



**FOR SALE OR LEASE**  
**RETAIL / OFFICE / BANK BUILDING / RESTAURANT**  
**LARGE PARCEL / 33 PARKING SPACES**  
**RICHMOND**

**LOCATION:** 2400 MacDonald Avenue,  
Richmond, California, 94804.

**DESCRIPTION:** Modern building (1965) of approximately 6,350 square feet on a lot of approximately 22,500 square feet. Currently occupied by Bank of the West, but may be delivered vacant in September 2008. Across the street from Richmond Civic Center, which is undergoing extensive remodeling – projected to be complete in 2009. Building, lot, and landscaping appear to be in excellent condition. Adjacent to 7-11, close to MacDonald's, Krage, and Taco Bell, walking distance to BART. This site is located approximately 20 blocks West of the new MacDonald 80 Retail Center, anchored by Target and achieving rents in excess of \$4.50 NNN (at Target Center).

Ideal for investment and/or for owner-user building.

**CONFIGURATION:** Private parking lot contiguous building with 33 spaces, plus good street parking. Ground floor of approximately 4,900 square feet and second floor of about 1,450 square feet.

**PARKING:** 33 off-street spaces / plus abundant street parking.

**SALE PRICE:** \$1,095,000.

**LEASE RATE:** \$8,195 monthly, NNN.

**ONLINE LINKS**

[Street View](#) | [Satellite](#) | [Map](#) | [Terrain](#)  
[Business Finder](#) | [Investments](#)

**CONTACT**

**Roger Mills**  
(510) 450-1424  
CA DRE License: 00969403  
[rmills@mrecommercial.com](mailto:rmills@mrecommercial.com)  
[www.mrecommercial.com](http://www.mrecommercial.com)

