

4925-4935 Shattuck Ave

Oakland, CA 94609

A rare 5-unit retail investment opportunity in vibrant Temescal.

OFFERED EXCLUSIVELY BY



Executive Summary



Pricing & Returns

\$1,800,000

LIST PRICE

6.50%

PROFORMA CAP RATE

6.37%

IN-PLACE CAP RATE
AS-OFFERED

\$117,003

PROFORMA NOI

Property Overview

4,687

GROSS BUILDING SF

4,838

TOTAL LOT SF

100%

OCCUPANCY (5 UNITS)

1956

YEAR BUILT

Investment Highlights



- ▶ **Strong Historical Performance:** The property demonstrates a proven track record with stable tenancy and long term lease structures. Average remaining lease term is 4.4 years across all units.
- ▶ **Prominent Corner Location:** High-traffic exposure at 51st St across Shattuck Ave from Temescal Plaza, with excellent cotenancy, tenant visibility and foot traffic.
- ▶ **100% Occupied:** Fully leased to a mix of local operators, including highly-recognized eateries, a boutique salon, and cultural market.
- ▶ **Commercial Leases:** The leases are structured with annual escalations and provide for more hands-off landlord responsibilities and reduced operating expenses.
- ▶ **Amenities:** Features extensive commercial kitchen infrastructure and tenant improvements including custom permitted parklet seating.



Current Rent Roll



Unit	Tenant	Approx. SF	Lease Expiration	Current Monthly Rent
4925 Shattuck	Hair Salon	865 SF	07/31/2029	\$1,320.41
4927 Shattuck	Retail Market	565 SF	07/31/2031	\$1,275.20
4929 Shattuck	Cafe	1,125 SF	10/01/2034	\$3,819.24
4935 Shattuck	Restaurant	1,125 SF	05/31/2031	\$4,250.00
607 51st St	Cafe	1,000 SF	04/14/2027 (+ 5-yr option)	\$3,182.70
		Total Monthly:		\$13,148.05

Financial Overview



	Comments	RSF	Purchase Proforma			Investor Scenario		
			4935 Shattuck Avenue, Oakland			4935 Shattuck Avenue, Oakland		
			\$ / RSF / Month	Monthly	Annual	\$ / RSF / Month	Monthly	Annual
INCOME		(est.)						
607 51st St	Café / Lounge	1,000	3.18	\$3,182.70	\$38,192.40	\$4.00	\$4,000.00	\$48,000.00
4925 Shattuck	Hair Salon	865	1.53	\$1,320.41	\$15,844.92	\$2.02	\$1,750.00	\$21,000.00
4927 Shattuck	Retail Market	565	2.26	\$1,275.20	\$15,302.40	\$2.65	\$1,500.00	\$18,000.00
4929 Shattuck	Café / Restaurant	1,125	3.39	\$3,819.24	\$45,830.88	\$3.56	\$4,000.00	\$48,000.00
4935 Shattuck	Restaurant	1,125	3.78	\$4,250.00	\$51,000.00	\$3.91	\$4,400.00	\$52,800.00
GROSS INCOME		4,680	2.96	\$13,847.55	\$166,170.60	\$3.34	\$15,650.00	\$187,800.00
Vacancy Factor 0%				\$0.00	\$0.00		\$469.50	\$5,634.00
EFFECTIVE GROSS INCOME				\$13,847.55	\$166,170.60		\$15,180.50	\$182,166.00
EXPENSES (estimated)								
Property Tax	(1.2779% of Purchase Price)		0.41	\$1,916.85	\$23,002.20	\$0.41	\$1,916.85	\$23,002.20
Direct Assessments	(23'-24' Actual)		0.09	\$444.38	\$5,332.54	\$0.09	\$444.38	\$5,332.54
PG&E Common Area	(Tenants pay)		0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water	(Tenants pay)		0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Management Fee	(5% of Gross Income)		0.15	\$692.38	\$8,308.53	\$0.13	\$607.22	\$7,286.64
Insurance	(Estimated)		0.45	\$2,083.33	\$25,000.00	\$0.45	\$2,083.33	\$25,000.00
Garbage	(Tenants Pay)		0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Repairs/Reserve/Maintenance	(Estimated)		0.04	\$166.67	\$2,000.00	\$0.04	\$166.67	\$2,000.00
Business Tax	(1.395% of Gross Income)		0.04	\$193.17	\$2,318.08	\$0.05	\$211.77	\$2,541.22
GROSS EXPENSES			1.17	\$5,496.78	\$65,961.35	\$1.16	\$5,430.22	\$65,162.60
Tenant Reimbursements	(Wube Insurance & Prop Tax)		0.26	\$1,202.86	\$14,434.31	\$0.00	\$0.00	\$0.00
NET EXPENSES			0.92	\$4,293.92	\$51,527.04	\$1.16	\$5,430.22	\$65,162.60
NET OPERATING INCOME			2.04	\$9,553.63	\$114,643.56	\$2.08	\$9,750.28	\$117,003.40
NOI w/o vacancy					\$114,643.56			\$122,637.40
			Purchase Price		\$1,800,000	Purchase Price		\$1,800,000
			Cap Rate		6.37%	Cap Rate		6.50%
			Cap Rate w/o Vacancy		6.37%	Est. Value at 6% Cap Rate		\$1,950,057

