



2510 Santa Clara Avenue, Alameda, CA 94501

Prime Vacant Retail / Commercial Owner or Investor Opportunity

Offered For \$1,150,000



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Building Information

Building Size - Combined	2,300 SF +/- SF (per Owner)
Lot Size	6,000 SF *
Year Built	N/A
Zoning	<p>Community Commercial (C-C)**: The Community Commercial Zoning District is intended to provide for general retail, personal service use, offices, restaurants, hotels/motels, service stations, public and quasi-public uses and similar and compatible uses serving a community-wide need under design standards which ensure compatibility and harmony with adjoining land uses. Emphasis is on pedestrian-oriented retail and service uses on the ground floor level, with office and residential uses on the upper levels.</p> <p style="text-align: right;"><i>** Per City of Alameda, CA Code of Ordinances, Chapter 30-4.9A</i></p>
APNs	070-0170-004
Parking	Approximately 7 Stalls at the rear of the property

* per Tax & Seller Records

Located in a high-density retail area just off Park Avenue, the main retail thoroughfare in Alameda, 2510 Santa Clara Avenue is well situated inline retail property offering with good street frontage and prominent signage.

Included in this offering is an inline, retail building with rear parking / carport. The building is vacant.

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Investment Details

Asking Price	\$ 1,150,000
Building Square Footage (Per Seller Records)	2,300
Price / SF	\$ 500.00
Gross Leasing Area	2,300
Price / SF of Leasable Area	\$ 500.00
Lot Size (SF)	6,000
Price / Lot SF	\$ 191.67
Projected Rent (per Square Foot / Year) *	\$ 30.00
Projected Gross Income	\$ 69,000
Projected Annual Expenses** (Property Taxes & Insurance)	\$ 5,355
Projected Net Income	\$ 63,645
Projected CAP Rate	5.53%

* Source of Projected Rent: CoStar 2024 Alameda Submarket Report - General Retail Market Average Asking Rent

** Assuming Ad Valorem Rate of 1.1786% at a \$1.15M reassessed value, exclusive of assessments
Estimated Property Insurance \$4,000/yr.



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Building Occupancy

Address	2510 Santa Clara Ave
APN	070-0170-004
Tenant	Alameda's See Spot Run
Building Size (approx.)	2,300 **
Lot Size	6,000 *

