

848 LINCOLN AVENUE & 1547 9TH STREET, ALAMEDA, CALIFORNIA



MIXED-USE COMMERCIAL & RESIDENTIAL PROPERTY

~~\$1,100,000~~ \$995,000

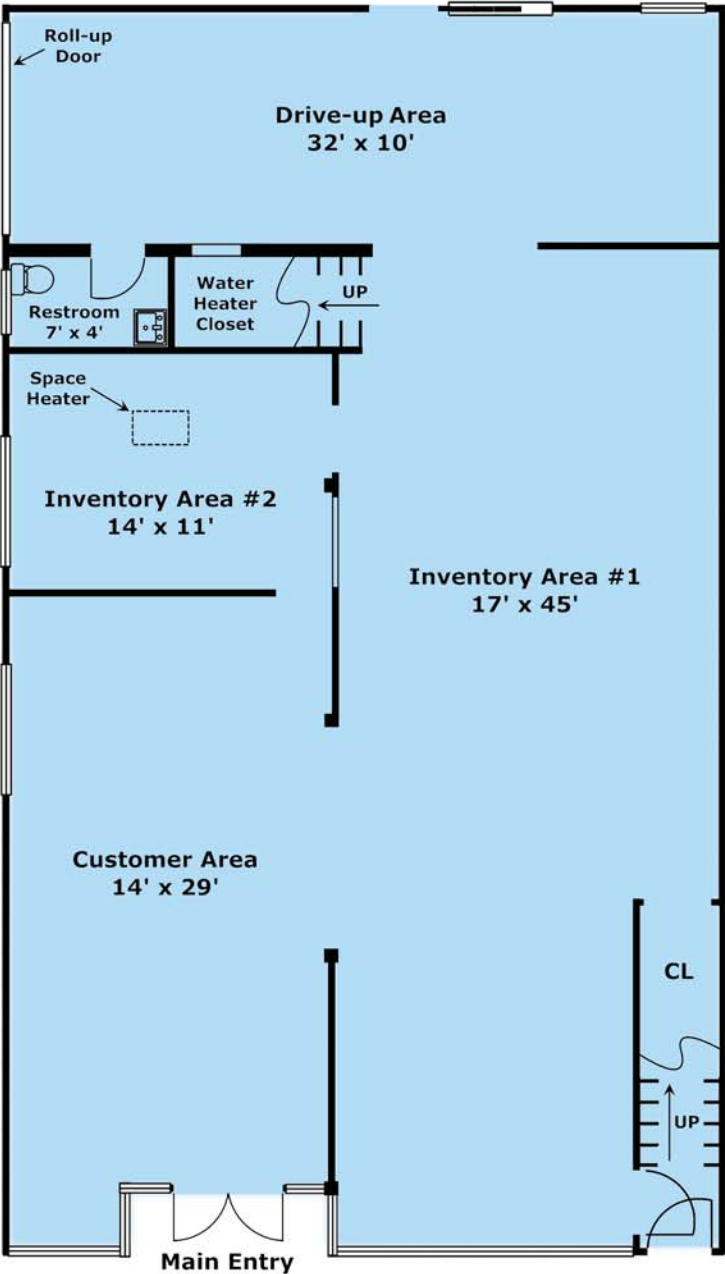