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Property Improvements & Amenities



Boutique Interiors & Parklet

Improved commercial interiors with distinct character, versatile floorplans, excellent natural light. Permitted parklet brings vibrancy and activates the entire block.



Food & Beverage Infrastructure

Vital infrastructure in place for restaurant tenants, including commercial kitchen prep areas, plumbing, ventilation, drainage.

Permitting for mixed uses including full service restaurant, ABC beer, wine and liquor sales.



Private Patio Oasis

A secluded, gated outdoor space featuring a wooden pergola, for exclusive use by the tenant occupying the Southmost unit.

Temescal Neighborhood _____



Culinary Hub

Home to a thriving, critically acclaimed restaurant scene that attracts consistent foot traffic from across the entire East Bay.



Strategic Transit

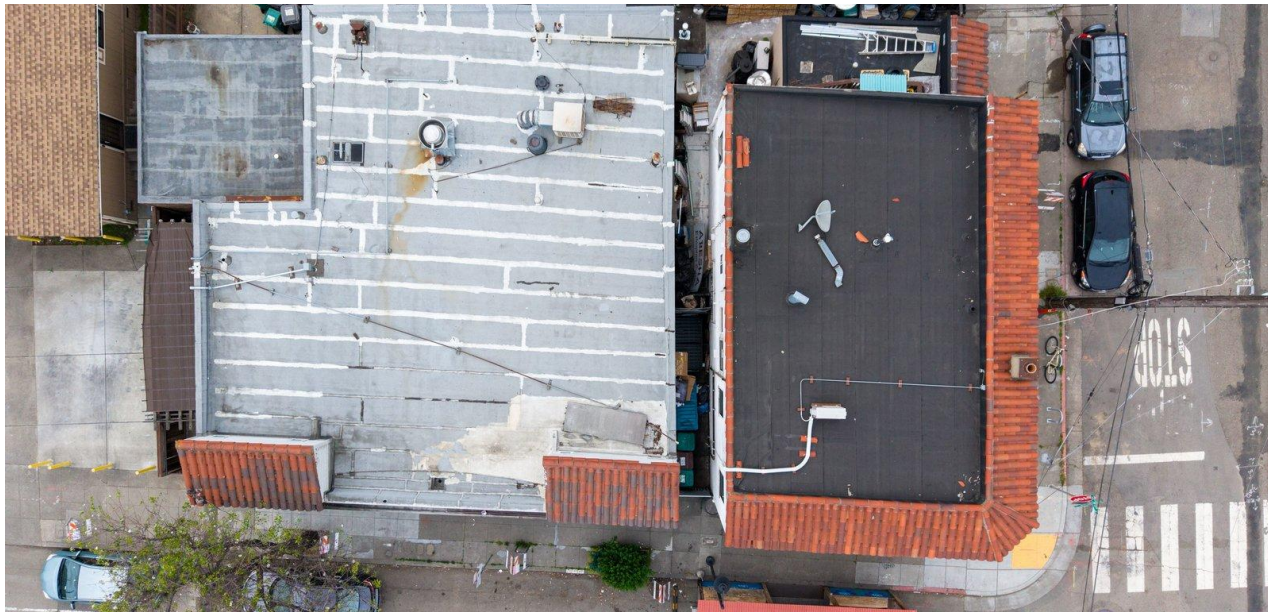
Located just minutes from the MacArthur BART station, providing rapid, seamless access to downtown San Francisco and beyond.



