

College Avenue (Oakland) Commercial Property for Sale



5510 – 5552 College Avenue, Oakland, CA Mixed-Use Building for Sale

First time on the market in 20 years –
A rare chance to own 110 feet of street frontage
on busy College Avenue

Contact:

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Property Highlights

- Great location in the tremendously popular Rockridge neighborhood
- 4 retail units with +/-110 sq. ft. of street frontage. Currently leased by Crush, Cotton Basics, Itsy-Bitsy and Sahaira
- 16 residential units including ten 1-bedroom units and six studio apartments
- Seismic upgrade work completed in 1990s
- Major electrical upgrade completed in early 2000s
- Two blocks to Rockridge BART with 5,000 average weekday exits – one of the highest volume BART stations in the East Bay
- Less than 2 blocks from bustling Market Hall, containing Oliveto, Grace Baking, Peaberry’s Coffee and Tea, Paul Marcus Wines, Rockridge Fish, and Bloomie’s Flowers
- Just 2 miles from UC Berkeley with 50,000 daily population

Rockridge Neighborhood Highlights

Oakland's leading neighborhood in retail sales, Rockridge combines big city sophistication with a relaxed urban/suburban environment. The main corridor of College Avenue boasts upscale, independently-owned retail stores, cafes, coffee houses, a renowned gourmet market, bookstores and flower shops, in addition to acclaimed restaurants and art galleries. The bustling cornerstone to retail on College Avenue is Rockridge Market Hall, a European-style market place directly across from the Rockridge BART station. Other popular Rockridge locations include Cactus Taqueria, Oliveto Restaurant and Café, Fenton MacLaren furniture, Diesel Books. And of course, BART

Offering Overview:

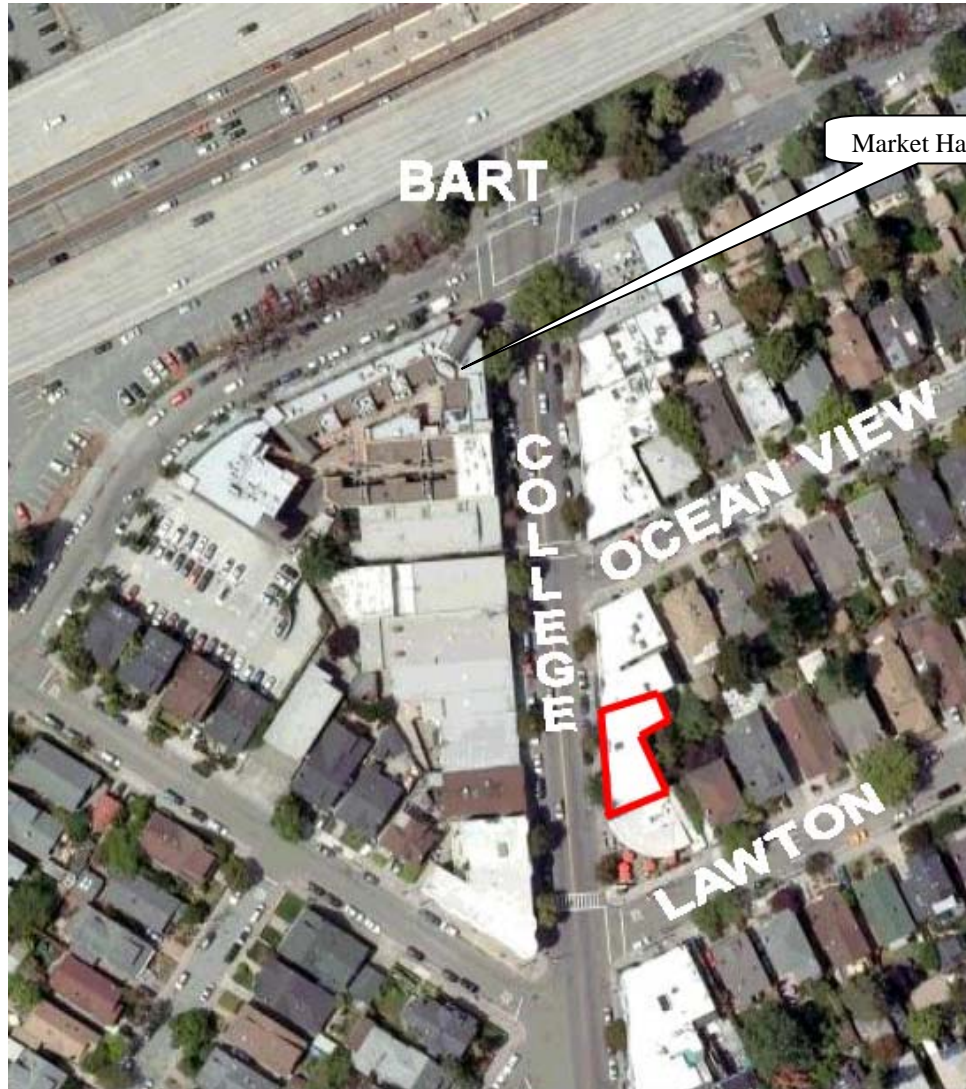
Address	5510 – 5552 College Ave., Oakland CA 94618
Parcel Number	Situated in the City of Oakland, County of Alameda, and is described as Parcel #014-1264-067-01.
Lot Area	6,163 sq. ft. (.14 acres)
Zoning	C-31 (Special Retail Commercial Zone)

