

FOR SALE



INTERNATIONAL PLAZA

821-831 INTERNATIONAL BOULEVARD | OAKLAND, CA 94606

Two-Story | 20,304 Total SF

10 Parking Spaces

\$4,900,000



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PROPERTY OVERVIEW

821-831 INTERNATIONAL BOULEVARD

International Plaza (821-831 International Boulevard) is a two-story commercial building comprising approximately 20,304 total square feet. The ground floor is currently occupied by six tenants, and the second floor (10,152± square feet) is currently vacant. There are ten (10) off-street parking spaces located behind the building.

International Plaza is centrally situated in the heart of the bustling “Little Saigon” commercial corridor of Oakland’s Eastlake District, roughly one mile from Oakland’s rapidly growing Downtown Central Business District.

The property’s prime location on International Boulevard also provides convenient access to Interstate 880, the City of Alameda and Oakland’s scenic Lake Merritt.

SUMMARY

PROPERTY ADDRESS	821-831 INTERNATIONAL BOULEVARD OAKLAND, CALIFORNIA 94606
BUILDING SQUARE FEET	20,304
YEAR BUILT	1962
ASKING PRICE	\$4,900,000
OFF STREET PARKING SPACES	10

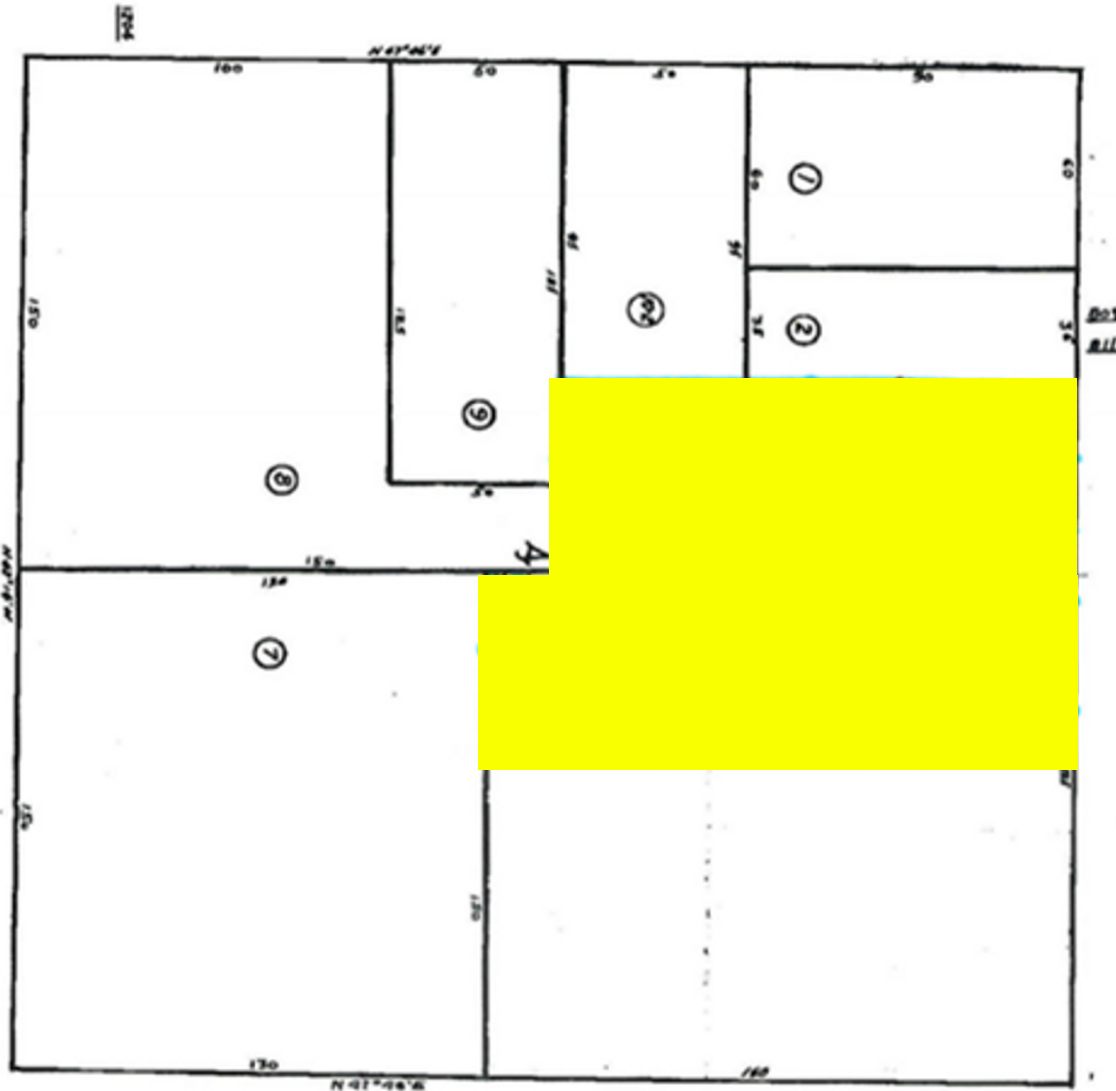


PARCEL MAP

821-831
INTERNATIONAL
BOULEVARD

8th Ave.

East 12th Street



East 14th Street

9th Ave.

FINANCIALS

RENT ROLL

821-831

INTERNATIONAL BOULEVARD

RENT ROLL - COMMERCIAL

UNIT	TENANT	APPROX S.F.	Lease Expiration Date	PRICE PER SQ FT (Annum)	CURRENT MONTHLY RENT (NNN)
821	Saigon Central	900	2020	\$26.77	\$2,008.44
823	T. Mobile	1,800	2021	\$14.71	\$2,207.00
825	US Tour	1,800	2021	\$20.07	\$3,011.26
827B	SPA	1000	2020	\$29.60	\$2,467.00
827 C&D	Hinslong Market	1500	2021	\$19.07	\$2,384.71
827 A	Flower market (owner)	1100	N/A		
Second Floor		10152			Vacant
TOTALS & AVERAGES		18,252		\$22.04	\$12,078.41

INCLUDES OFF STREET UNCOVERED PARKING FOR TEN (10) CARS

NEARBY LOCATIONS

821-831 INTERNATIONAL BOULEVARD

ALAMEDA

SAN FRANCISCO

LANEY COLLEGE

880 FWY

BROOKLYN BASIN

KAISER CENTER



7 MILES
BERKELEY



8 MILES
OAKLAND AIRPORT



28 MINS
SAN FRANCISCO

12 MILES
DOWNTOWN
SAN FRANCISCO

25 MILES
SAN FRANCISCO AIRPORT

39 MINS
WALNUT CREEK

18 MILES
WALNUT CREEK

39 MILES
SAN JOSE AIRPORT

25 MINS
BERKELEY

Times may vary. Verify traffic conditions upon departure.

WALK SCORE: 90



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