

Attractive Seller Financing Available to Qualified Buyers

Colliers



**FOR SALE** OWNER-USER OR VALUE ADD OPPORTUNITY

1431 10th Ave & 952 International Blvd

**Warehouse | Retail | Multifamily** | Oakland, CA

#### CONTACT US

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## Property Details

- **Eight (8) Multifamily Units. (2) 1-Bedroom/1-Bathroom, (4) 2-Bedroom/2-Bathroom, and (2) 3-Bedroom/1-Bathroom**  
Address: 1431 10th Ave, Oakland, CA  
Address: 952 International Blvd, Oakland, CA
- **±9,915 SF Two-Story Industrial Warehouse featuring ±4,370 SF of shared parking/yard with retail user, fenced and secured**  
Address: 1431 10th Ave, Oakland, CA
- **±3,300 SF of Retail Space situated on a signalized hard corner**  
Address: 952 International Blvd , Oakland, CA
- Attractive Seller Financing Available to Qualified Buyers
- Offers to acquire the entire mixed-use property will be considered (warehouse, retail, multi-family, parking lot/yard)
- Note: Two (2) -3-Bedroom/1-Bathroom units are non-conforming

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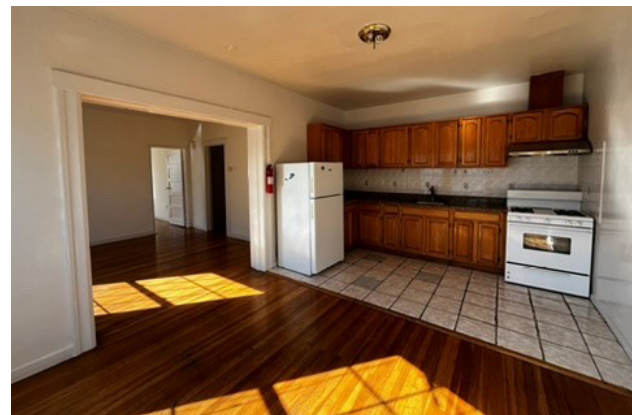
1431 10th Ave & 952 International Blvd

## EIGHT (8) MULTIFAMILY UNITS

- Perfect opportunity for Owner-User
- 6 well-maintained apartment units
- Attractive unit mix of (4) 2x1 and (2) 1x1
- Opportunity for (2) non-confirming units to be converted for additional income
- Transit-friendly location: Fruitvale Bart and I-880
- Very Walkable – Walk Score 85

## RENT ROLL

Unit Number	Unit Type	Unit ±SF	In-Place Rent (\$)	In-Place Rent / SF	Market Rent (\$)	Market Rent / SF	Lease Start Date / Status
950-B	2 x 1	750	\$1,750.00	\$2.33	\$1,750	\$2.33	VACANT
950-A	2 x 1	750	\$1,645.50	\$2.19	\$1,750	\$2.33	09/01/25
1411-1	2 x 1	750	\$1,071.20	\$1.43	\$1,750	\$2.33	06/24/18
1411-2	2 x 1	750	\$1,545.00	\$2.06	\$1,750	\$2.33	01/08/26
1411-3	1 x 1	600	\$1,275.00	\$2.13	\$1,600	\$2.67	07/09/24
1411-4	1 x 1	600	\$1,296.50	\$2.16	\$1,600	\$2.67	04/22/25
1411-5	3 x 1	1,500	\$2,100.00	\$1.40	\$2,100	\$1.40	VACANT - Non Conforming
1411-6	3 x 1	1,500	\$2,100.00	\$1.40	\$2,100	\$1.40	VACANT - Non Conforming
TOTAL	8 Units	7,200	\$12,783		\$14,400	-	
AVERAGE		900	\$1,598	\$1.78	\$1,800	\$2.00	
ANNUALIZED			\$153,398		\$172,800	-	



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1999 Harrison Street  
Suite 1750  
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*\*Photos are from a previous occupancy and do not represent the current condition of the property. Property is offered in as-is condition.*

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## WAREHOUSE

- Perfect for a local business with overflow storage needs or dead storage
- One (1) drive-in door
- Restroom
- ±4,370 SF of shared parking/yard with retail user only, fenced and secured
- 2 Stories (16' clear height on 1st floor)
- Currently leased
- Access from 10th Avenue