Strong Demand

Benefitting from a highly educated, affluent local population that continuously drives robust retail and commercial tenant demand.

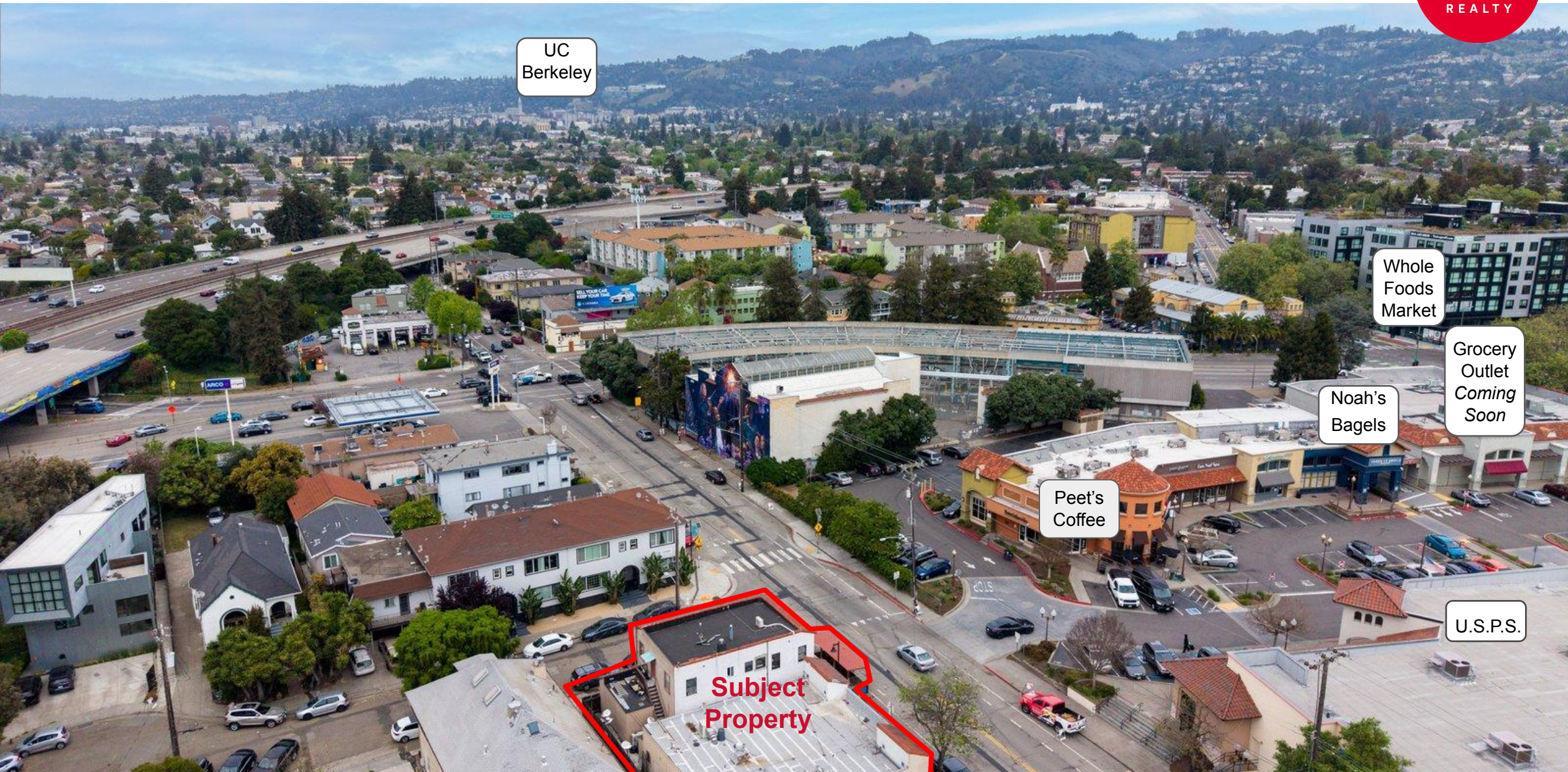
Photos



Photos



Surrounding Area



UC
Berkeley

Whole
Foods
Market

Grocery
Outlet
Coming
Soon

Noah's
Bagels

Peet's
Coffee

U.S.P.S.

Subject
Property

Confidentiality Agreement _____



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