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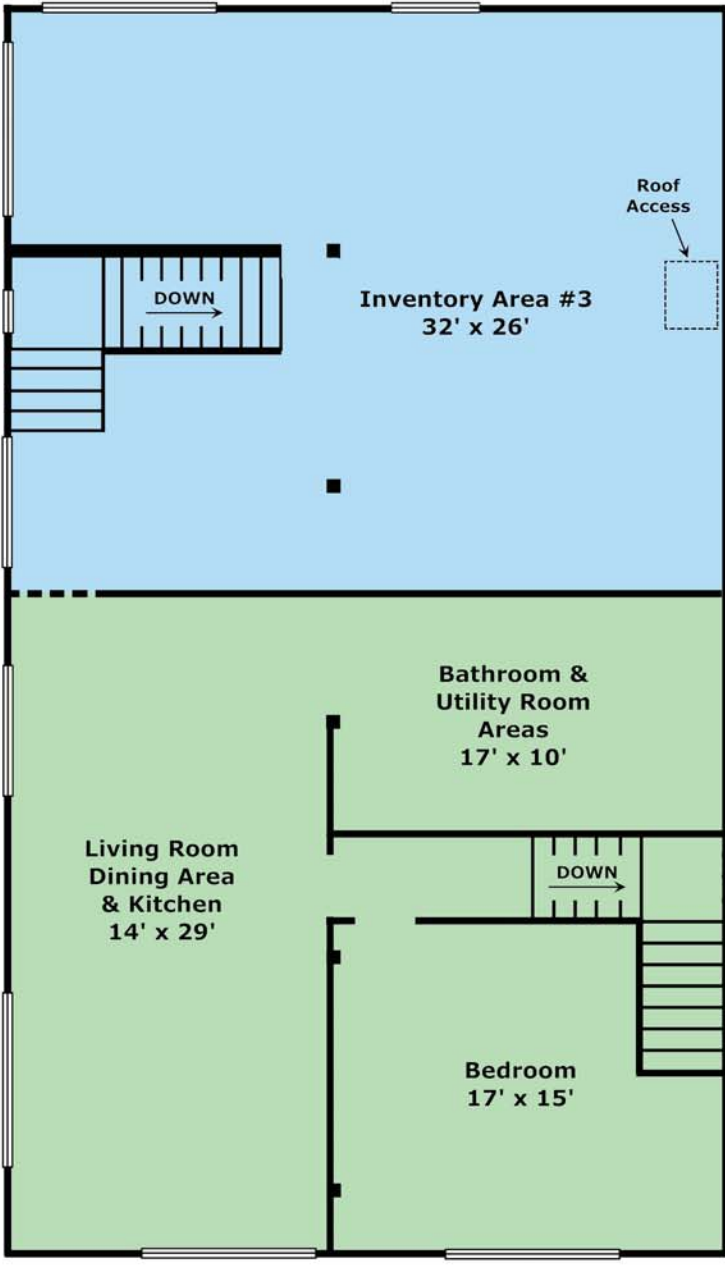
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848 Lincoln Avenue Floor Plans



