



FOR SALE OR  
FOR LEASE

*Unique work/live building ready for  
immediate occupancy ideally located  
in the Park Street Business District*

1820 PARK ST, ALAMEDA, CA 94501

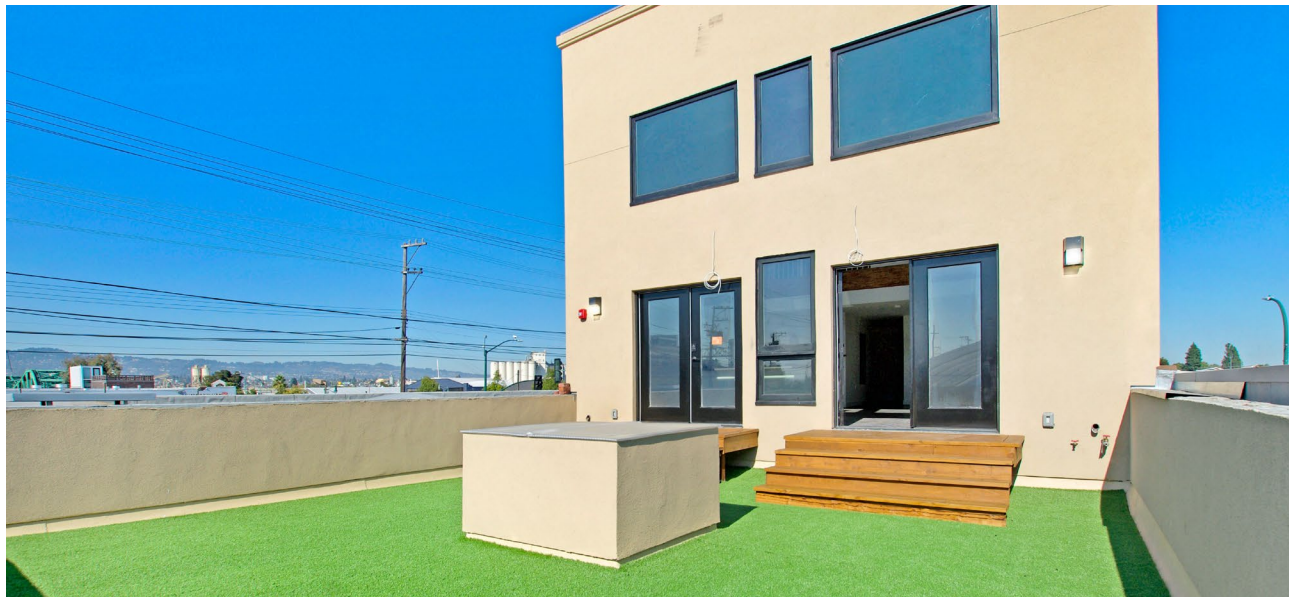
## Property Description

Newly renovated, 1820 Park Street consists of 4,485 of leasing space. 2,532 Sqft, ADA accessible retail/office storefront on the ground floor and two residential living units above. Meticulously designed with style and professionalism at the forefront, high ceilings, large windows and skylights providing natural light and fine finishes to create a tranquil environment for your business. This high identity property is located in the Park Street Business District and a block from the Park Street Bridge. Zoned NP-G (North Park Street Gateway) allows for a variety of uses including retail, office, café, gallery, personal services and much more. Can be leased together or separately.



## OFFERING SUMMARY

|                 |                   |
|-----------------|-------------------|
| LEASE RATE      | \$4.80 PSF/Mo. MG |
| NUMBER OF UNITS | 3                 |
| AVAILABLE SF    | 4,490 SF          |
| LOT SIZE        | 2,787 SF          |
| BUILDING SIZE   | 4,485 SF          |





**BUILDING INFORMATION**

|                     |           |
|---------------------|-----------|
| CONSTRUCTION        | New       |
| TENANCY             | Multiple  |
| NUMBER OF FLOORS    | Three (3) |
| YEAR BUILT          | 2024      |
| NUMBER OF BUILDINGS | One (1)   |

**PROPERTY HIGHLIGHTS**

±2,532 SF ADA accessible retail/office storefront with two large open spaces, two ADA accessible all gender restrooms, two office/bike storage rooms and kitchenette.

