

OWNER USER OR INVESTMENT

| 4,000 SF

| IMMEDIATE FREEWAY ACCESS

641 JULIGA WOODS ST

RICHMOND, CA

Marcus & Millichap
THE MOROZ DRAKE GROUP

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OFFERING SUMMARY

SALE PRICE
\$830,000

**OWNER USER OR
INVESTMENT OPPORTUNITY**

SALE SUMMARY

Sale Price	\$830,000
Price/SF	\$207.50
Gross Square Feet	±4,000 SF
Total Lot Size	±0.12 Acres
Clear Heights	12'
Number of Units	4
Zoning	IL Light Industrial (City of Richmond)
Year Built	1970
Construction Type	Concrete Masonry
Drive-In Doors	4

INVESTMENT HIGHLIGHTS

- **OWNER-USER OPPORTUNITY WITH RENTAL INCOME TO OFFSET OWNERSHIP COSTS**
- **CONVENIENT REGIONAL ACCESS: LESS THAN 0.20 MILES TO I-580 & 1.20 MILES TO I-80**
- **SMALL FENCED YARD SPACE**
- **FULLY OCCUPIED BELOW MARKET RENTS WITH MONTH-TO-MONTH TENANTS**
- **WELL-MAINTAINED AND MOVE-IN READY**

INVESTMENT OVERVIEW

641 Juliga Woods Street in Richmond presents a compelling opportunity for an owner-user or investor to acquire a well-located small-bay industrial building with the ability to offset occupancy costs through rental income. The property is configured as a four-unit flex industrial building with approximately 12-foot clear heights and four roll-up doors, providing efficient functionality for a wide range of industrial users including contractors, service businesses, light manufacturing, and distribution operations. Constructed of durable concrete masonry, the building also features a small fenced yard area and ample street parking, adding operational flexibility for tenants or an owner-occupant. The property is strategically positioned just 0.2 miles from Interstate 580 and approximately 1.2 miles from Interstate 80, providing convenient regional access throughout the East Bay and the broader Bay Area logistics network.

The building is offered well below replacement cost for comparable industrial construction in the Bay Area. Comparable small-bay industrial properties in the immediate vicinity indicate pro-forma rents of roughly \$1.90 per square foot, allowing an owner-user to occupy a portion of the property while leasing the remaining suites to generate income and reduce occupancy costs. Industrial market fundamentals in Richmond remain strong, with vacancy for comparable small-bay industrial properties reported at 3.0% as of Q4 2025. Demand for these properties continues to be supported by a structural shortage of supply, as new small-bay industrial development remains limited due to high land prices, construction costs, and entitlement barriers throughout the Bay Area. As a result, existing small-bay industrial assets—particularly those suitable for owner-operators—remain scarce and highly sought after, supporting stable occupancy and long-term rental growth potential.



INTERSTATE
580

JULIGA WOODS STREET

SOUTH 33RD ST

SOUTH 33RD ST





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SUBMARKET OVERVIEW

Located in the East Bay of the San Francisco Bay Area, the Richmond submarket presents a compelling opportunity as a strategic operation center for industrial owner-users and real estate investors.

The City of Richmond's relative affordability to neighboring cities has drawn a diverse and growing labor force, contributing to the area's viability for small business owners. The city is regionally connected through major freeways (I-80, I-580), BART, and Amtrak, enhancing its appeal to both residents and businesses.

The vacancy rate for industrial and flex properties under 20,000 square feet in the City of Richmond was a mere 3.0% in Q4 2025, and market rents have climbed by over 21% in the last five years (Source: CoStar Analytics). In spite of these favorable ownership conditions, there are virtually no planned developments of industrial and flex space below 20,000 square feet in the region, securing the long-term value of this investment.

The excellent location, low vacancy rates, and rising rents make this an excellent opportunity for an owner-user or value-add investor to acquire a well-maintained multi-tenant industrial building with fenced and paved yard space.



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