

COMMERCIAL PROPERTY FOR SALE

1913/17 Park Street | Alameda | CA | 94501



1913/17 PARK STREET, ALAMEDA

Asking Price: \$2,295,000

- Two Great Flex Space Buildings
- Seller Occupied Property
- 7,993 sf Building (Architect)
- 10,000 sf Lot (Public Records)
- Additional 587 Unfinished Attic
- DO NO DISTURB TENANTS

Rich Krinks

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rkrealestate.com



BERKSHIRE HATHAWAY
HomeServices

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COMMERCIAL PROPERTY GROUP



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Located directly on the major connecting street between the vibrant 375,000 sf Park Street Business District and the 600,000 sf South Shore Shopping Center. Park Street is the heart of the major downtown shopping district for the City of Alameda and is a very vibrant commercial/residential area.

SYNOPSIS:

Beautiful commercial property with two lots and two buildings, plus an off-street parking lot. The main building at 1913 Park Street is 6,509 sf and has two large ground floor offices, and a large warehouse area with high ceilings, plus a second floor with offices, kitchen and full bath. There is also a 587 sf unfinished attic. This building was built in 1927 and is seismically retro-fitted.

The property at 1917 Park Street is measured at 1,484 square feet of building and has very high ceilings and a concrete floor. It is a wide open space with no interior columns. This lot also includes the off-street parking lot. Building built in 1945.

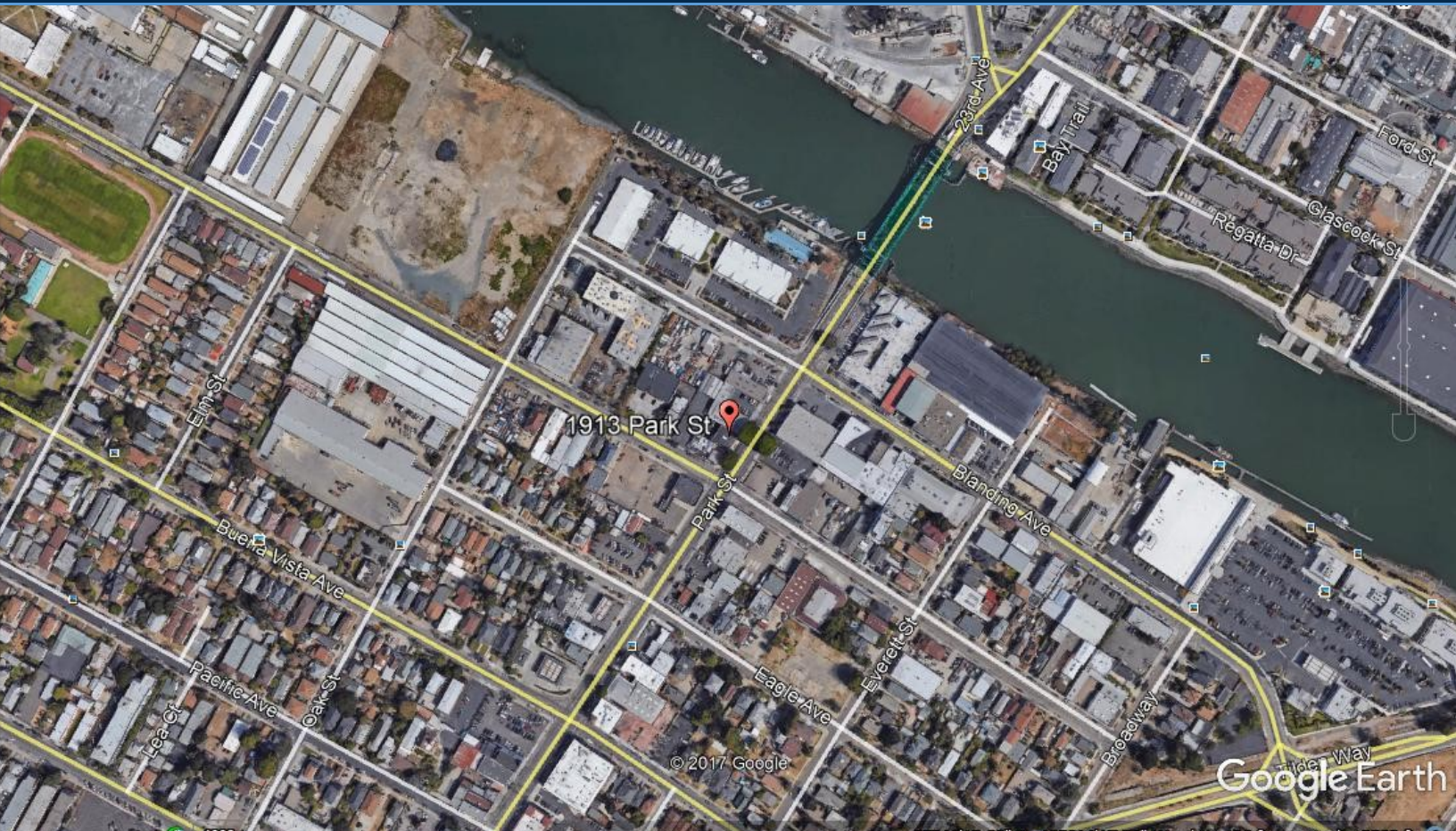
There is a possibility of a short term rent back by the seller for one or both of the buildings.

Contact Rich Krinks for more information and a tour of the property.



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CITY OVERVIEW ALAMEDA, CALIFORNIA

The City of Alameda is made up of four islands and is located directly in the San Francisco Bay adjacent to the City of Oakland and directly across the Bay from San Francisco. Alameda is considered the geographic center of the SF Bay Area. It is only 12 miles west to downtown San Francisco, 38 miles south to San Jose, and 85 miles east to Sacramento. Alameda has two ferry systems, AC Transit and BART Shuttle Services. The Oakland International Airport and Small Plane North Field are located adjacent to Alameda. Alameda has a population of approximately 75,000 people within 23 square miles and there are approximately 30,000 households. The City is known for its expansive and beautiful Victorian homes, marinas, shoreline parks, bicycle paths, great schools and a safe living environment with a small hometown feel. There are two major business parks with Marina Village located on the northwest side of the City and the Harbor Bay Business Park located in the southeast out on Bay Farm Island. The business parks (roughly 3.4 million square feet) are home to many large high tech firms, pharmaceutical firms and other national companies. The Oakland Raiders Headquarters and practice facility is located in the Harbor Bay Business Park. These business park businesses provide a very large daily population of employees. Alameda is home to the College of Alameda with over 2,400 full time students. The Alameda Unified School District has 2 public high schools, 2 middle schools and 10 elementary schools. There is also a private parochial school on the island that has elementary to senior high school students. There are 2 street retail shopping districts along with a regional shopping mall and 4 large shopping centers that service the City. One of the islands within the City limits is Coast Guard Island that houses a Coast Guard Command Center. The Park Street Business District is evolving into a high quality shopping and dining area.

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PARK STREET BUSINESS DISTRICT

2015 DEMOGRAPHICS

ITEM	1 MI.	3 MI.	5 MI.
Total Population	32,634	205,617	448,152
Daytime Population	27,433	182,801	456,099
Households	13,285	73,384	166,981
Average Income	\$99,268	\$78,375	\$82,019

VEHICLES TRAVELING THIS INTERSECTION:

±28,000 per day*

*City of Alameda Public Works

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