±399 SF newly constructed studio/office with full kitchen & bathroom, large balcony overlooking the City of Alameda. (±\$2,500 per month)

±1,559 SF 2 Bd/2 BA, two-story residential unit with loft, washer dryer and three balconies ideal for entertaining. Walking distance to shopping, restaurants, evening entertainment and more. (±\$5,000 per month)

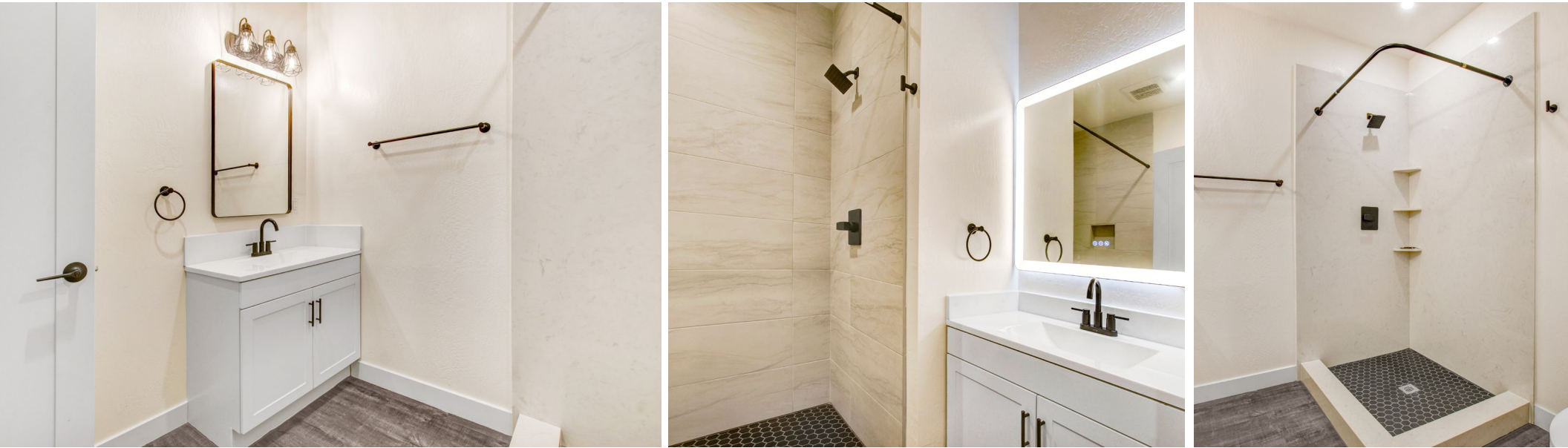
Zoned NP-G (North Park Gateway)

Live/work opportunity

Highly visible

All units have independent heating & cooling





# DEMOGRAPHICS

## POPULATION

|                           | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------------|-----------|-----------|--------|
| 2024 ESTIMATED POPULATION | 1,837     | 6,682     | 31,595 |
| 2029 PROJECTED POPULATION | 1,798     | 6,625     | 31,358 |
| 2020 CENSUS               | 1,885     | 6,984     | 33,440 |
| 2010 CENSUS               | 1,736     | 6,047     | 29,650 |

