

Offering Memorandum

2515 Seminary Avenue
Oakland, CA 94605

Zoned CN-3 "Neighborhood Commercial" | Offered at: \$899,000



Nate Gustavson
Senior Vice President
415.786.9410

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR COMPASS AGENT FOR MORE DETAILS.

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INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

Address 2515 Seminary Avenue
Oakland, California

County Alameda

APN 038-3182-004

County Use CN-3 | Neighborhood Commercial

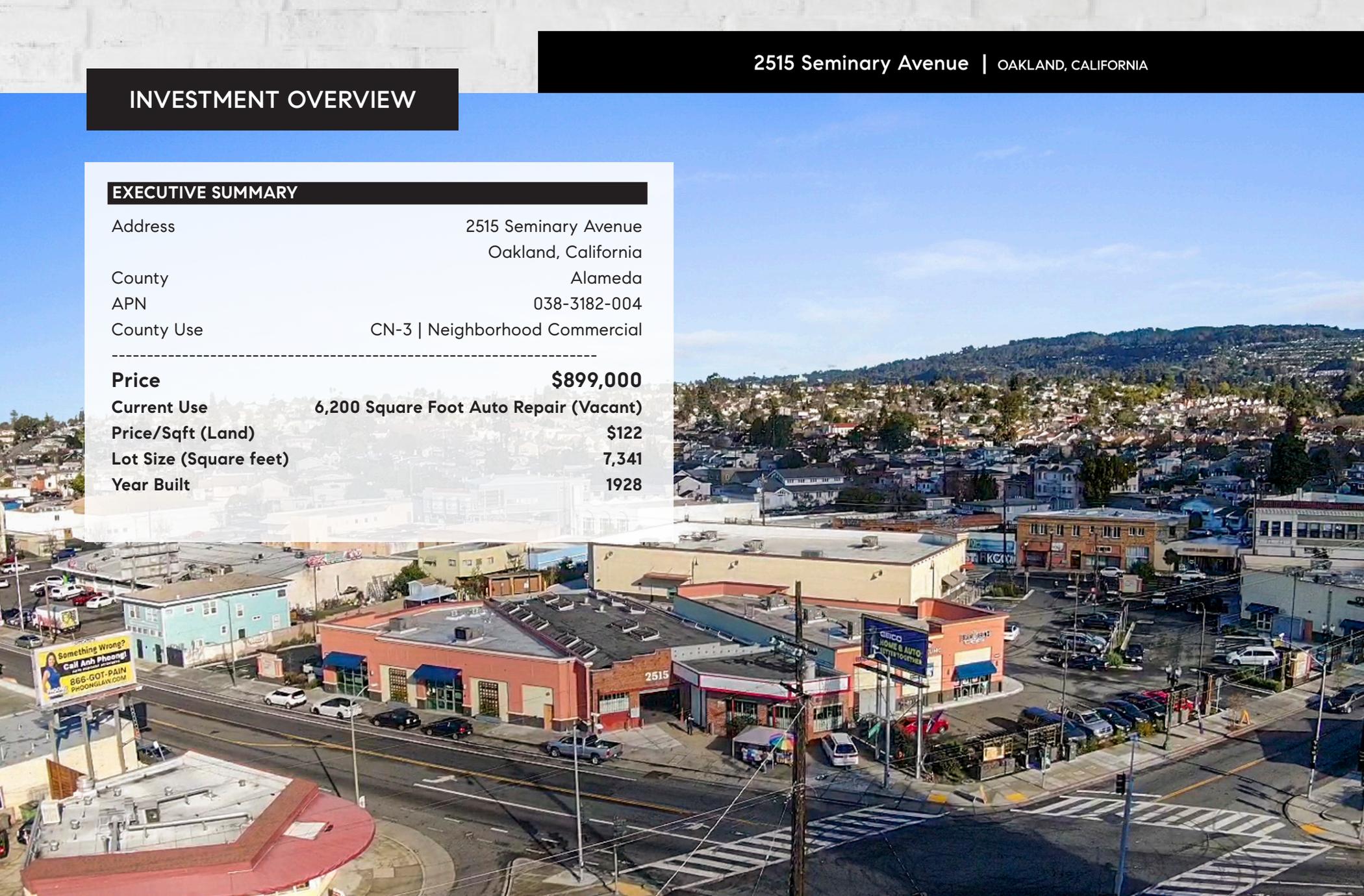
Price **\$899,000**

Current Use 6,200 Square Foot Auto Repair (Vacant)

Price/Sqft (Land) \$122

Lot Size (Square feet) 7,341

Year Built 1928



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ZONING

CITY OF OAKLAND ZONING WEBSITE

***The link below will take you to the City of Oakland zoning pages with all the possible uses that are permitted in detail*

[CLICK HERE FOR ZONING USES](#)

CITY OF OAKLAND

CN-3 Commercial Neighborhood - This lot is zoned CN-3 by the City of Oakland. This is a flexible land use and will allow for a variety of possible uses for the Buyer.

The intent of the CN-3 Zone is to create, improve, and enhance areas neighborhood commercial centers that have a compact, vibrant pedestrian environment.

