

## **5909 CAMDEN ST.**

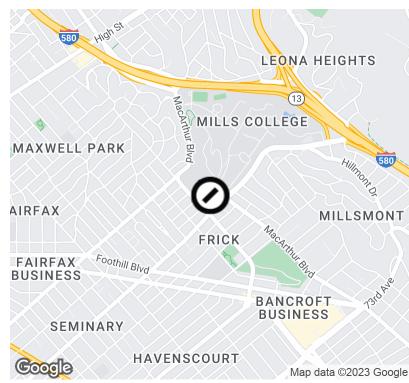
5909 Camden St., Oakland, CA 94605

Get in touch

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### **Executive Summary**





#### **Offering Summary**

| Sale Price:       | \$2,650,000  |
|-------------------|--|
| Building<br>Size: | 8,000 SF   |
| Available<br>SF:  |  |
| Lot Size:         | 0.289 Acres  |
| Price / SF:       | \$331.25   |
| Year Built:       | 1940   |
| Renovated:        | 2000   |
| Zoning:           | C20 , CN 3, Commercial ,<br>additional zoning districts<br>may apply |
| Market:           | East Bay   |
| Traffic<br>Count: | 10,933   |

### **Property Overview**

Commercial Property great for day care, school, veterinarian clinic/ Animal Hospital , retail/grocery, office, flex and potential residential or mixed use redevelopment existing height limit for up to 6 stories.

### **Property Highlights**

- Right across the street from North Eastern University /Mills College.
- · Great traffic counts
- Great commuter location
- Multitude of uses
- Big lot.

### **Property Description**



#### **Property Description**

Awesome high traffic location near 580 Freeway with a plethora of uses Office, Medical, Retail. On the corner of Macarthur Seminary and Camden. Right across the street from North Eastern University /Mills College. Large Fenced lot with potential of up to 16 parking spots. Existing use is a day care. Property has been a neighborhood day care for the last 40 years. Property has potential to continue existing use as day care for a seasoned owner user (currently licensed for up to 50 Children), school, veterinarian clinic/ Animal Hospital , retail/grocery, office, flex and potential residential or mixed use redevelopment existing height limit for up to 6 stories.

#### **Location Description**

High Traffic Signalized Corner Lot / Intersection Fenced Lot 16 + Parking Spaces Close to 580

### **Site Description**

Corner Lot Property near 580 & Mills College. Located in an designated Opportunity Zone.

### **Plumbing Description**

Public Water & Sewer

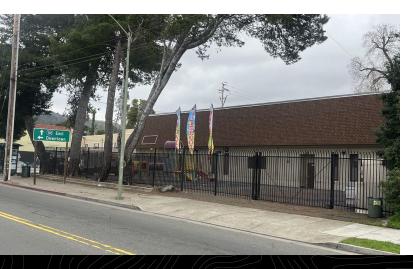
# Complete Highlights



### **Property Highlights**

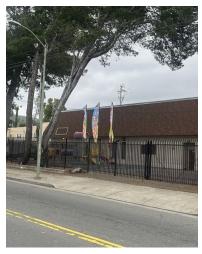
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## **Additional Photos**