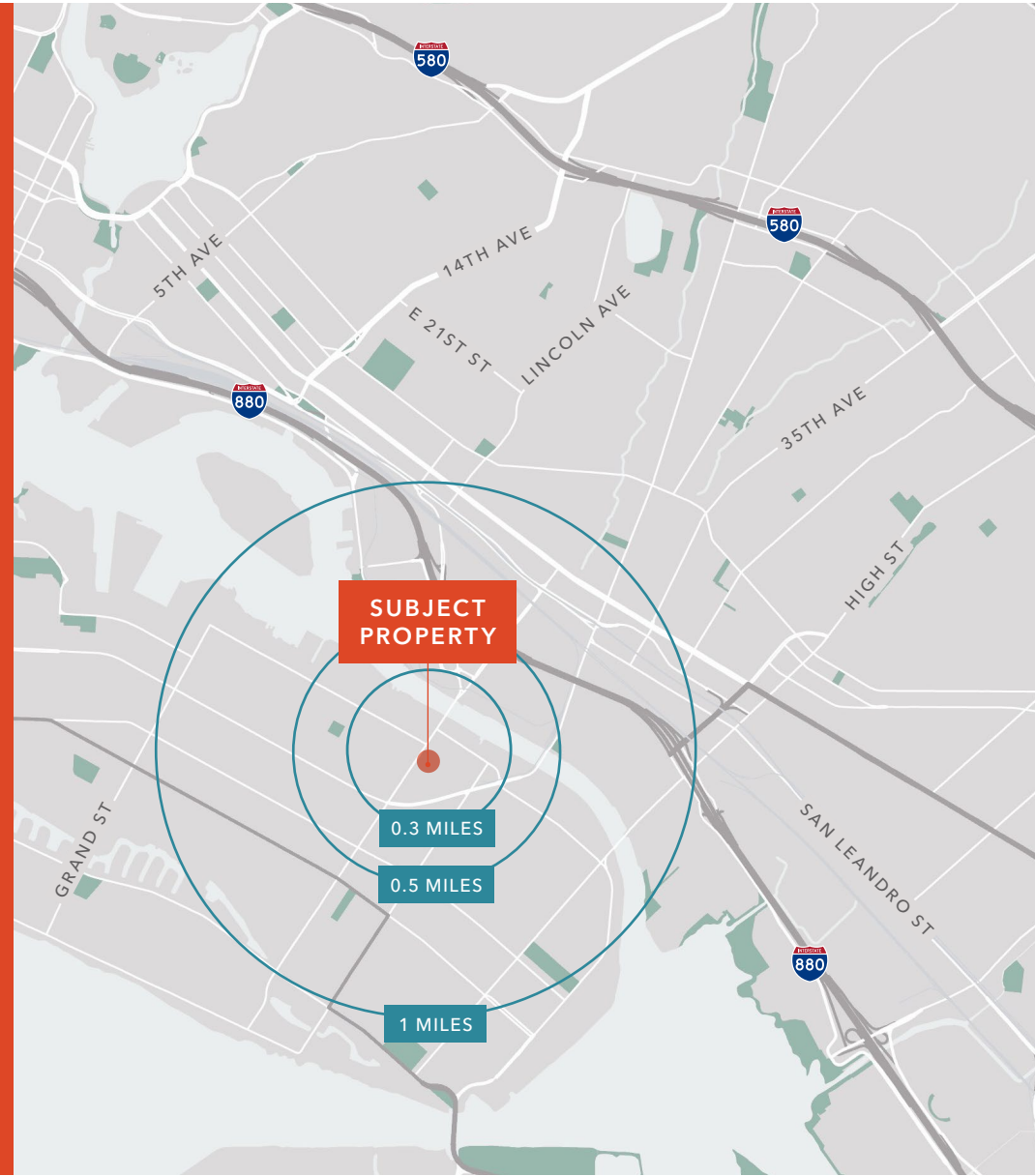
## MEDIAN AGE & GENDER

|                   | 0.3 Miles | 0.5 Miles | 1 Mile |
|-------------------|-----------|-----------|--------|
| MEDIAN AGE        | 42.7      | 40.7      | 40.9   |
| FEMALE MEDIAN AGE | 42.5      | 40.6      | 41.1   |
| MALE MEDIAN AGE   | 43.1      | 40.8      | 40.7   |

## HOUSEHOLDS & HOUSEHOLD INCOME

|                               | 0.3 Miles | 0.5 Miles | 1 Mile    |
|-------------------------------|-----------|-----------|-----------|
| 2024 TOTAL HOUSEHOLDS         | 755       | 2,817     | 12,559    |
| 2024 MEDIAN HOUSEHOLD INCOME  | \$187,878 | \$154,579 | \$126,800 |
| 2024 AVERAGE HOUSEHOLD INCOME | \$204,763 | \$179,066 | \$158,871 |
| 2024 AVERAGE HOUSEHOLD SIZE   | 2.3       | 2.3       | 2.4       |

Data Source: ©2024, Sites USA





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