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## RETAIL SPACE

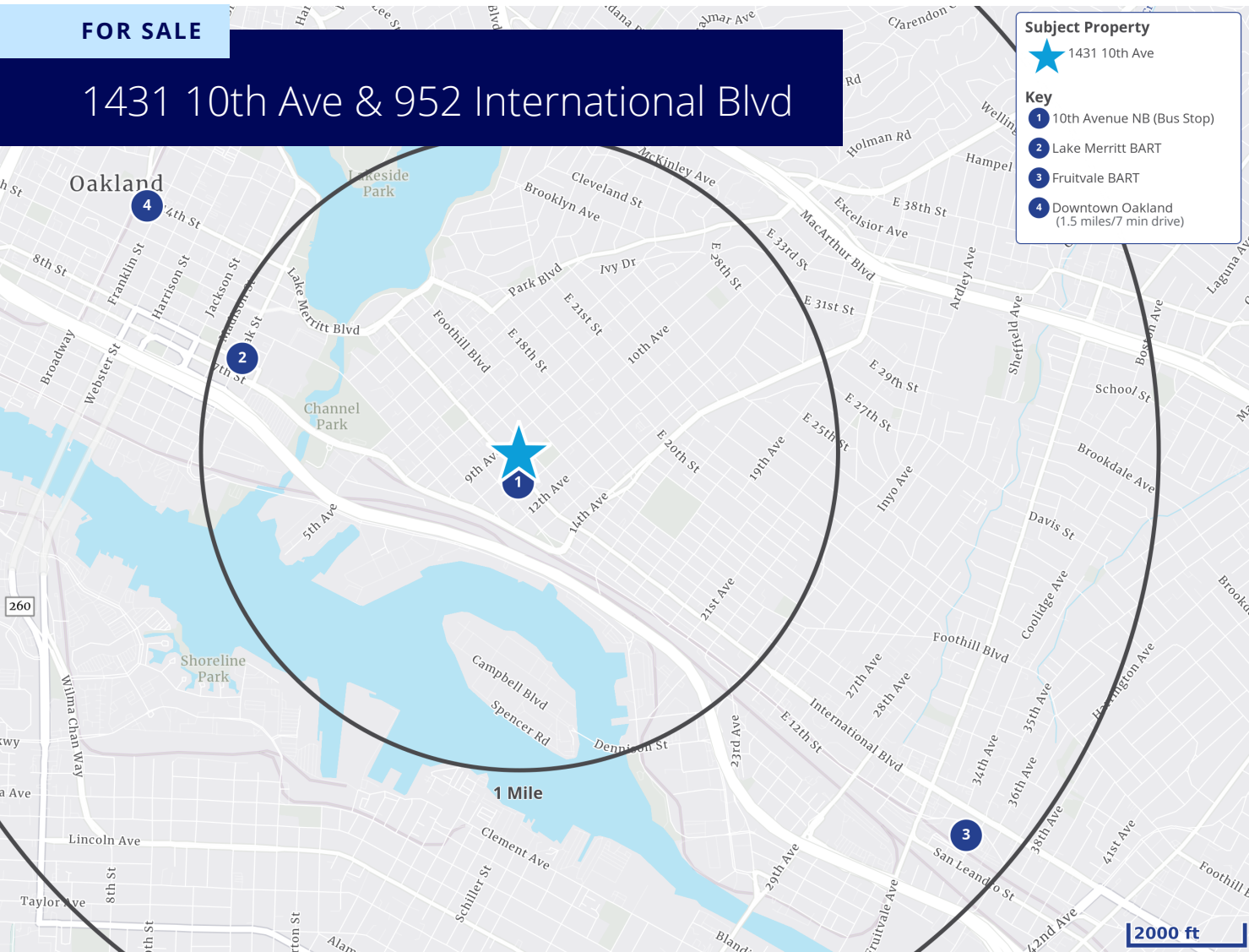
- Situated in a heavily traffic area for a small café, variety store, outreach programs, local retailer, catering, child-care, general retail sales, consumer service, repair service, medical service, animal care, etc. (Buyer to confirm uses & zoning)
- Open floor plan with large private room for office, storage, or private gatherings
- Two (2) restrooms
- Drains and other food prep infrastructure in place
- ±4,370 SF of shared parking/yard with industrial user only, fenced and secured
- Access from International Blvd or 10th Ave
- Signalized hard corner
- Currently Vacant
- **Zoning: CN-3 Neighborhood Commercial - 3 Zone**
- Owner-user opportunity



Accelerating success.

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