Sale Price: \$4,300,000

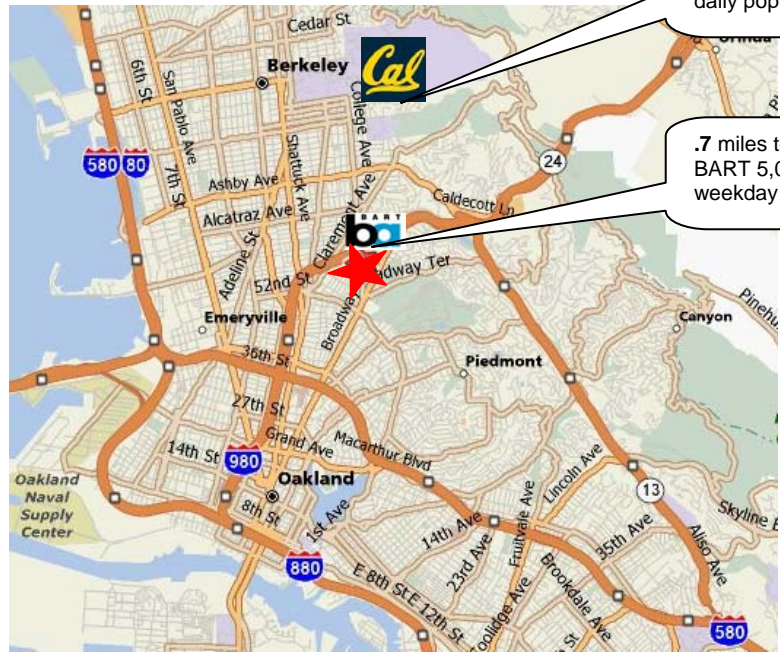
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Location

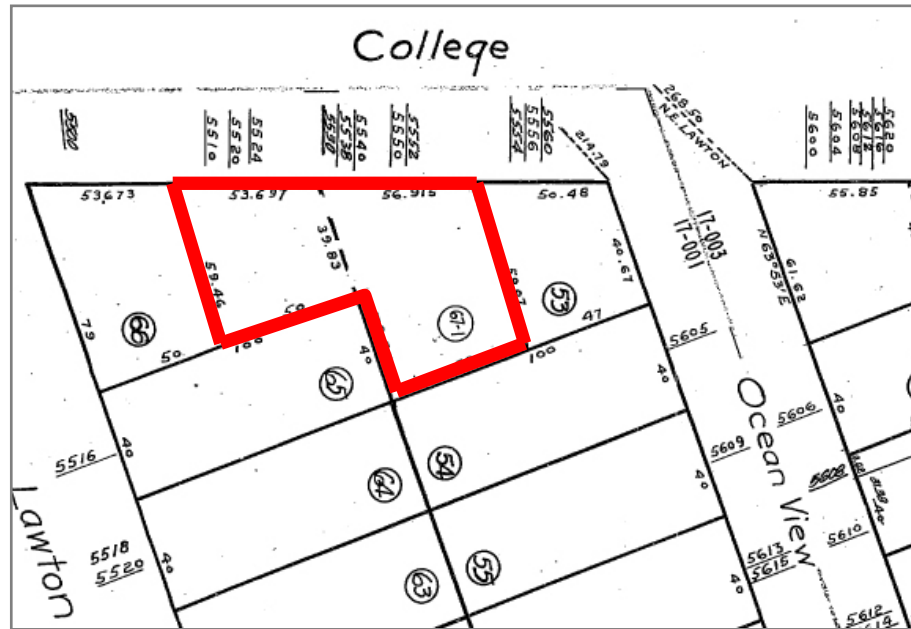
Aerial Map



Street Map



Parcel Map





Financial Information

	Current Rents		Potential Market Rate	
	Monthly	Annual	Monthly	Annual
PROJECTED GROSS INCOME	\$28,351.60	\$340,219.20	\$38,000.00	\$475,045.19
EXPENSES	\$10,187.72	\$122,252.63	\$9,227.47	\$110,729.68
NET OPERATING INCOME	\$17,313.33	\$207,759.99	\$29,219.63	\$350,635.51
	CAP RATE	4.8%	CAP RATE	8.2%
	GRM	12.6	GRM	9.4

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Street date

:: College Avenue, Oakland :: This street in the Rockridge neighborhood evokes a village-like feel despite its urban setting. It's where women donning natural-fiber clothes stroll next to nannies pushing strollers. It's also where diners eat at relaxed cafes or upscale, notable restaurants.

