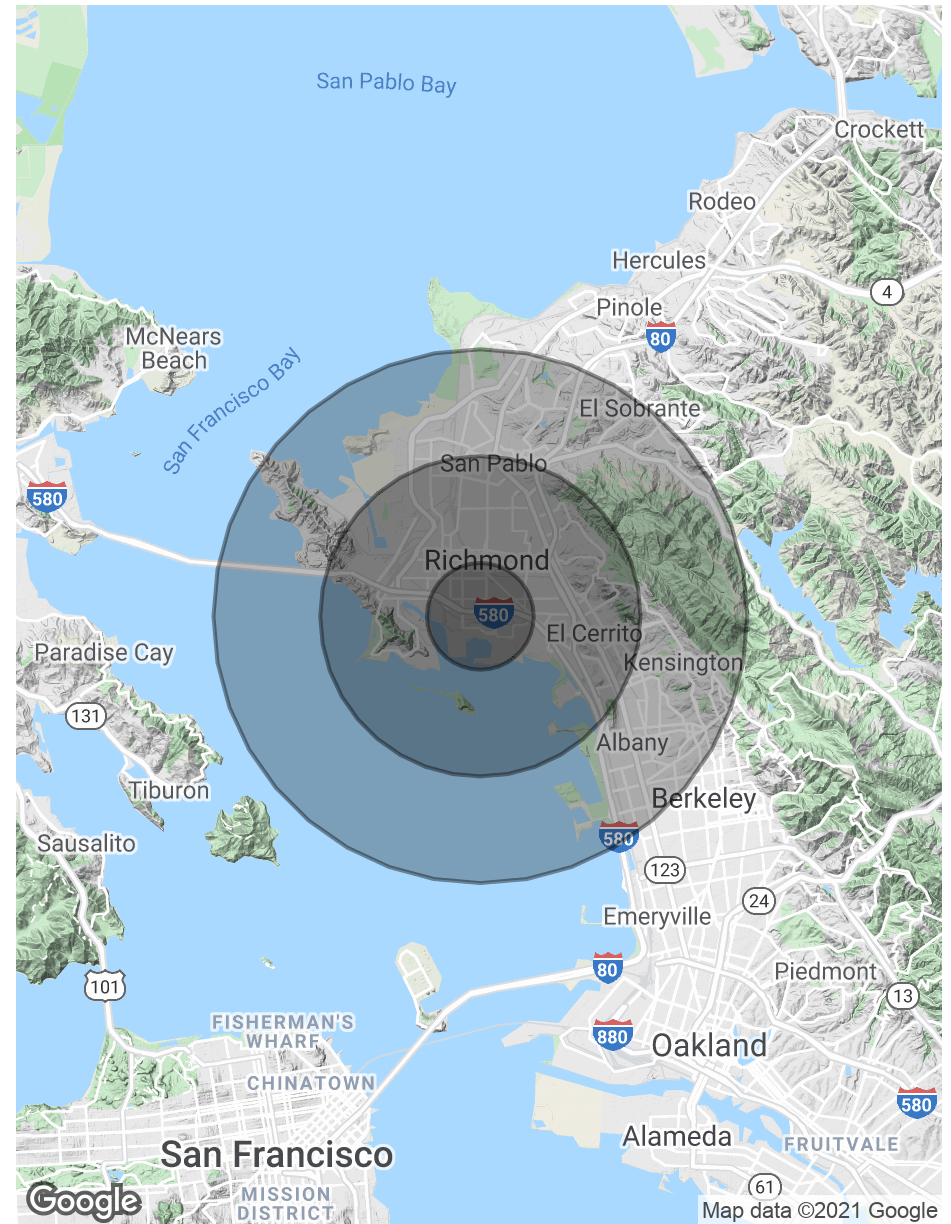
Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	11,142	118,307	220,933
Average age	30.2	33.9	36.3
Average age (Male)	29.9	33.2	35.1
Average age (Female)	31.2	34.9	37.5

Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,637	40,408	79,472
# of persons per HH	3.1	2.9	2.8
Average HH income	\$53,584	\$60,894	\$73,095
Average house value	\$370,637	\$374,842	\$465,683

Race	1 Mile	3 Miles	5 Miles
% White	37.1%	45.2%	48.0%
% Black	41.8%	24.2%	19.3%
% Asian	5.2%	12.8%	17.2%
% Hawaiian	0.0%	0.1%	0.2%
% American Indian	0.2%	0.4%	0.4%
% Other	12.5%	14.1%	10.9%

* Demographic data derived from 2010 US Census



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