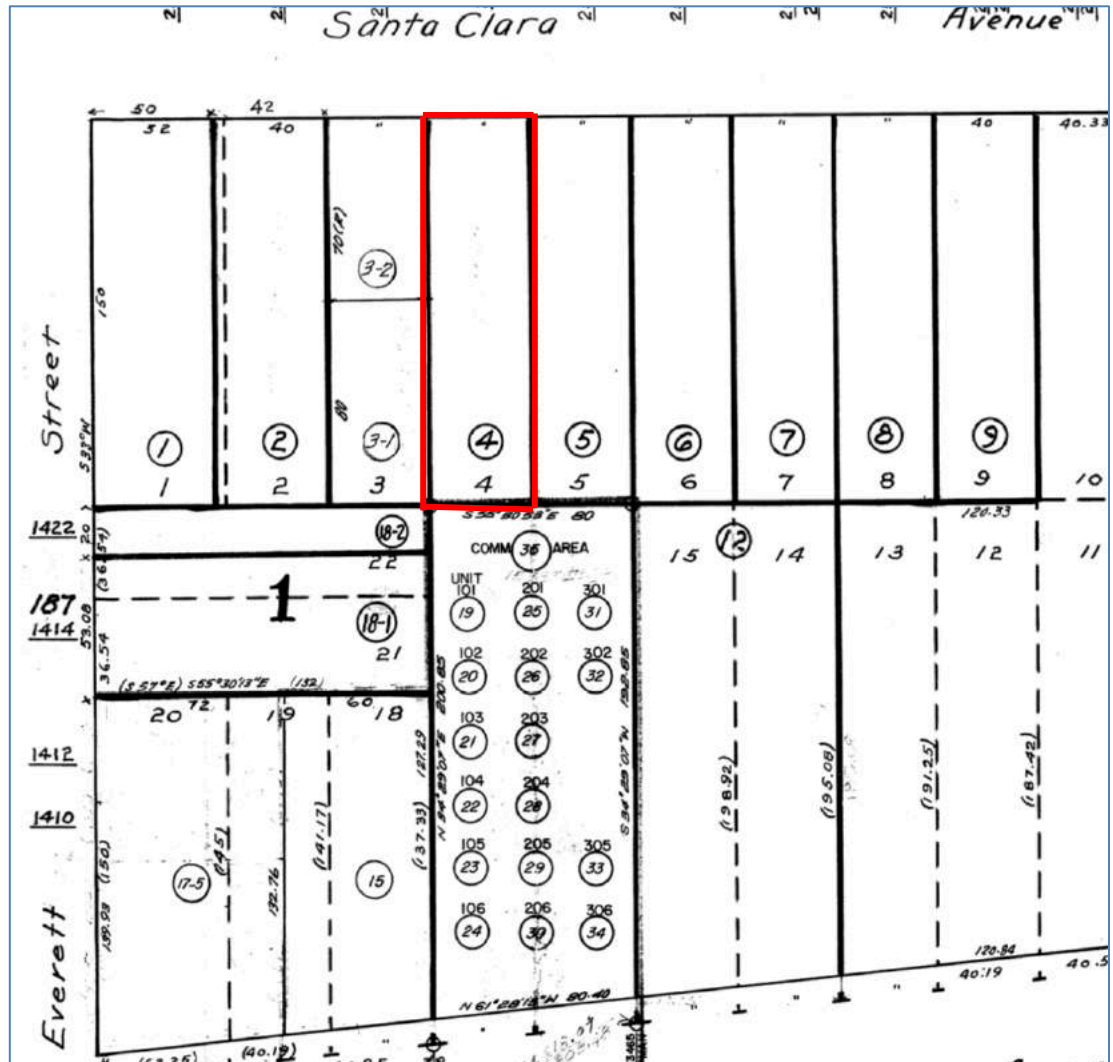
* Per Tax Records. | ** Per Seller



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Property Parcel Map

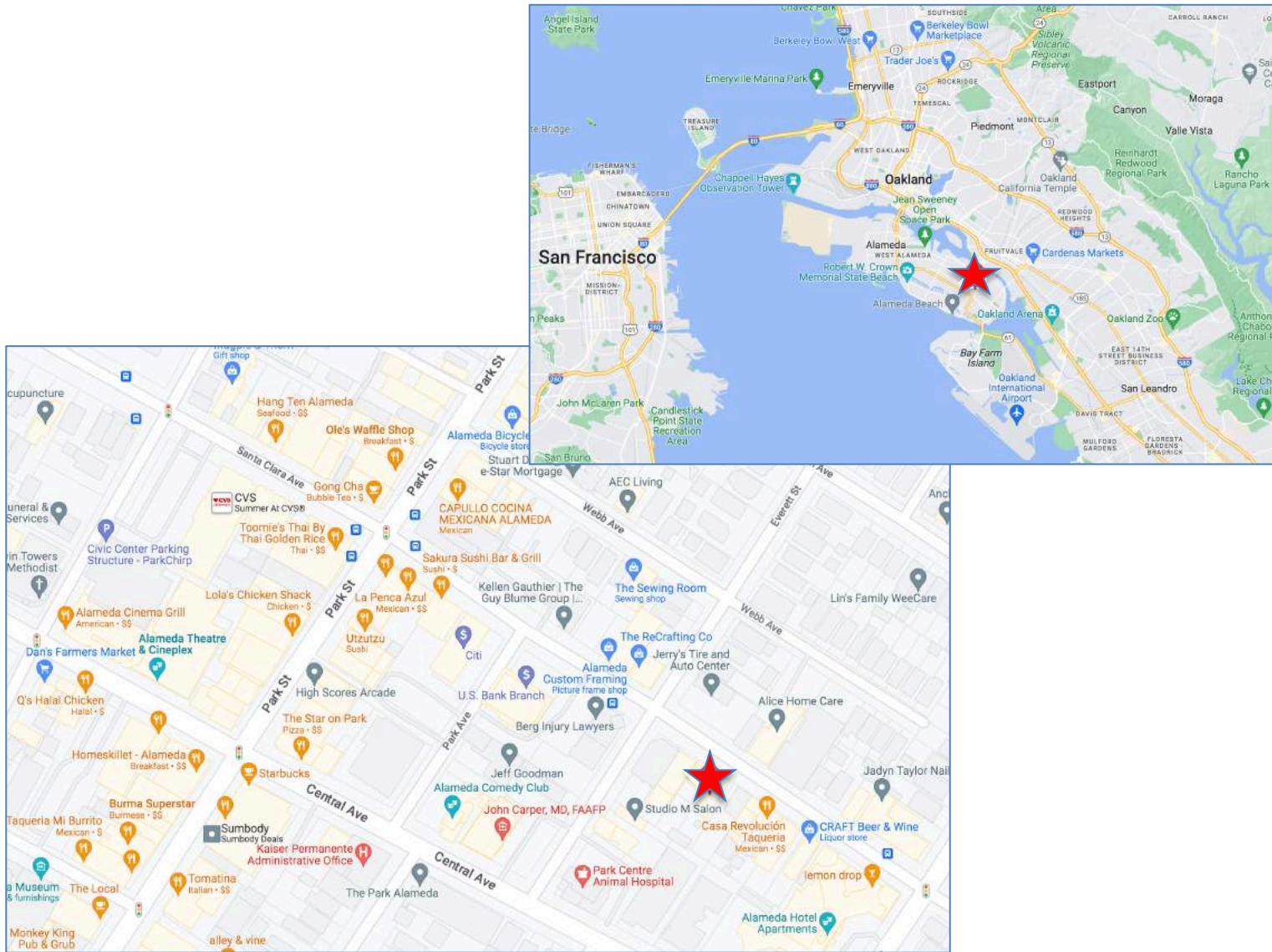


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Area Map



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