

# GROUND LEASE OPPORTUNITY

**3251**  
**JACUZZI STREET**  
RICHMOND · CA

**AMAZING! Core Bay Area opportunity flanked by two interstate freeways!**

- ON/OFF ramps to Central Ave from both the I-580 and I-80 freeways serve the site
- Over 260,000 cars/day!
- Located where Richmond, Berkeley and Albany meet

[Click HERE for video](#)



JOHN CUMBELICH  
john@cumbelich.com  
t. 925.935.5400 x101

JohnCumbelich  
& Associates

Evergreen

PARTNER XTEAM  
RETAIL ADVISORS

# 3251 JACUZZI STREET RICHMOND · CA

Unbeatable Location Between I-580 & I-80

Same on/off ramp as high volume COSTCO (.25 miles)



ON/OFF ramps from both the I-580 and I-80 serve the site



Central Bay Area Location



Ideal Location for QSR

# 3251

## JACUZZI STREET

RICHMOND · CA

[Click HERE for video](#)

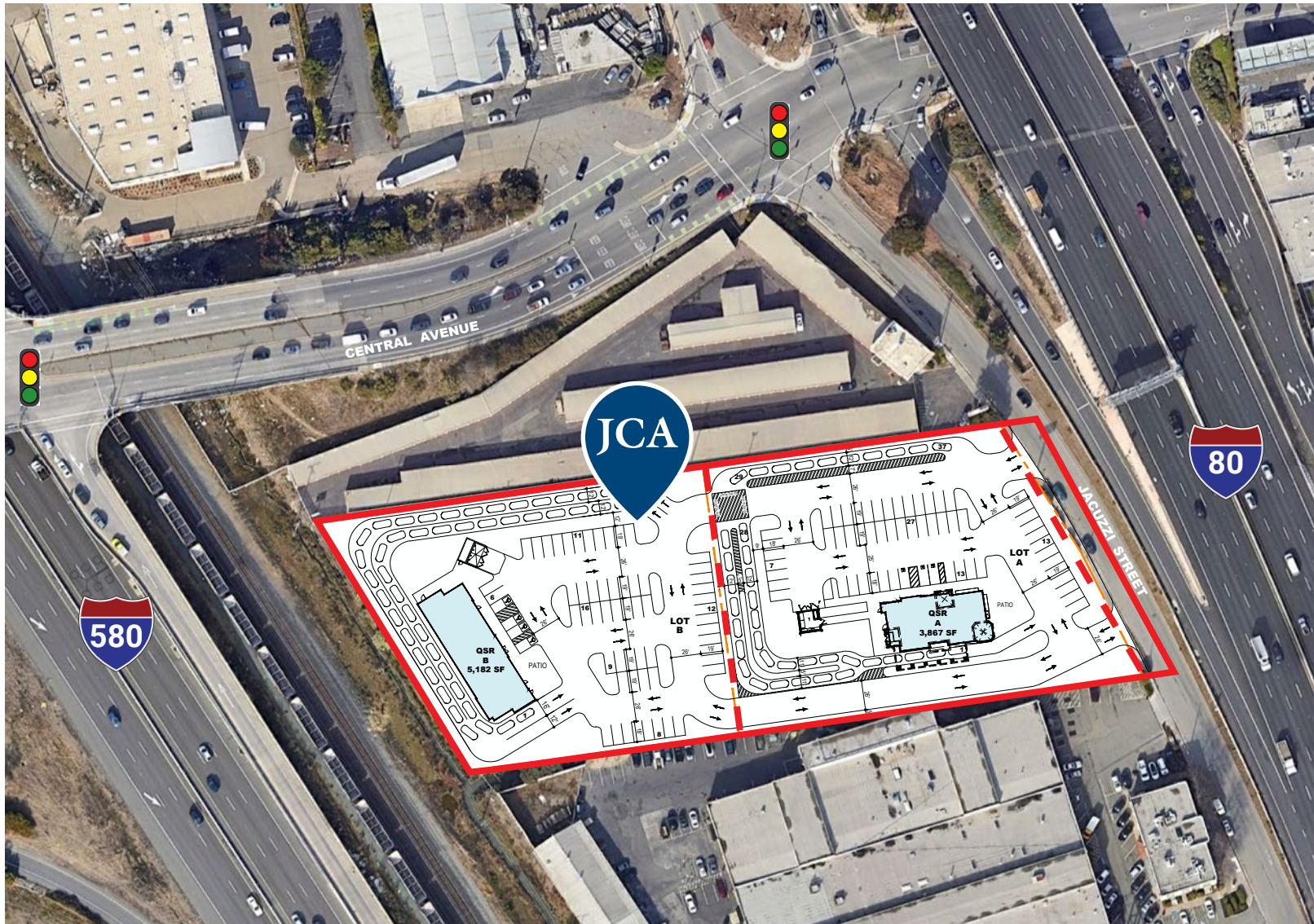
### About

The subject offers a 3.38 acre (147,232 SF) site ideal for QSR users.

