

WAREHOUSE PROPERTY FOR SALE

2424 Clement Avenue | Alameda | CA | 94501



2424 Clement Avenue, ALAMEDA

Asking Price: \$3,900,000

- Great Location By the Park Street Bridge
- Tenant Lease Expiration 4/30/21
- 21,073 sf Three Buildings (Public Records)
- 34,000 sf Lot (Public Records)
- Off Street Parking and Yard Space
- Zoning: M-1 Intermediate Industrial

Rich Krinks

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rkrealestate.com

CalBRE# 01095444



BERKSHIRE HATHAWAY
HomeServices

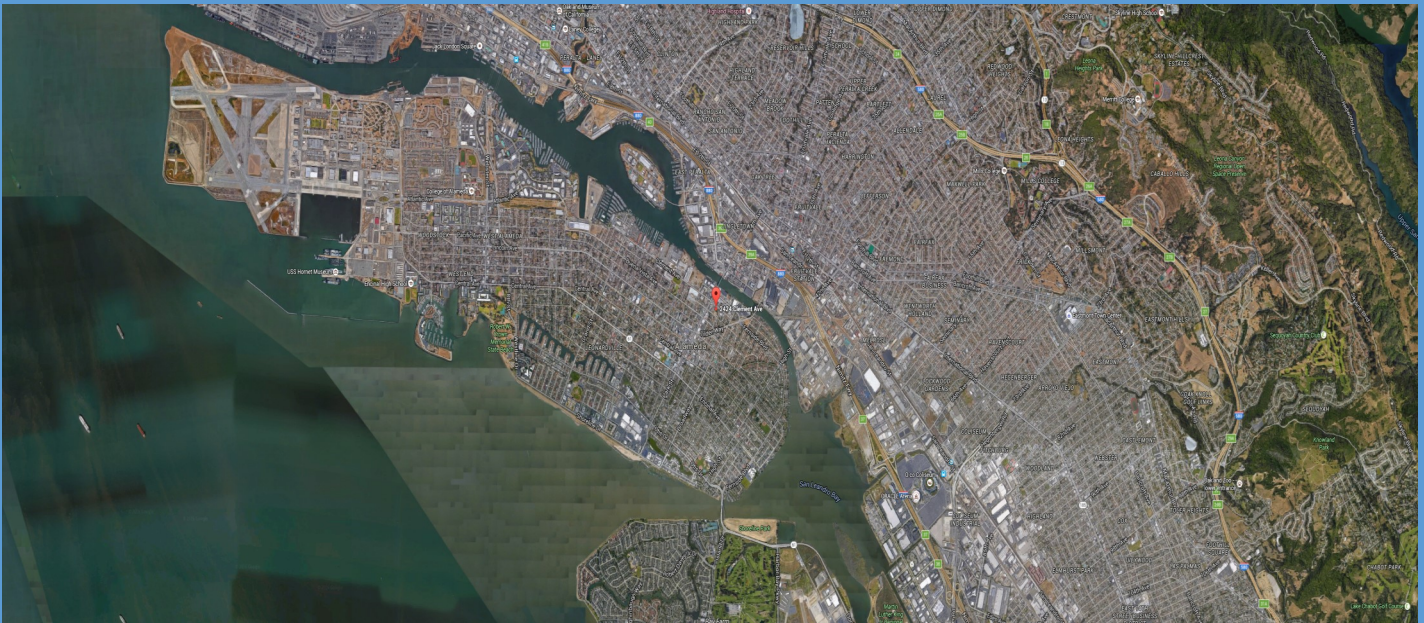
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CITY OVERVIEW ALAMEDA, CALIFORNIA

The City of Alameda is made up of four islands and is located directly in the San Francisco Bay adjacent to the City of Oakland and directly across the Bay from San Francisco. Alameda is considered the geographic center of the SF Bay Area. It is only 12 miles west to downtown San Francisco, 38 miles south to San Jose, and 85 miles east to Sacramento. Alameda has two ferry systems, AC Transit and BART Shuttle Services. The Oakland International Airport and Small Plane North Field are located adjacent to Alameda. Alameda has a population of approximately 75,000 people within 23 square miles and there are approximately 30,000 households. The City is known for its expansive and beautiful Victorian homes, marinas, shoreline parks, bicycle paths, great schools and a safe living environment with a small hometown feel. There are two major business parks with Marina Village located on the northwest side of the City and the Harbor Bay Business Park located in the southeast out on Bay Farm Island. The business parks (roughly 3.4 million square feet) are home to many large high tech firms, pharmaceutical firms and other national companies. The Oakland Raiders Headquarters and practice facility is located in the Harbor Bay Business Park. These business park businesses provide a very large daily population of employees. Alameda is home to the College of Alameda with over 2,400 full time students. The Alameda Unified School District has 2 public high schools, 2 middle schools and 10 elementary schools. There is also a private parochial school on the island that has elementary to senior high school students. There are 2 street retail shopping districts along with a regional shopping mall and 4 large shopping centers that service the City. One of the islands within the City limits is Coast Guard Island that houses a Coast Guard Command Center.

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PARK STREET BUSINESS DISTRICT

2015 DEMOGRAPHICS

ITEM	1 MI.	3 MI.	5 MI.
Total Population	29,259	261,219	478,604
Daytime Population	28,891	255,366	494,535
Households	10,906	96,816	179,569
Average Income	\$90,324	\$79,993	\$85,148

VEHICLES TRAVELING PARK STREET:

+28,000 per day*

*City of Alameda Public Works

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