

COMMERCIAL PROPERTY FOR SALE

# Multi-Tenant Mixed-Used Commercial Property For Sale Alameda, CA

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2238 Mariner Square Dr,  
Alameda, CA 94501



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Intero Real Estate Services in compliance with all applicable fair housing and equal opportunity laws.

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# Property Information

# Property Summary



## Description

A vibrant commercial area near the Alameda Marina and just minutes from downtown Oakland. This address offers easy access to Webster Street, Posey Tube, and I-880, making it highly convenient for both local and regional travel. Surrounded by marinas, restaurants, and waterfront attractions, the location provides a scenic and professional setting ideal for businesses.

## Offering Summary

Sale Price:	Call for Price
Building Size:	Gross: 16,357 Sqft Net Rentable Area: 16,240 Sqft
Land Area	1.10 Acres
Multi-tenant space	

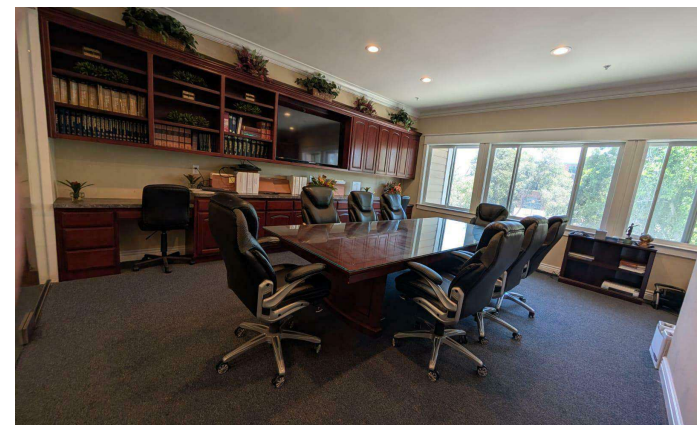
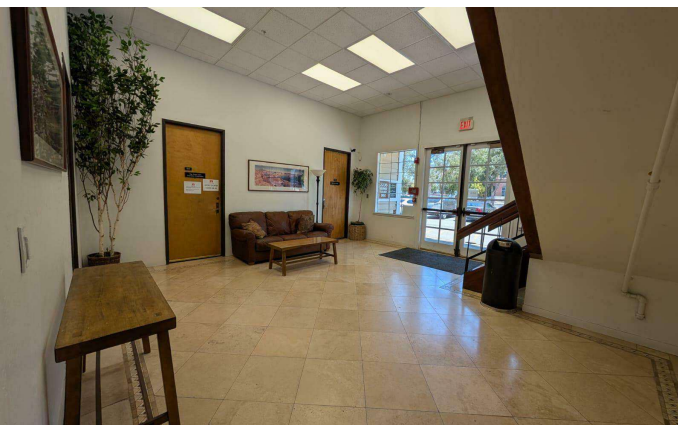
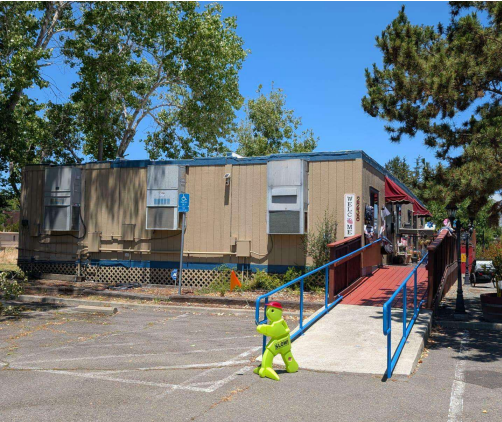
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	182	1,189	9,990
Total Population	482	3,187	23,963
Average HH Income	\$170,635	\$179,258	\$161,884