- Same on/off ramp as high volume COSTCO
- The site benefits from a large population capturing over 761,000 residents within a 30 minute drive.
- The subject is located in between two of the busiest interstates in Northern California with strong traffic counts (I-80 169,000 ADT / I-580 94,000 ADT)
- **Zoning:**  
C-2 (Commercial Zone)
- **General Plan Designation:**  
Regional commercial mixed-use

# Proposed Site Plan

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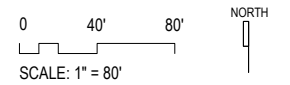
## SITE DATA

<b>LOT A</b>	
LOT AREA	±1.69 AC
BUILDING	QSR A - 3,867 SF
PARKING	60 SPACES
DRIVE-THRU STACKING	37
<b>LOT B</b>	
LOT AREA	±1.57 AC
BUILDING	QSR B - 5,182 SF
PARKING	62 SPACES
DRIVE-THRU STACKING	46
<b>TOTALS</b>	
LOT AREA	±3.26 AC
BUILDING	9,049 SF
PARKING	129 SPACES

## NOTES

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.



## RICHMOND, CALIFORNIA

3251 JACUZZI STREET

## Employment Density creates GIANT Daytime Employment Data!

DAYTIME POPULATION		
1-Mile	3-Mile	5-Mile
12,171	92,152	241,695

### Major Employers Surrounding the Site

#### Warehouse

- 8A Warehouse - Refinery | Chevron
- 8A Warehouse - Refinery Gate 31 | Chevron
- Arca Design Annex
- Auto Warehousing
- Beauty Supply Warehouse
- Beauty Supply Warehouse Oakland
- Central Ave
- Costco Wholesale
- Form Energy - Warehouse
- Le Marché Pop Up
- PC Cargo, Inc
- R&L Warehouse Distribution Services Inc.
- RAY PRODUCTIONS WAREHOUSE
- ReadySpaces
- SKECHERS Warehouse Outlet
- Taylor
- Terra Outdoor Living
- Warehouse Bar & Grill
- Wine Warehouse

#### Logistics

- Ads Logistics LLC
- AlphaX Logistics inc
- APL Logistics
- B Quick Logistics
- Clayton Logistics Llc
- Crowley Liner & Logistics
- Diamond Pro Logistics
- G Logistics LLC
- GSC Enterprises, Inc. - Logistics Compan
- GSC Logistics, Inc. - Transloading/Wareh
- Hughes Logistics LLC
- Inari Logistics
- Intermodal Logistics Management Services
- Lama Logistics
- Pacific West Logistics LLC
- Platinum Global Logistics
- Polaris Logistics Group
- Port Z Logistics INC - Vehicle Transport
- R I Logistics Inc.
- YONG'S LOGISTICS INC