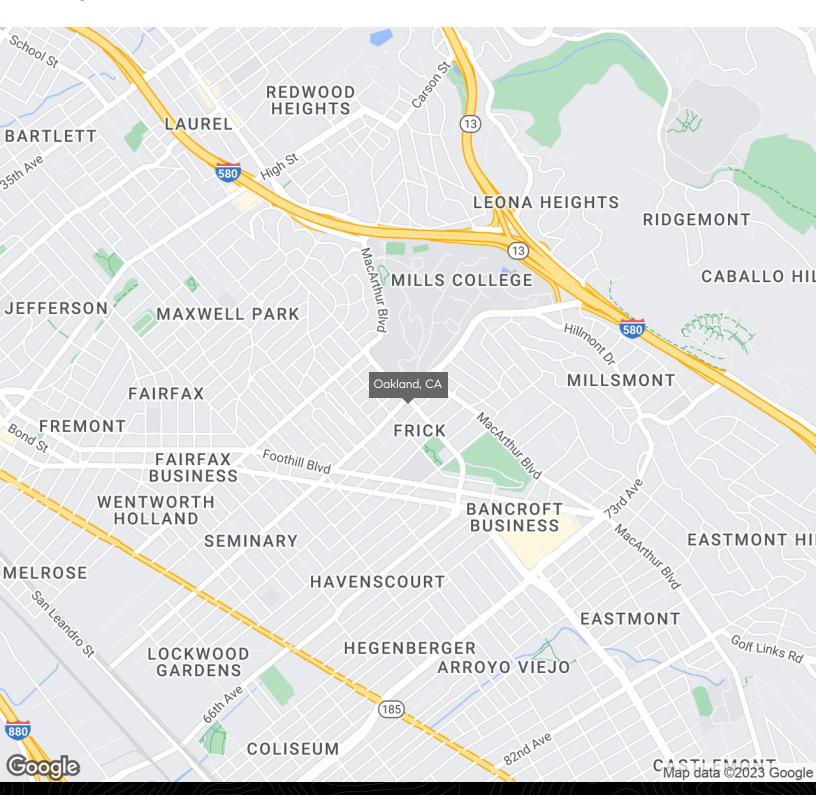


| 909 Camiden St, Oakland, CA 94605-1621, Alameda County |                       |                     |                   |                           |                          |  |
|--|-----------------------|---------------------|-------------------|---------------------------|--------------------------|--|
|  | Beds<br>NA            | Full Baths          | Half Easte<br>N/A | Sa to Price<br>52.389.000 | Sa le Date<br>91/18/2922 |  |
|  | fikig Siq Ft<br>7,139 | Lottiq Ft<br>12,585 | Yr Buit<br>1942   | Type<br>SCHOOL            |                          |  |
| OWNER OF COMMANDA                                      |                       |                     |                   |                           |                          |  |
| Owner Name   | Dellay Jemse          |                     | Tax 8800 Zip      | - 04                      | Seg.                     |  |
| Tardiffing Address                                     | 23 19 Maga olie       | Drietge Cr          | Tax Billing Zipud | 21                        | 76                       |  |
| Tax Billing City & State                               | San Remon , CA        |                     | Owner Graveno     |                           |                          |  |
| LOCATION RIPOTRIA FION                                 |                       |                     |                   |                           |                          |  |
| COTOGODISM   | Catherd               |                     | Core a Tract      | -                         | 8740                     |  |
| Conversity College District                            | Persit at             |                     | Properly Contex   |                           |                          |  |
| Location Privance                                      | Comer                 |                     | Zireng            | - 61                      |                          |  |
| TAXAFO/MATION  |                       |                     |                   |                           |                          |  |
| APN  | 638-0183-061-0        |                     | % inground        | 79                        |                          |  |
| ALAPN  | 434319564191          |                     | Ton Area          | 10                        | 941                      |  |
| ASSESSMENT & TAX                                       |                       |                     |                   |                           |                          |  |
| Assessment Year  | 2002                  |                     | 2021              | 200                       | 0                        |  |
| sannant Vista - York                                   | 5483,279              |                     | 5472.816          | 546                       | 1.001                    |  |
| assessed higher - Land                                 | \$144,820             |                     | 6141,007          | 614                       | 1,600                    |  |
| named like - Ingroved                                  | \$337,444             |                     | 5339,829          | 602                       | 7,430                    |  |
| OY Assessed Change (6)                                 | 50,454                |                     | 54,845            |                           |                          |  |
| O'Y Assessed Charge (%)                                | 2%                    |                     | 1.64%             |                           |                          |  |
| as Year  | Total Year            |                     | Charge (6)        | Chi                       | nor (%)                  |  |
| 1019   | \$15,800              |                     |                   |                           |                          |  |
| 000  | 59,747                |                     | 196,198           | - 44                      |                          |  |
| 001  | \$15,400              |                     | 85,744            | 58.0                      | 44                       |  |
| pecial Assessment                                      |                       |                     | Tan Amount        |                           |                          |  |
| De Brig Business Tax                                   |                       |                     | 85,612.66         |                           |                          |  |
| Assess Assessed Assert                                 |                       |                     | 81.74             |                           |                          |  |
| to day wealtin 60-1 haveneds.                          |                       |                     | 8143.24           |                           |                          |  |
| io Serv Area Vs 64-1 Vector                            |                       |                     | \$14.40           |                           |                          |  |
| fedual freepares                                       |                       |                     | 503.46            |                           |                          |  |
| oraredo Supstanert                                     |                       |                     | 521.06            |                           |                          |  |
| School Measure G                                       |                       |                     | \$195,00          |                           |                          |  |
| erata Cod Maasure B                                    |                       |                     | \$48.50           |                           |                          |  |
| build Measure N  |                       |                     | \$129.49          |                           |                          |  |
| Cuted Measure O1                                       |                       |                     | \$129.66          |                           |                          |  |
| foliose Prevention Tax                                 |                       |                     | 8295.20           |                           |                          |  |
| ily Utrary Grv D                                       |                       |                     | 5244.72           |                           |                          |  |
| Ascelareous  |                       |                     | \$1,432.00        |                           |                          |  |
| Utal Of Special Associativents                         |                       |                     | \$8,004.79        |                           |                          |  |
| OWANG MARKINGS   |                       |                     |                   |                           |                          |  |
| Land Use - CoroLogis                                   | Sebest                |                     | Heat Type         |                           | reed Air                 |  |
| Land Use - County                                      | School                |                     | Cooling Type      | - 64                      | . ***                    |  |
| Lot Provilage<br>Lot Death                             | 110                   |                     | Proof Maronal     |                           | a Greent                 |  |
| Lot Depth  | 0.7500                |                     | Food Share        |                           | 7                        |  |
| Lot Acres  | 12.565                |                     | Construction      |                           | and .                    |  |
| You that   | 1062                  |                     | Edote             |                           | 1000                     |  |
| Effective Year Bull                                    | 1998                  |                     | Total Grate       | 1                         | 777                      |  |
| Building Sq R  | 7,199                 |                     | Condition         |                           | orage                    |  |
| Distres  |                       |                     | Quilty            |                           |                          |  |

