



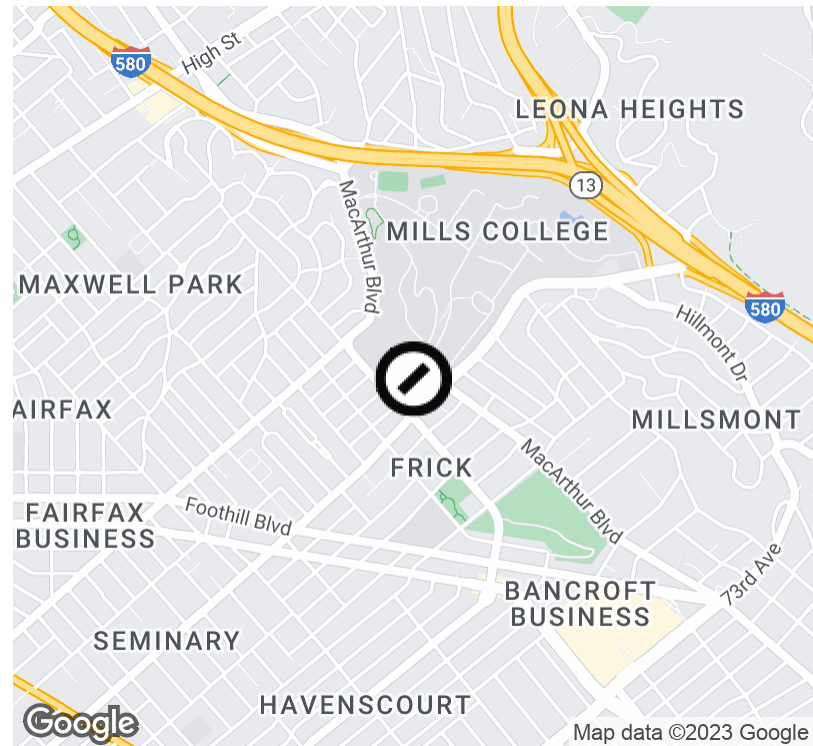
5909 CAMDEN ST.