# Complete Highlights

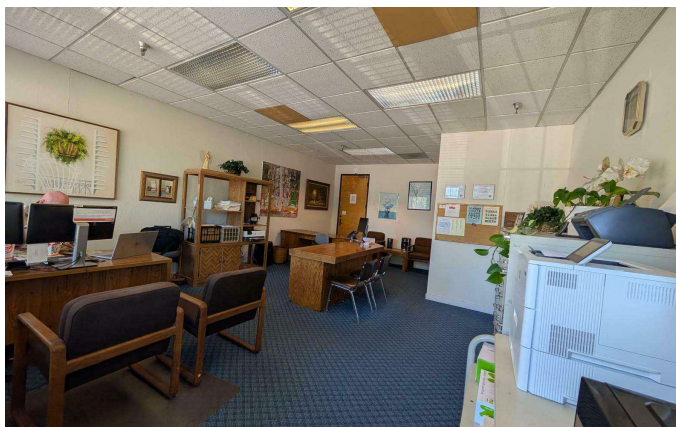
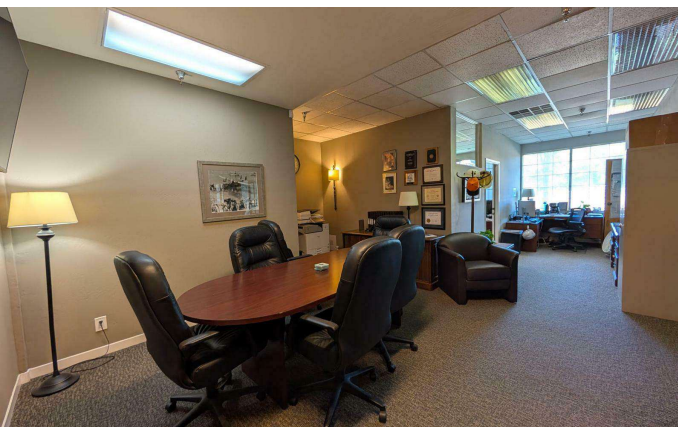
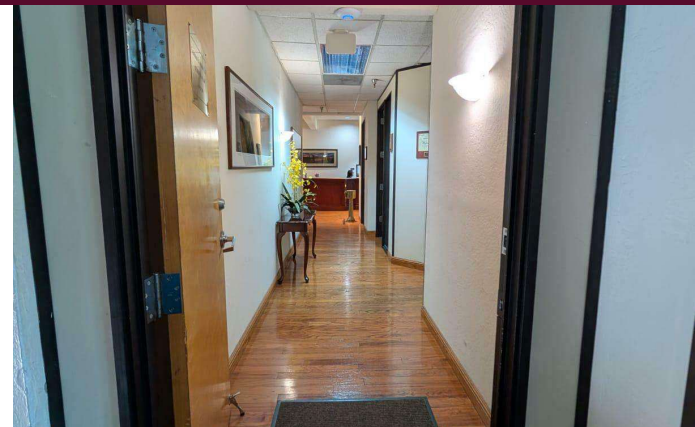


- Multiple-Tenants: Most of the tenants have been on the property for the long term.
- Mixed Used: Office & Child-care center
- Child-Care business being sold separately as well
- Room to expand the childcare business
- CAP Rate: 6% at current rents
- **Schedule a Tour Today – Call the listing agent for more details and a private showing.**