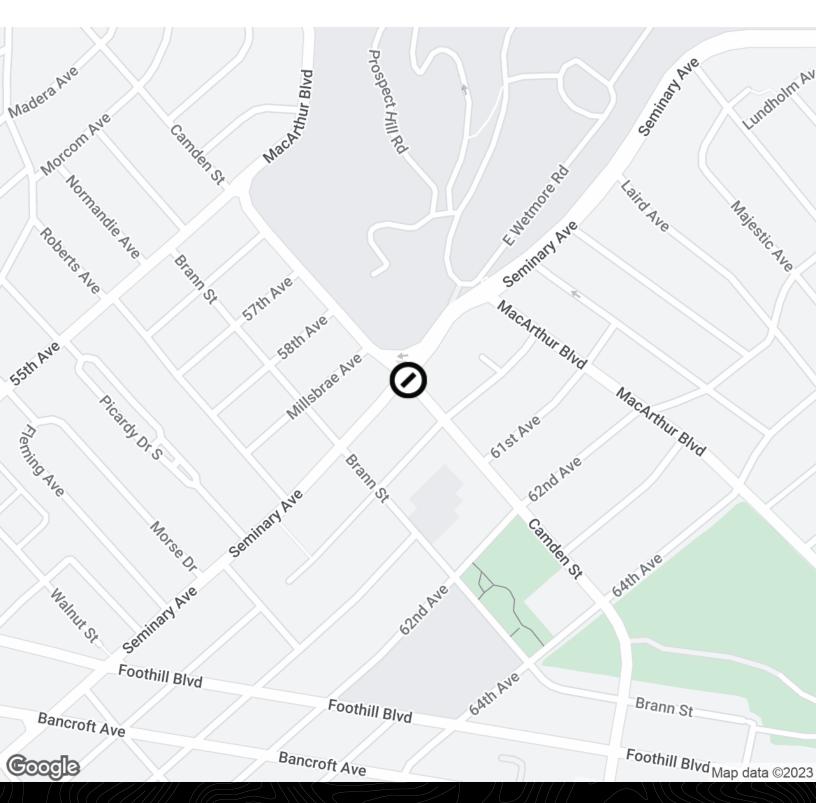
| 5909 Cemden St. Oakland, CA 94605  |           |             |             |  |  |  |
|--|-----------|-------------|-------------|--|--|--|
| Building Type: General Retail  |           |             |             |  |  |  |
| Secondary: Day Care Center   |           | No.         |             |  |  |  |
| GLA: 8,000 SF  |           | H- 1        |             |  |  |  |
| Year Built: 1950<br>Total Available: 2,200 SF  |           |             |             |  |  |  |
| %Leased 725%   |           | 1           | 1000        |  |  |  |
| Rent/SF/Yr: Negotiable   |           |             | 4           |  |  |  |
| The second of th |           |             |             |  |  |  |
| 022 Annual Spending (\$000s)   | 1 Mile    | 3 Mile      | 5 Mile      |  |  |  |
| Total Specified Consumer Spending  | \$435,056 | \$2,454,191 | \$6,087,430 |  |  |  |
|  |           |             |             |  |  |  |
| Total Apparel  | \$24,037  | \$136,059   | \$312,620   |  |  |  |
| Women's Apparel  | 9,310     | 52,238      | 124,189     |  |  |  |
| Mon's Apparel  | 4,910     | 28,205      | 66,078      |  |  |  |
| Girl's Apparel   | 1,682     | 9,519       | 20,920      |  |  |  |
| Boy's Apparel  | 1,255     | 7,097       | 15,064      |  |  |  |
| Infant Apparel   | 1,182     | 6,526       | 13,814      |  |  |  |
| Footwear   | 5,698     | 32,474      | 72,554      |  |  |  |
| Total Entertainment & Hobbies  | \$61,441  | \$339,269   | \$851,641   |  |  |  |
| Entertainment  | 9,907     | 55,225      | 126,814     |  |  |  |
| Audo & Visual Equipment/Service  | 13,032    | 70,447      | 169,609     |  |  |  |
| Reading Materials  | 924       | 5,196       | 14,540      |  |  |  |
| Pets, Toys, & Hobbies  | 9,375     | 52,580      | 137,928     |  |  |  |
| Personal tems  | 28,202    | 155,621     | 402,750     |  |  |  |
| Total Food and Alcohol   | \$116,245 | \$669,810   | \$1,626,103 |  |  |  |
| Food At Home   | 62,416    | 358,897     | 824,837     |  |  |  |
| Food Away From Home  | 46,646    | 269,129     | 689,269     |  |  |  |
| Alcoholic Beverages  | 7,184     | 41,784      | 111,998     |  |  |  |
| Total Household  | \$74,678  | \$412,699   | \$1,060,334 |  |  |  |
| House Maintenance & Repair   | 13,742    | 72,033      | 170,846     |  |  |  |
| Household Equip & Furnishings  | 27,038    | 151,261     | 386,678     |  |  |  |
| Household Operations   | 24,012    | 133,347     | 344,795     |  |  |  |
| Housing Costs  | 9,886     | 56,058      | 158,014     |  |  |  |
|  |           |             |             |  |  |  |