Street Level



Upper Level

1547 9th Street Floor Plan



Layout and all measurements are approximate, and not guaranteed to be either exact or to scale.



848 Lincoln Avenue features:

- Street-level commercial space with approximately 10' 9" ceiling height, display windows on Lincoln Avenue, roll-up door on 9th Street, 1 restroom, space heater and rear access.
- Upper-level has approximately 8' ceiling height, and consists of commercial area with access from commercial space below in the rear, and a 1-bedroom, 1-bath unit with street access in the front.
- 1 gas meter, 1 electric meter, 1 water meter, 1 sewer line, and hook-up for gas water heater.
- Abundance of natural light.
- Concrete block and stucco exterior.
- Flat roof with silver coating.
- Approximately 3,651 square feet.

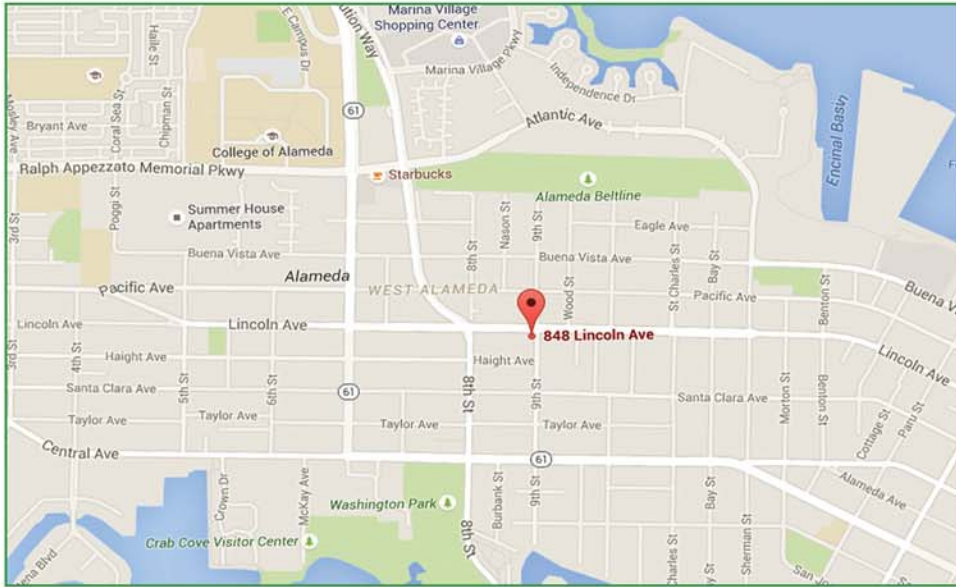
1547 9th Street features:

- 2 bedrooms, 1 bathroom.
- Large kitchen. Utility room.
- New exterior & interior paint.
- New carpet & new vinyl.
- 1 gas meter, 1 electric meter, 1 water meter, 1 sewer line, and gas water heater.
- Approximately 900 square feet.

Property features:

- Approximately 3,666 square foot corner lot.
- Zoned C-1.
- Will be vacant at close of escrow.

LOCATION



848 Lincoln Avenue & 1547 9th Street are located in the center of town in Alameda, in a neighborhood comprised mainly of single-family residences and some apartment buildings. With its close proximity to Webster Street, its location is excellent and within walking distance of extensive local amenities, a choice of restaurants and coffee shops, numerous local retail establishments, and public transportation. Bus routes, two blocks away on Santa Clara Avenue, provide effortless commutes around Alameda, to downtown San Francisco, and to downtown Oakland. Residents enjoy a convenient approach to Highway 880 for links to San Francisco and various East Bay cities. The San Francisco Bay Ferry provides a scenic and calming ride to locations around the Bay while one enjoys a snack or beverage or just stretches out and takes in the amazing bay views. Fruitvale BART, a short distance away, provides easy access to both San Francisco Airport and far-reaching cities in the East Bay, while Doolittle Drive provides an expedient way to reach Oakland International Airport.

ALAMEDA & ITS DEMOGRAPHICS

Alameda, a charter city, is a sophisticated Bay Area island community with a small town vibe, and is known for its tree-lined streets and Victorian charm, a clean/green focus, natural beauty, abundant recreational opportunities, an excellent quality of life and a high standard of living. In addition to its unusual status as an island city in the San Francisco Bay, Alameda is a residential community known for historic preservation, unique attractions highlighted by the USS Hornet Museum, the newly restored Art Deco movie theatre, and the Alameda Free Library. Alameda is also home to beautiful beaches, bird refuges, bicycle and pedestrian paths, natural open space, extensive picnic areas, and waterfronts. Alameda's shoreline parks along the San Francisco Bay and the San Leandro Marina extend for more than six miles and offer spectacular views of the San Francisco skyline and the East Bay hills.

On April 14, 2006, Alameda was designated as a "Coast Guard City," one of only 12 cities in the nation recognized with this honor. In July 2010, First Lady Michelle Obama designated the City of Alameda a Preserve America Community, making it one of a select group of communities nationwide. Preserve America Communities are committed to using their heritage to build a better future.

The 2010 United States Census reported that Alameda had a population of 73,812 spread over approximately 23 square miles, which amounts to a population density of 3,215 people per square mile. There were 30,123 households. The average household size therefore was approximately 2.4. Approximately 61% of all households were families with an average family size of 3.06.

The 2010 United States Census also reported that almost 48% of the housing units were owner-occupied, whereas almost 52% were occupied by renters. It further added that almost 57% of the population was below the age of 44, almost 30% of the population was between the ages of 44 and 64, and approximately 13% of the population was 65 and older.