

PRICE REDUCTION

**6.5% CAP NNN Leased QSR in SF Bay Area
Priced Below Replacement Cost
With Below Market Rent**

**ONLY
\$540,000**



3231 Macdonald Ave, Richmond, CA 94804

Property Details:

Opportunity to acquire a rare triple net leased Quick Serve Restaurant priced below replacement cost with below market rent located on a high visibility, high traffic, hard corner in a densely populated infill location in the San Francisco Bay Area. This bite-size asset has strong fundamentals and recent capital improvements, such as a new roof. Located minutes outside of San Francisco on a high-traffic thriving retail corridor among national tenants, this building is currently home to a bustling taqueria that has become a beloved part of the community. Offering stable cash flow, this net leased freestanding restaurant located on a high-visibility/high-traffic hard corner with below-market rents provides a rare bite-size investment opportunity with solid fundamentals.

Property Features:

Recent Capital Improvements – such as a new roof for long-term reliability.

Strong Fundamentals and Full Restaurant Infrastructure – Including kitchen hood for ventilation, 3-comp sink, service sink, prep area, hand-washing sink, and refrigeration.

Below-market Rents – Potential upside

Strategic Location:

- Positioned on a high-trafficked hard corner
- Located in a neighborhood with **abundant local foot traffic** and adjacent to a middle school and Richmond's Parks & Rec, leading to a community-oriented atmosphere that offers excellent grassroots and marketing potential for any restaurant/retail business.

A chance to own a piece of Richmond's vibrant, evolving landscape. Whether you're looking to continue the tradition of this popular taqueria or introduce a new concept to this highly desirable neighborhood, the possibilities are endless.

- Freestanding on Hard Corner
- Full Restaurant Infrastructure
- New Roof
- Strategic location
- Below-market Rents

View the full listing here: <https://www.crex.com/properties/1825758/california-high-vis-high-traffic-freestanding-corner-restaurant-space> or <https://www.loopnet.com/Listing/3231-Macdonald-Ave-Richmond-CA/35126475/>

Contact:

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Asking Price: \$540,000
CAP Rate: 6.5%
Taxes 2024-2025: \$7,545.18
Current Lease Type: NNN
Market Rental Rate: \$4-6/SF/MO
Rentable SQFT: 692
Property Type:
 Retail/Restaurant
Subtype: QSR/Fast Food,
 Freestanding
Tenancy: Single
Total Building SQFT: 692
Land Acres: 0.11
Lot Size (SF): 4,791
Class: C
Year Built: 1968
Buildings: 1
Stories: 1
Total Parking Spaces: 6
Cross Street: 33rd St.
Zoning: CM-3
APN: 516-182-024-5
County: Contra Costa County



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