

# FOR SALE

## \$699,000



## 265 15<sup>th</sup> Street, Richmond, CA

### Property Highlights

- ±2,700 SF flexible industrial / creative building
- T5 Core zoning allowing broad commercial and residential uses
- Walkable to Richmond BART and Amtrak
- Potential owner-user, investor, or live / work opportunity
- Strategic infill Bay Area location with redevelopment momentum



### Property Description

265 15th Street presents a rare opportunity to acquire a flexible industrial / creative infill asset in the heart of Richmond, California. The ±2,700 SF building combines warehouse, office, mezzanine, and potential live/work functionality, creating an adaptable environment for a variety of users and business types.

The property benefits from flexible T5 Core zoning, allowing commercial, industrial, residential, and community-oriented uses. Steps from Richmond BART & Amtrak with direct Bay Area connectivity, the surrounding area continues to see reinvestment driven by transit-oriented development and growing demand for infill industrial product.

265 15th Street presents an attractive opportunity for an owner-user, investor, or creative operator seeking a strategically located Bay Area asset with long-term flexibility and upside potential.

#### Broker Contact

Ben Faubion  
bfaubion@capwisecommercial.com  
916-899-1738  
CA RE LIC. #01946163



**CAPWISE**  
COMMERCIAL ADVISORS



## Property Overview

Address	265 15 <sup>th</sup> Street, Richmond, CA 94801
Building Size	2,700 ± SF
Stories	One + Two Mezzanine Areas
Mezzanines	#1 - Open Loft / Work Area, #2 - Two Rooms, Restroom, Kitchen
APN	540-140-006-3
Lot Size	0.06 Acres / 2,812 SF
Year Built	1917
Construction	Wood Frame, Stucco Siding, Composition Roof
Roll Up Doors	One (1) newly installed roll-up door with motor
Improvements	Water Heater - 2016, Restrooms - Two (2), Kitchen - One (1), Skylights - Four (4)
Parking	Street / Inside Building
Zoning	T5 Core - providing a variety of uses across commercial, industrial, residential, and community facilities - <a href="#">Zoning Code Link</a>

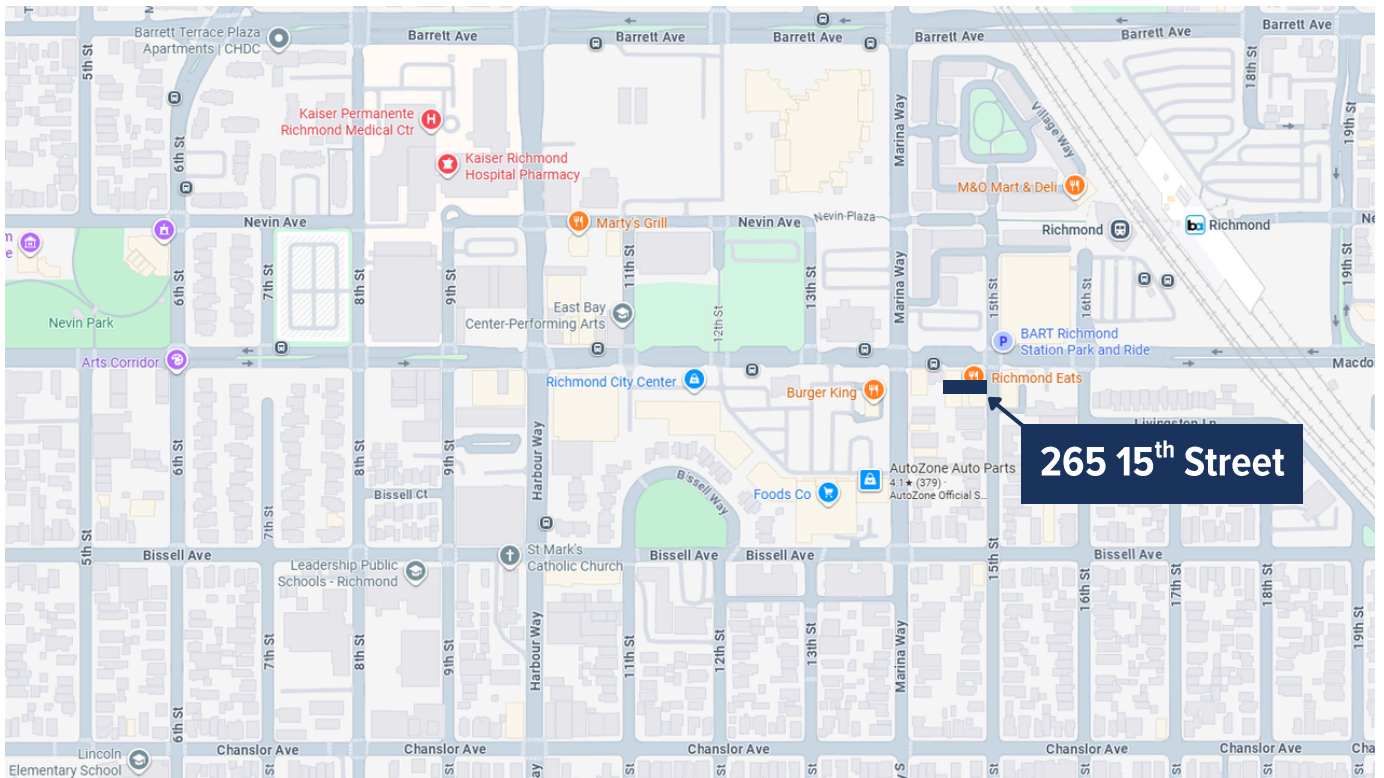
### Nearby

- BART Richmond ~ 500 ft
- Kaiser Permanente Richmond Medical Center ~0.6 miles
- I-80 On/Off Ramp ~ 1.7 miles
- Various Public Parking Options ~ 200 ft

### Potential Uses:

- Flex office/warehouse
- Creative studio
- Live/work conversion
- Artisan/light industrial
- Contractor space

# Property Map & Photos



The information contained herein has been obtained from sources deemed reliable but has not been independently verified. CapWise Commercial Advisors, Inc., the property owner, and their respective affiliates, officers, and agents make no representations or warranties, express or implied, as to the accuracy or completeness of the information herein. All projections, assumptions, and estimates are provided for general reference only, are subject to change, and should not be relied upon as guarantees of future performance. Recipients are advised to conduct their own independent due diligence, including consultation with legal, tax, and financial advisors.