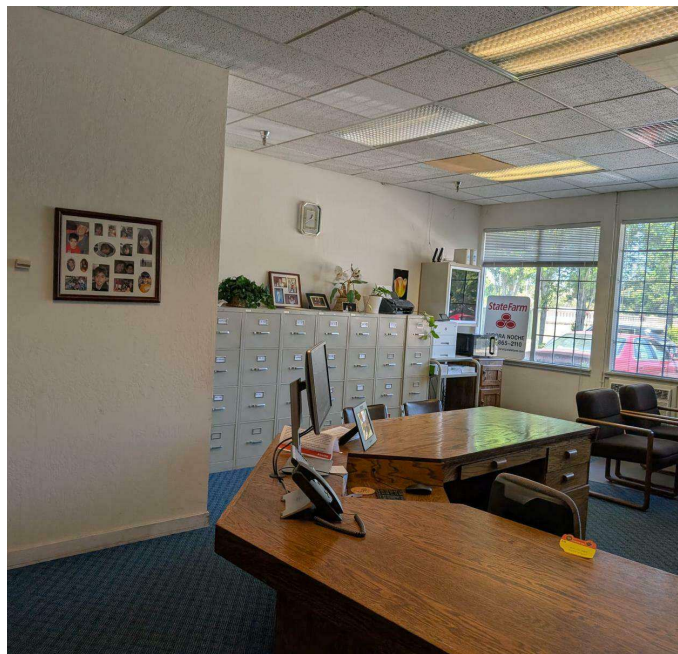
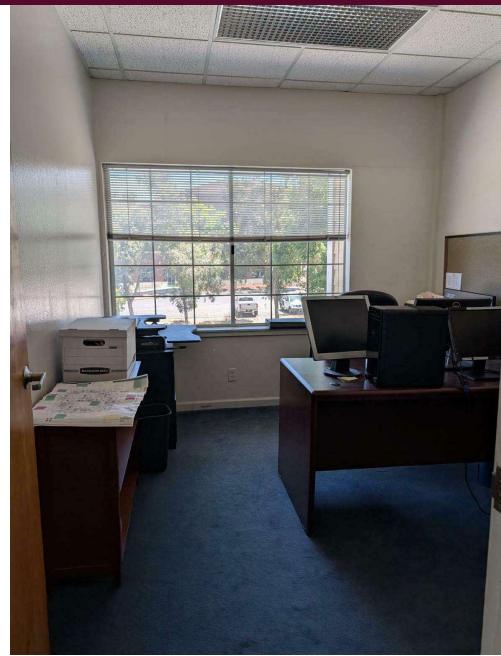
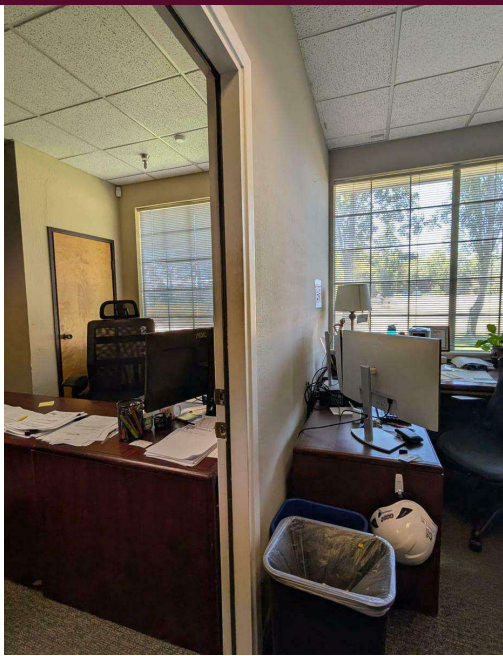
# Existing Property Photos - Office Building