— Stephanie Wright Hession, 96Hours@sfchronicle.com



1. Oliveto Cafe and Restaurant

5655 College Ave.: Its finely flavored, traditional Italian cuisine made with seasonal, local products has garnered Oliveto international recognition. Downstairs, a cafe offers small plates such as a potato, broccoli and pine nut tart, spit-roasted pork sandwiches, Neapolitan pizza and a pistachio-sultana biscotti. Upstairs, patrons savor a fine meal from a continually changing menu created with fresh, organic produce, sustainable meats and poultry, house-made pasta and pastries made daily. (510) 547-5356. www.oliveto.com.

2. Maison d'Etre

5640 College Ave.: Past its pale green exterior with a coordinating pair of fanciful gates, this whimsical home-accessory and gift store makes the perfect stop for those searching for an unusual present. As its name suggests, it sells some products from France, including divinely scented soaps. Quirky stuff for kids includes mixed media, plastic bibs by Luisa Cevese for Riedizioni and Manuella-stuffed elephants and bunny rabbits made with soft fleece in vivid colors such as fuchsia, orange and yellow. There are also floral-printed linen pajamas from

Pine Cone Hill, cookbooks, journals and cards. (510) 658-2801. www.maisondetre.com.

3. Crepevine

5600 College Ave.: Situated on a corner, the mustard-colored, medallion-adorned building housing this creperie offers a bustling outdoor space to munch on savory crepes, including the Florentine, which is made with spinach, mushrooms, sauteed onions and cottage and Monterey Jack cheeses, or sweet crepes such as the Kilaua, created with peanut butter and chocolate. Omelets, crab cakes and salads are among the popular breakfast and lunch items here. There's also a children's menu with petite pancakes, tuna melt sandwiches and more. (510) 658-2026. www.crepevine.com.

4. Pendragon Books

5560 College Ave.: Selling new and used books, Pendragon possesses the appealing characteristics one would expect from a quality independent bookstore: an eclectic array of titles, cozy reading corners and intellectual customers. Take your time to browse the selection here, which includes classic children's stories such as Frances Hodgson Burnett's "The Secret Garden," art books including

"Looking at Atget" by Peter Barberie and the industry expose "Food Politics" by Marion Nestle. (510) 652-6259. www.pegasusbookstore.com.

5. Itsy Bitsy

5520 College Ave.: If you're into earrings, pop into this small shop stocked with rack after rack of shimmery, rhinestone chandelier versions to styles made with turquoise. There's also an Asian-themed gift section featuring incense, porcelain dishes, iron teapots and tiny pink teapots with strainers. (510) 428-1651.

6. Pretty Penny

5488 College Ave.: Entering this women's boutique that sells mostly vintage clothing feels like returning to the '50s, '60s or '70s. Past the pink couches and bins of LPs in front, visitors will find retro fashions that, on a recent visit, included a frothy, yellow tulle prom dress, a classic black satin cocktail dress and a boldly printed avocado, orange and yellow dress. (510) 594-9219. www.prettypennclothing.com.

7. Citron

5484 College Ave.: The butter-colored walls and sumptuous gold curtains give

this Parisian-style bistro an elegant ambiance. Delicious, seasonal French and Mediterranean dishes such as a trio of oysters on the half shell with Meyer lemon, Muscovy duck sausages with plum sauce, citrus-marinated prawns, a falafel plate and more have made it a neighborhood favorite. (510) 653-5484. www.citronrestaurant.com.

PARKING

Very limited, strictly enforced, one-hour street parking. \$1.25 per hour, cash, credit cards and ATM cards accepted.

GETTING THERE

BART: Exit the Rockridge station onto College Avenue. **By car:** From Highway 24 West, take the College Avenue exit and turn left on College Avenue. From Highway 24 East, take the Claremont Avenue exit and turn left on Claremont Avenue. Turn right on Forest Street and make another right on College Avenue.

GOOD TO KNOW

David Guterson reads from his new book, "The Other," at 7:30 p.m. Wednesday at Diesel, 5433 College Ave. (510) 653-9965. diesel.booksense.com.

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Photos



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