#### Distribution

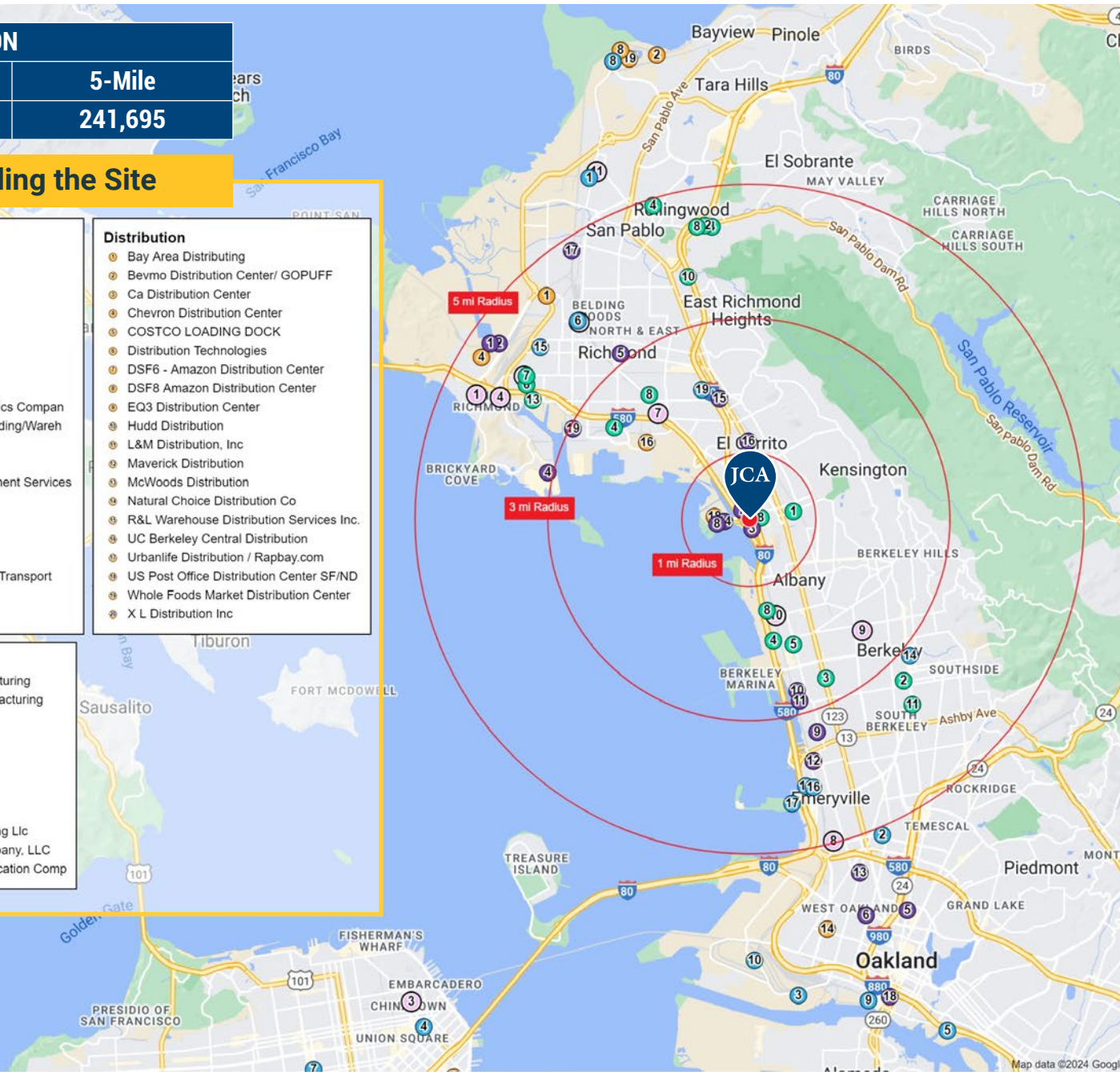
- Bay Area Distributing
- Bevmo Distribution Center/ GOPUFF
- Ca Distribution Center
- Chevron Distribution Center
- COSTCO LOADING DOCK
- Distribution Technologies
- DSF6 - Amazon Distribution Center
- DSF8 Amazon Distribution Center
- EQ3 Distribution Center
- Hudd Distribution
- L&M Distribution, Inc
- Maverick Distribution
- McWoods Distribution
- Natural Choice Distribution Co
- R&L Warehouse Distribution Services Inc.
- UC Berkeley Central Distribution
- Urbanlife Distribution / Rapbay.com
- US Post Office Distribution Center SF/ND
- Whole Foods Market Distribution Center
- X L Distribution Inc

#### Storage Facility

- A Better Storage Solution
- Artesa Self Storage Units
- Berkeley Self Storage
- Extra Space Storage
- Golden Bear Storage
- Interstate Storage Richmond
- Point Richmond Self Storage
- Public Storage
- ReadySpaces
- San Pablo Mini Storage
- SecureSpace Self Storage Berkeley
- Security Public Storage
- StoragePRO Self Storage of Richmond