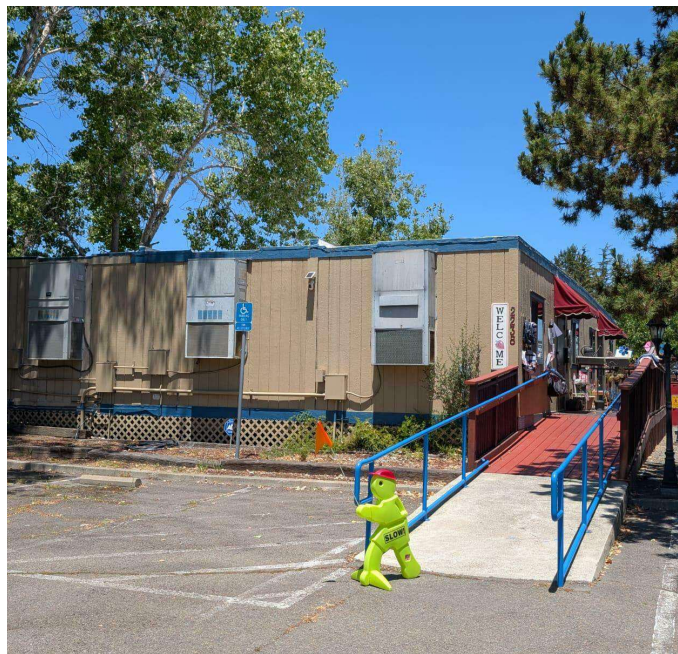
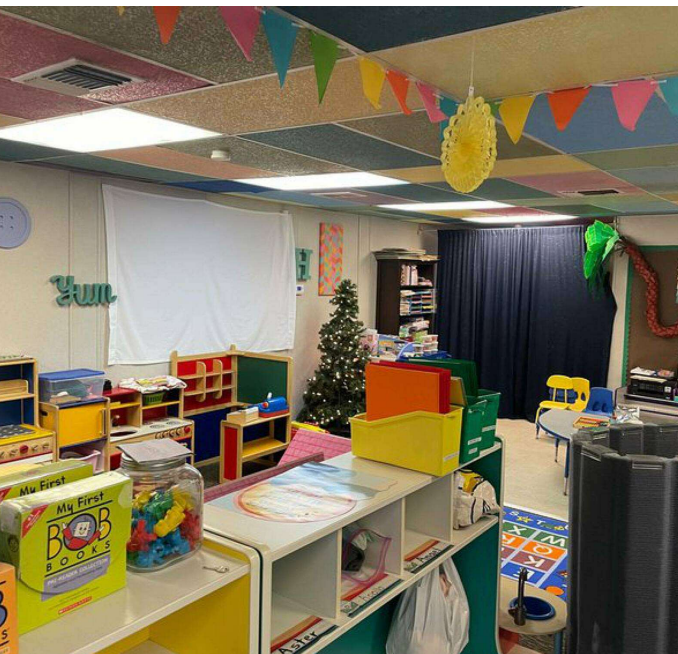
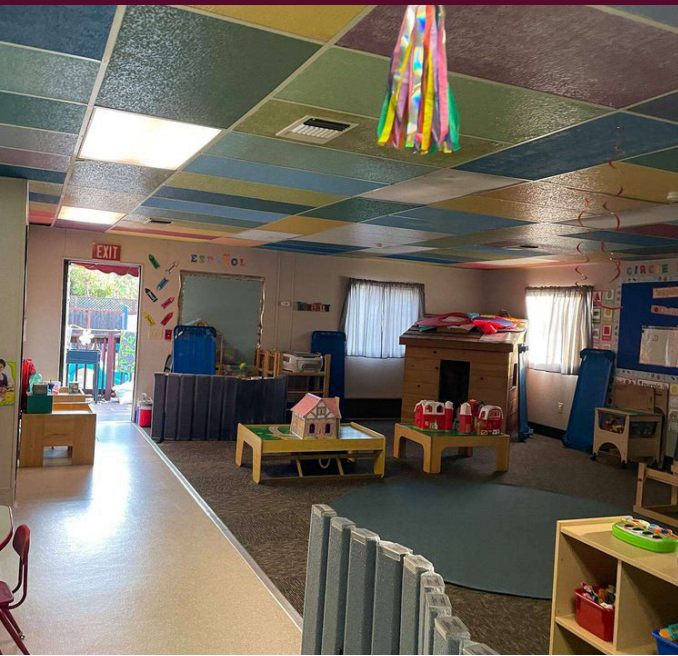
# Existing Property Photos - Office Building