5909 Camden St., Oakland, CA 94605

Get in touch

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Executive Summary



Offering Summary

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



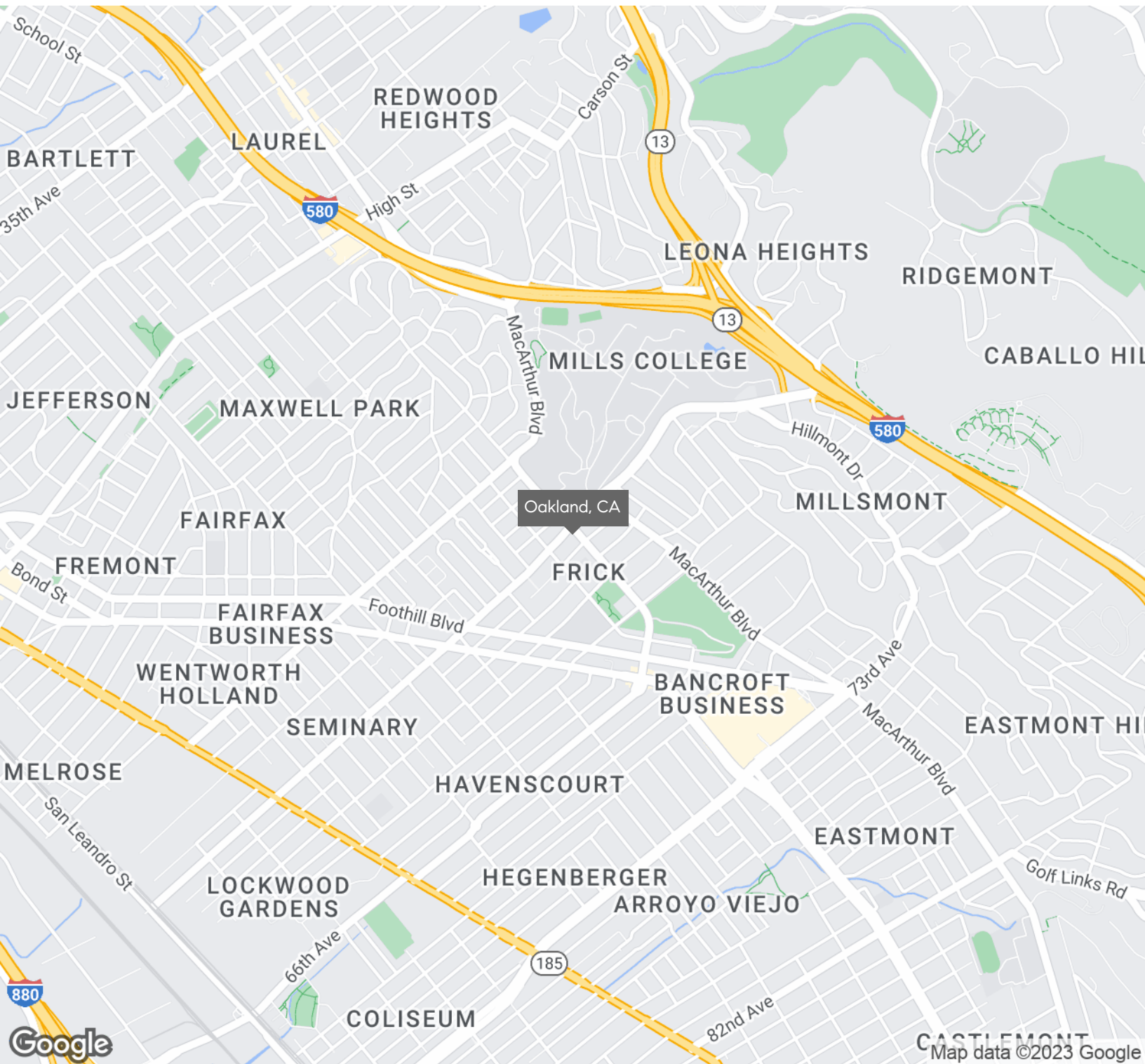
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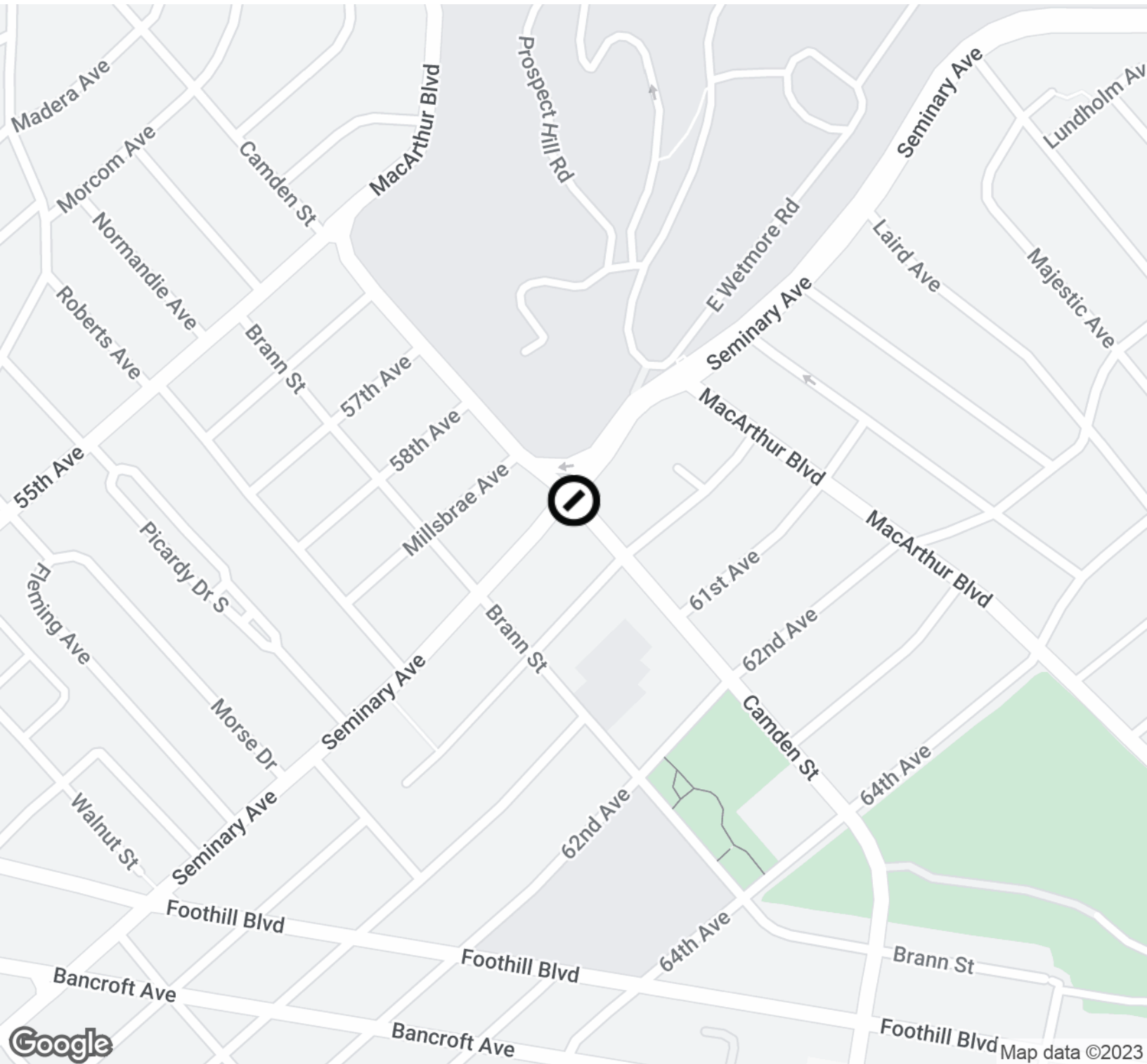