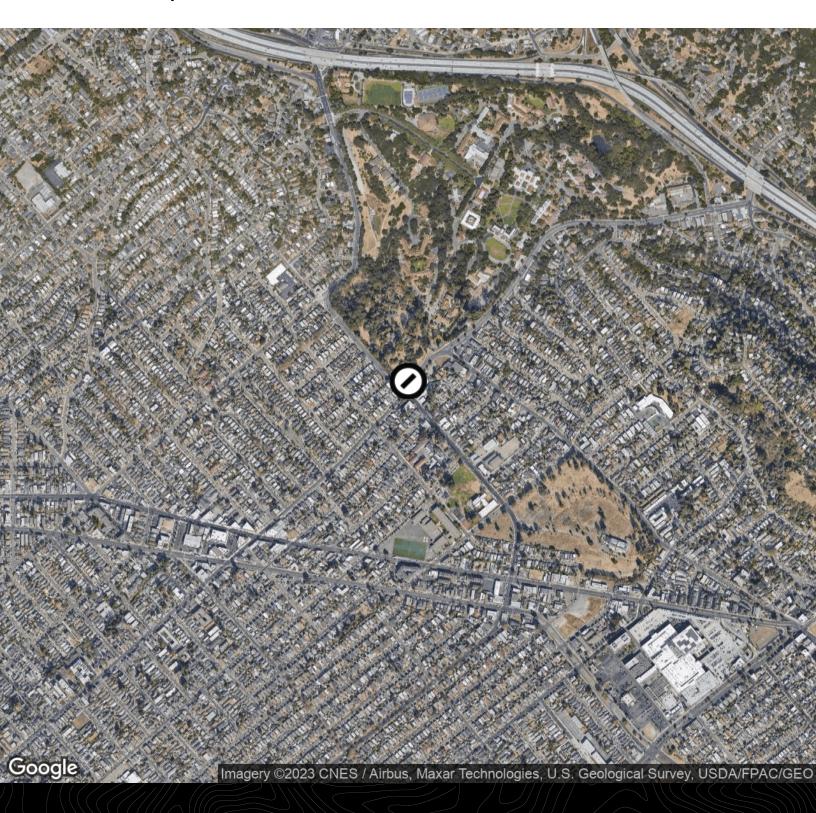
## Regional Map



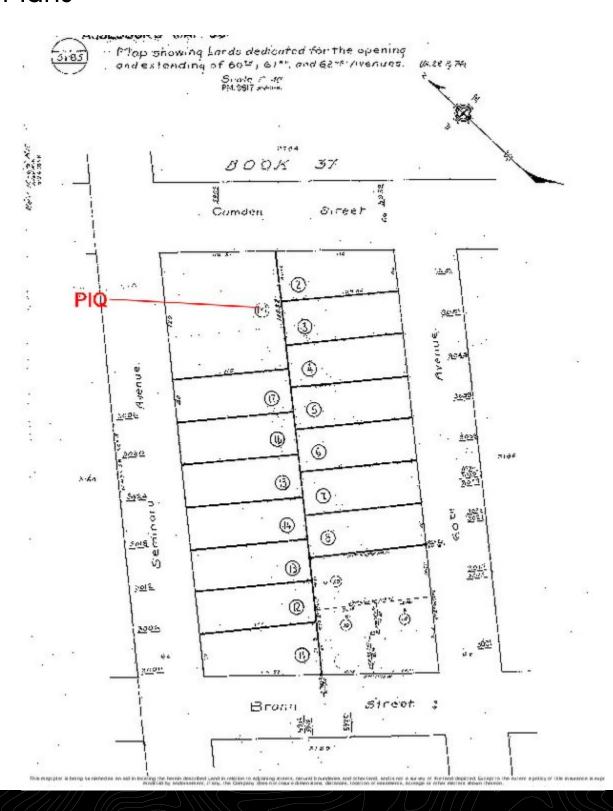
## **Location Map**



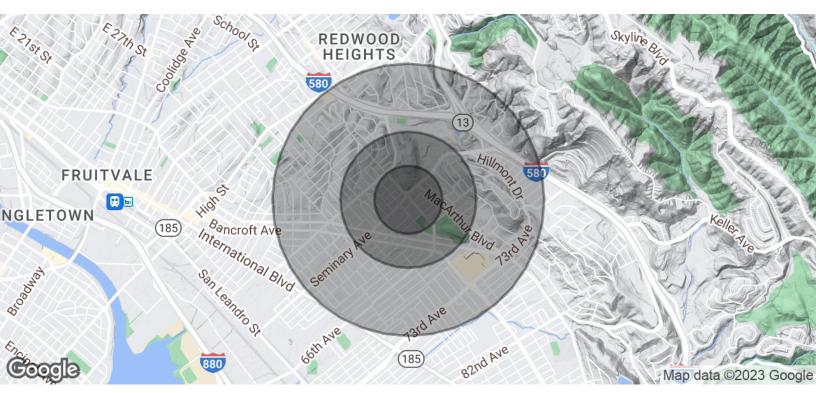
## Aerial Map



## Site Plans



# Demographics Map & Report



| Population           | 0.25 Miles | 0.5 Miles | 1 Mile    |
|----------------------|------------|-----------|-----------|
| Total Population     | 1,601      | 8,514     | 39,953    |
| Average Age          | 42.7       | 39.6      | 36.4      |
| Average Age (Male)   | 42.5       | 38.7      | 34.5      |
| Average Age (Female) | 43.4       | 43.4      | 38.5      |
| Households & Income  | 0.25 Miles | 0.5 Miles | 1 Mile    |
| Total Households     | 718        | 3,517     | 14,260    |
| # of Persons per HH  | 2.2        | 2.4       | 2.8       |
| Average HH Income    | \$88,084   | \$82,910  | \$88,165  |
| Average House Value  | \$644,018  | \$603,404 | \$550,539 |

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

## Listing Broker Assoc @ Compass DRE#01484398



#### Hatim Elmashni

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### **Professional Background**

As a specialist in the Acquisition and Marketing of Residential, Luxury, Condominium, Multi-family, Land, and Investment Properties, Hatim is intimately connected, knows the trends, and truly enjoys sharing his insights into the distinctive communities within the Silicon Valley and Greater Bay Area real estate market. Hatim clearly distinguishes himself by executing on behalf of his clients with very deliberate, strategic, and skillful measures that achieve impressive results.

Hatim heightens the real estate experience by offering his clients a smart, solution-oriented, consultative approach. In personally working with each client and upon understanding their specific priorities, he diligently aligns and applies himself in order to accomplish their real estate goals. He carefully and accurately addresses each important issue of the transaction and is highly skillful in leveraging each opportunity to benefit his clients so that they may enhance their personal wealth through real estate. Whether it is providing first-hand knowledge of the current data and market trends, a review of the contractual components of the transaction, or conducting further research to disclose all facts that may affect or influence a property; Hatim's clients receive real estate advice based on a careful assessment and an intentionally mindful and cautious approach on their behalf.

#### **Education**

Licensed California Real Estate Broker 2005 to Present San Diego State University 1998 to 2002 Mission San Jose Highschool 1994 to 1998

#### Memberships

National Assoc of Realtor, California Assoc. of Realtors, San Mateo Board of Realtors.

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