# Existing Property Photos - Office Building



# Existing Property Photos - Preschool Building





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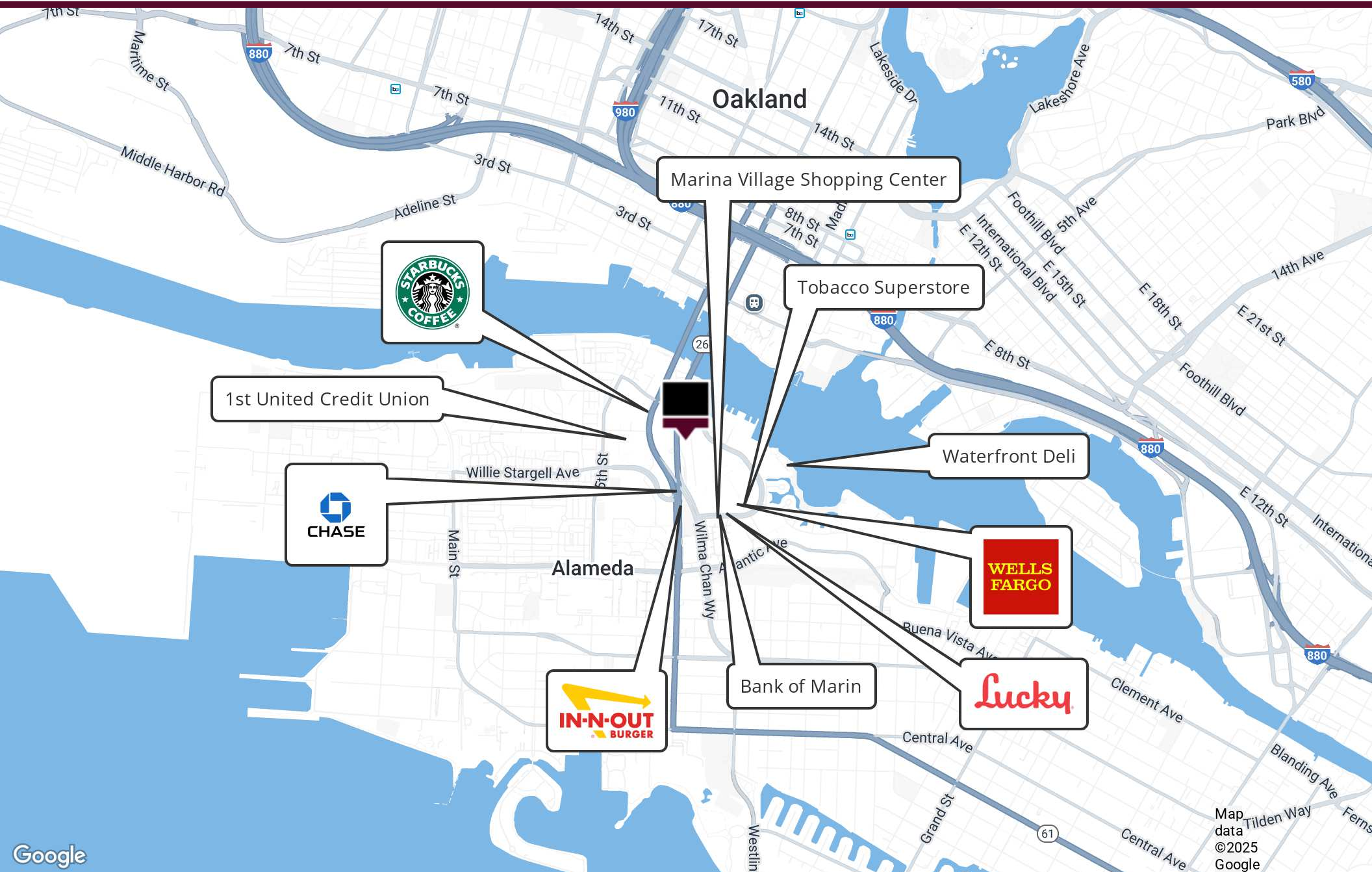
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# Location Information