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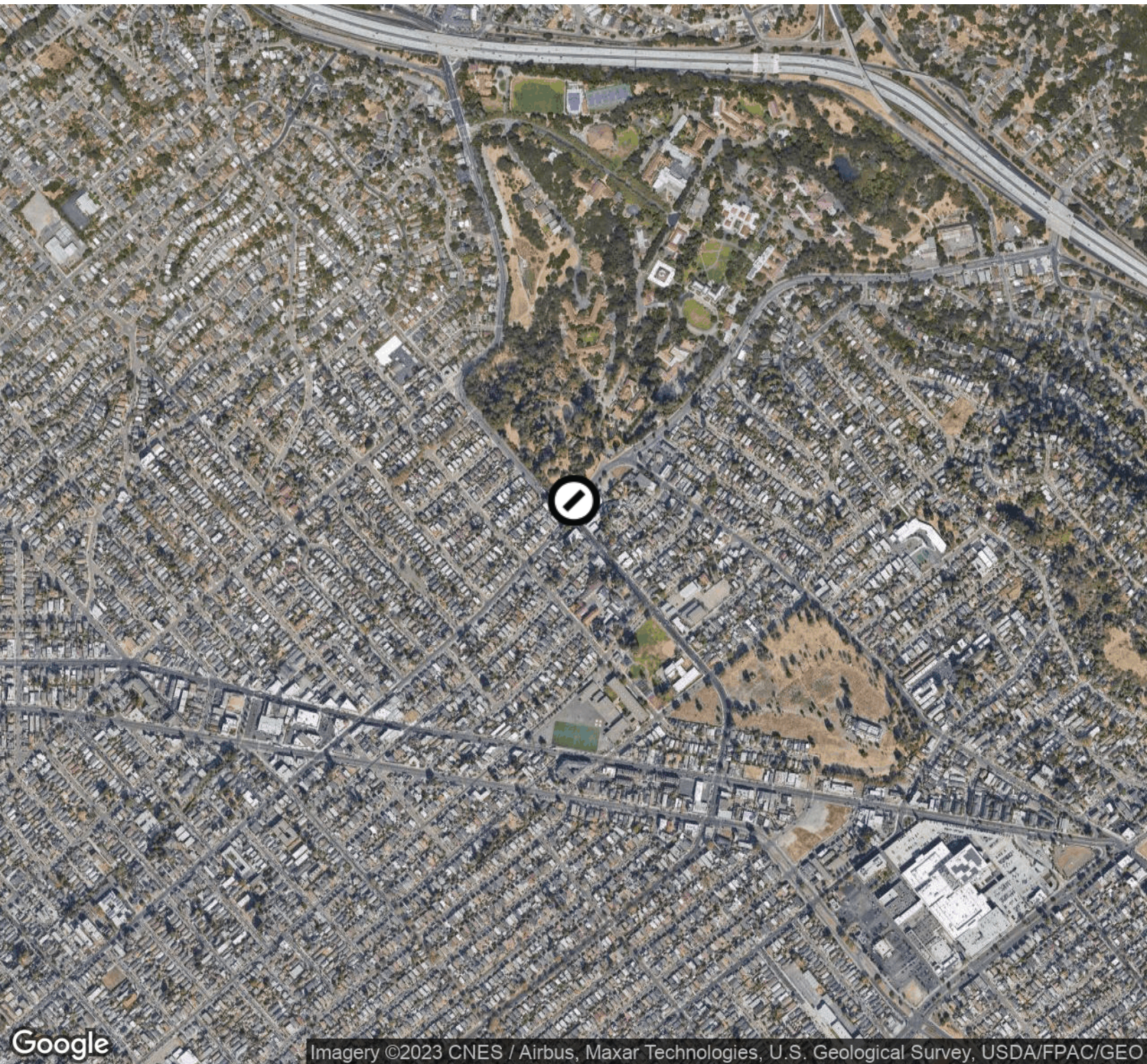
Regional Map