#### Manufacturing

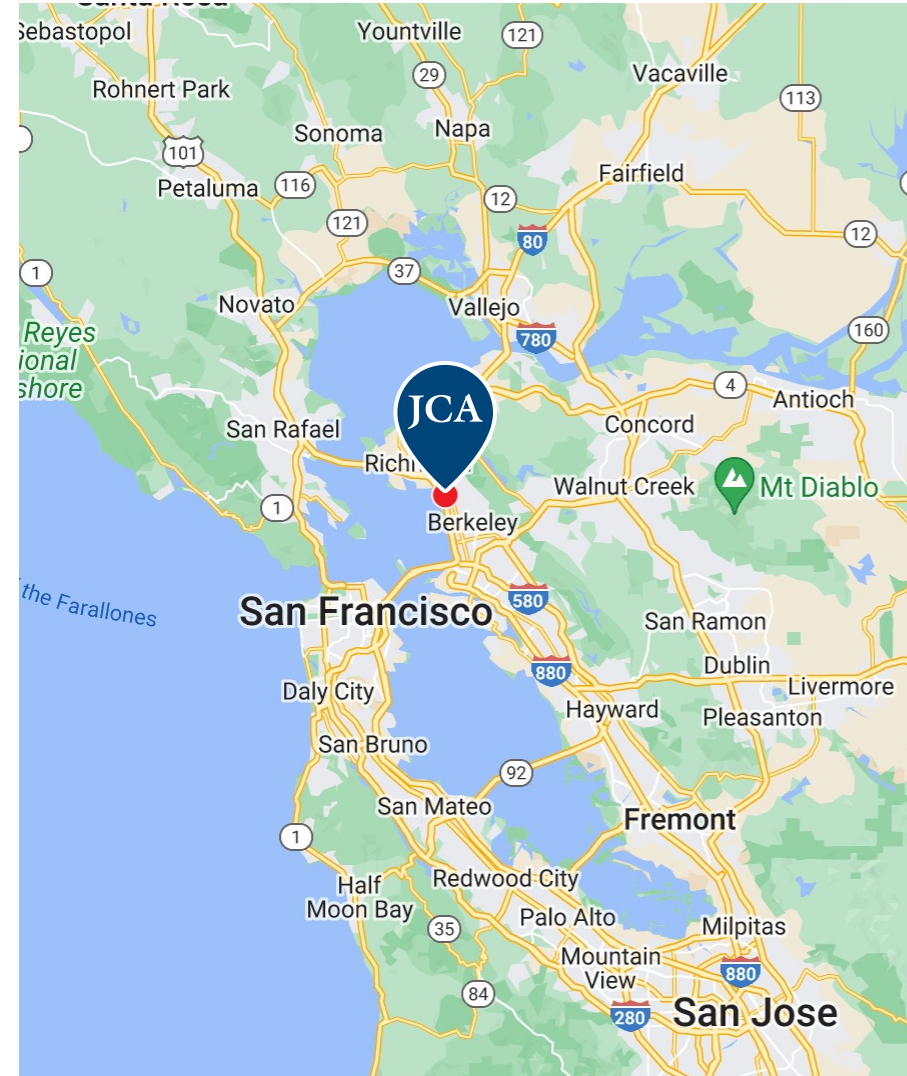
- Grant Engineering & Manufacturing
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- Lansing Manufacturing Co
- Mamba Industries
- Mc Neill Manufacturing
- Pink Light Labs
- Poly Engineering
- POP Manufacturing
- Purple Mountain Manufacturing Llc
- Terminal Manufacturing Company, LLC
- The Industrial Standard Fabrication Comp



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## Demographics

	1 mile	3 mile	5 mile	
<b>POPULATION</b>	2022 Estimated Population	19,862	141,008	338,289
	2027 Projected Population	20,582	145,849	348,448
	2020 Census Population	19,968	142,529	341,736
	2010 Census Population	18,286	128,634	307,354
	Projected Annual Growth 2022 to 2027	0.7%	0.7%	0.6%
	Historical Annual Growth 2010 to 2022	0.7%	0.8%	0.8%
	2021 Median Age	40	41	37
<b>DAYTIME POPULATION</b>	Adjusted Daytime Demographics Age 16 Years +	12,171	92,152	241,695
<b>HOUSEHOLDS</b>	2022 Estimated Households	8,282	56,088	126,327
	2027 Projected Households	9,020	60,724	136,297
	2020 Census Households	8,266	56,366	127,042
	2010 Census Households	7,947	54,296	120,426
	Projected Annual Growth 2022 to 2027	1.8%	1.7%	1.6%
	Historical Annual Growth 2010 to 2022	0.4%	0.3%	0.4%
<b>RACE &amp; ETHNICITY</b>	2022 Estimated White	41.1%	46.5%	39.4%
	2022 Estimated Black or African American	6.3%	10.4%	11.3%
	2022 Estimated Asian or Pacific Islander	33.8%	22.0%	22.8%
	2022 Estimated American Indian or Native Alaskan	0.5%	0.7%	1.0%
	2022 Estimated Other Races	18.4%	20.4%	25.5%
	2022 Estimated Hispanic	16.4%	19.3%	26.2%
<b>INCOME</b>	2022 Estimated Average Household Income	\$129,646	\$153,898	\$136,568
	2022 Estimated Median Household Income	\$98,688	\$112,717	\$100,837
	2022 Estimated Per Capita Income	\$54,300	\$61,621	\$51,562
<b>EDUCATION (AGE 25+)</b>	2022 Estimated Elementary (Grade 0 -8)	4.6%	3.6%	6.5%
	2022 Estimated Some High School (Grade 9-11)	3.3%	2.8%	4.2%
	2022 Estimated High School Graduate	12.8%	10.8%	12.9%
	2022 Estimated Some College	11.6%	12.2%	13.8%
	2022 Estimated Associates Degree Only	6.2%	5.3%	5.6%
	2022 Estimated Bachelors Degree Only	29.7%	31.1%	28.7%
	2022 Estimated Graduate Degree	31.6%	34.2%	28.3%
<b>BUSINESS</b>	2022 Estimated Total Businesses	921	6,159	14,069
	2022 Estimated Total Employees	6,688	50,076	135,279
	2022 Estimated Employee Population per Business	7.3	8.1	9.6
	2022 Estimated Residential Population per Business	21.6	22.9	24.0



### FOR MORE INFORMATION

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Jacuzzi St



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