# Location Map





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# Demographics

# Demographics Map & Report

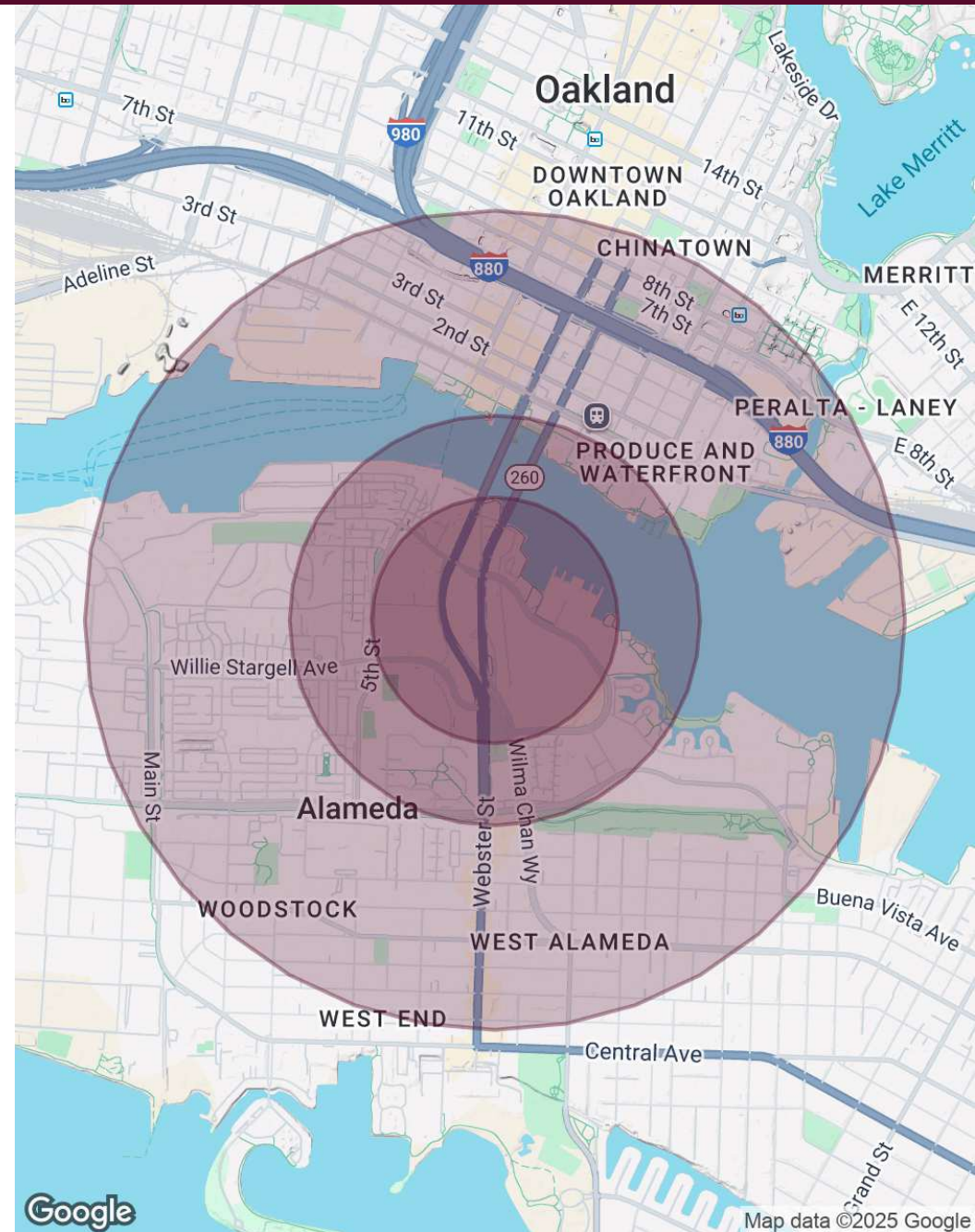
## Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	482	3,187	23,963
Average Age	42	41	42
Average Age (Male)	40	39	41
Average Age (Female)	45	42	43

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	182	1,189	9,990
# of Persons per HH	2.6	2.7	2.4
Average HH Income	\$170,635	\$179,258	\$161,884
Average House Value	\$1,135,300	\$1,163,760	\$1,072,342

Demographics data derived from AlphaMap





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# Advisor Bios

# Ravi Jagtiani | Jagtiani Group | Intero Commercial



## RAVI JAGTIANI

America's Top 1.5% Real Estate Professional

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CalDRE #02044082

## Professional Background

As a successful Realtor in the Bay Area, Ravi Jagtiani's passion for real estate developed while working for his family's hospitality and real estate business.

As a Realtor, Ravi specializes in Retail, Land, and Business Opportunities with broad experience selling pre- schools, brokering several large land development transactions, and investing in high cash-flow opportunities.

In addition, he has helped several Bay Area residents in selling their homes and re- investing their money in high cash flowing opportunities in Texas, Arizona, North Carolina, and Florida. With over 20 year's in the industry, and having broad experience in real estate has enabled Ravi to create successful marketing and sales strategies for maximizing ROI for his clients. Buying and selling real estate can be stressful. We at Jagtiani Group, promise to reduce your anxiety by keeping you well informed throughout the process. We provide all the support needed through our strong network of mortgage lenders, contractors, cleaners, inspections, title & escrow companies and other service providers to make the process easy for all our clients. We can assure you that with us, you will be buying with knowledge and selling with confidence !!

Ravi is also serving as the Chair of the planning commission in the city of Foster City, CA. He has an extensive background in real estate, uses for real estate, and how to work with the community to work on concepts of smart growth to balance land use availability with nature of our community and the environment.

Your referrals are the life blood of our business. You and your referrals will never find a more dedicated, focused, available, energetic, passionate and pleasant agent to represent you/them. If you are looking to sell, please write or call us for no obligation consultation.

## Education

Business Management degree with a specialization in Entrepreneurship, Economics & Finance from Babson College, MA.

## Memberships

SamCAR, NAR, AREA, CAR

### Intero Real Estate Services

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