Location Map

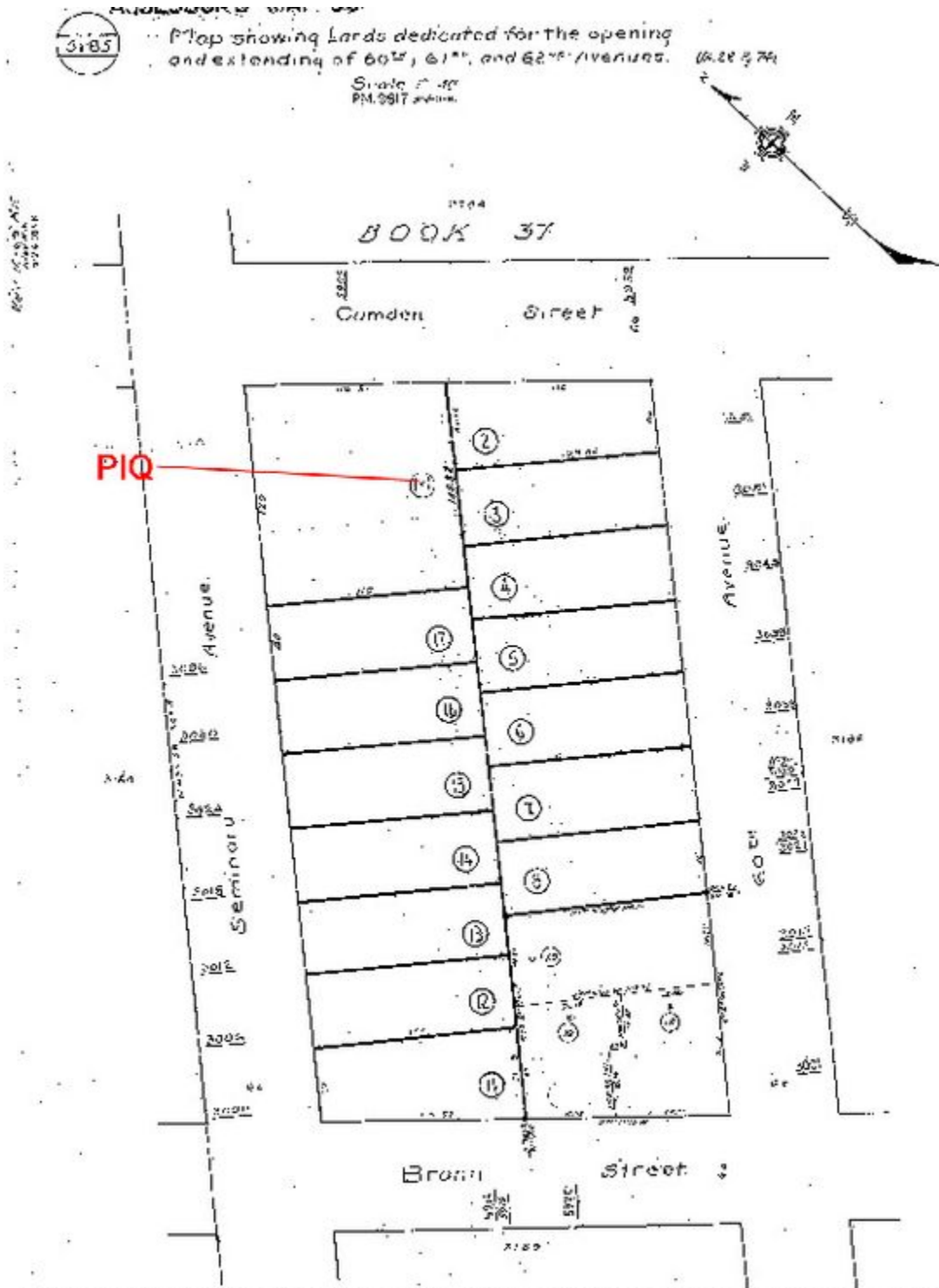


Aerial Map



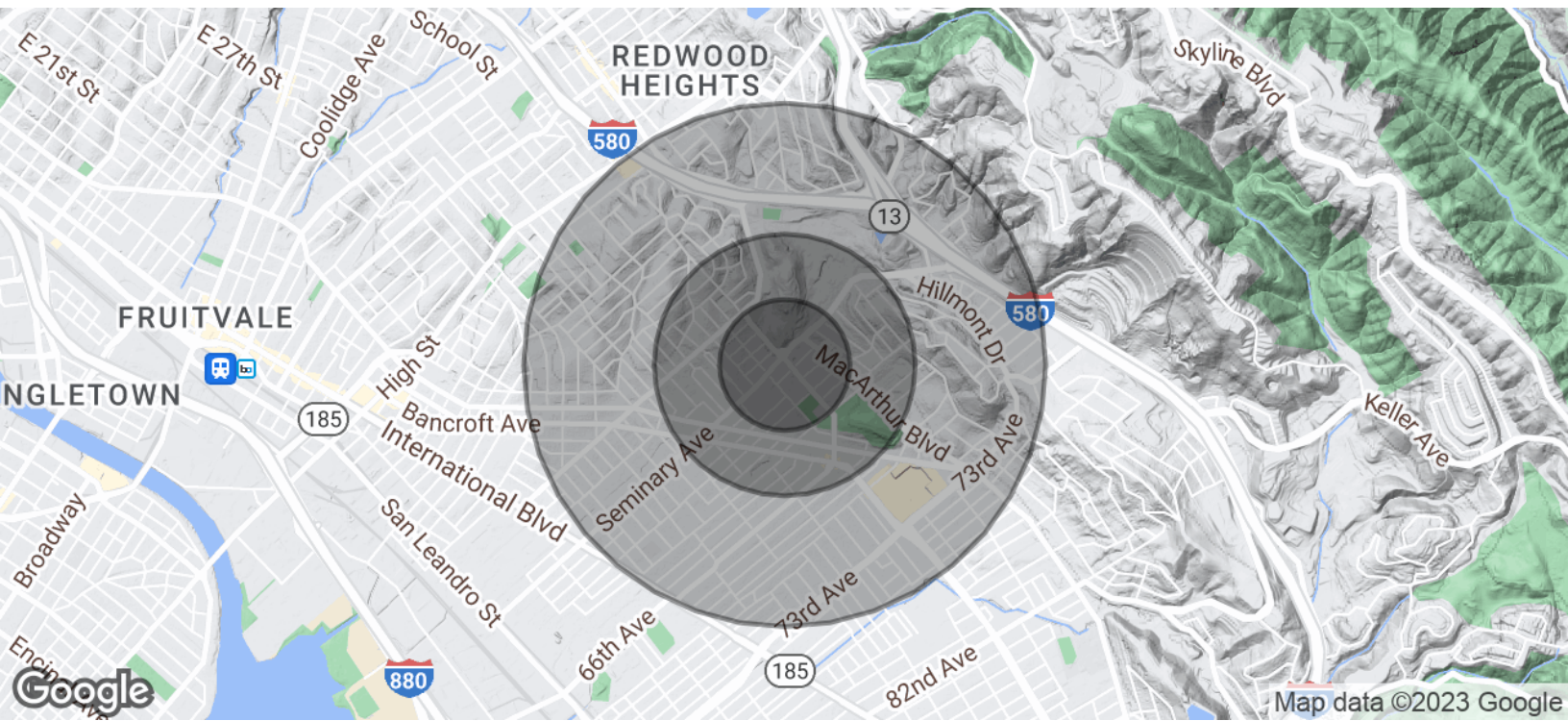
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Site Plans



This map is being submitted as an aid in locating the lands described and in relation to adjoining streets, roads, boundaries and other lands, and is not a warranty of the land depicted. It is the responsibility of the user to verify the accuracy of the information shown on this map. The Company does not make a claim of accuracy, and no representation of accuracy is made by the Company.

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

* Demographic data derived from 2020 ACS - US Census

Listing Broker Assoc @ Compass DRE#01484398



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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.

Compass Commercial - San Francisco & Los Angeles

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