Here are some options that may be available with CN-3 Designation:

- [1] Finance, Insurance, and Real Estate Services
- [2] Bank, Business Services, Catering
- [3] Food & Beverage: Convenience, General Market, Liquor Store
- [4] Office, Medical/Dental, Walk-In Clientele
- [5] Personal Services, Health & Fitness
- [6] Retail Sales; Large & Small Scale
- [7] Cultural Facility, Place of Worship

***Note: Some of the above designations are permitted, and some are permitted after review and approval of a conditional use permit by the Planning Commission.*

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Location Overview

2515 Seminary Avenue | OAKLAND, CALIFORNIA

Business Neighborhood



Walgreens



2515 Seminary Ave



metroPCS



Osita Health Clinic



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TAX MAP



2515 Seminary Ave

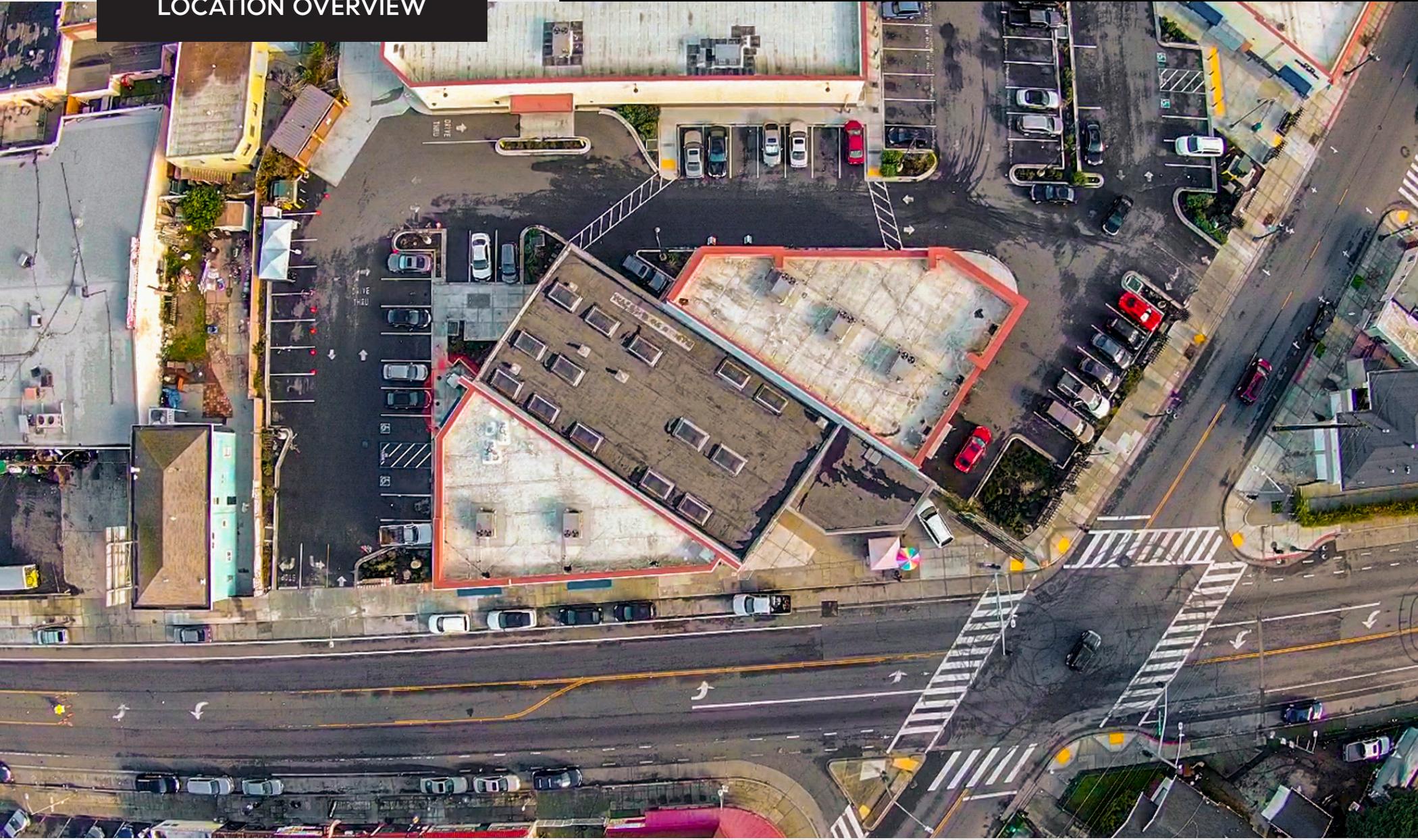


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2515 Seminary Avenue | OAKLAND, CALIFORNIA

LOCATION OVERVIEW



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2515 Seminary Avenue | OAKLAND, CALIFORNIA

PROPERTY PHOTOS

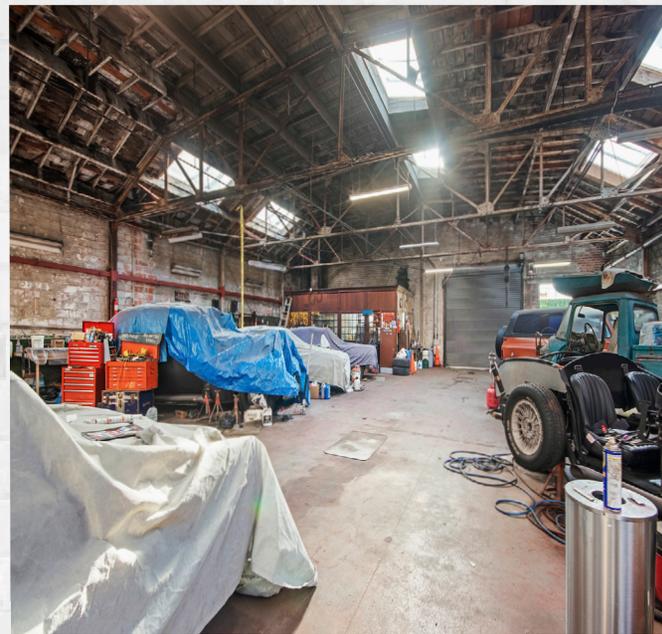
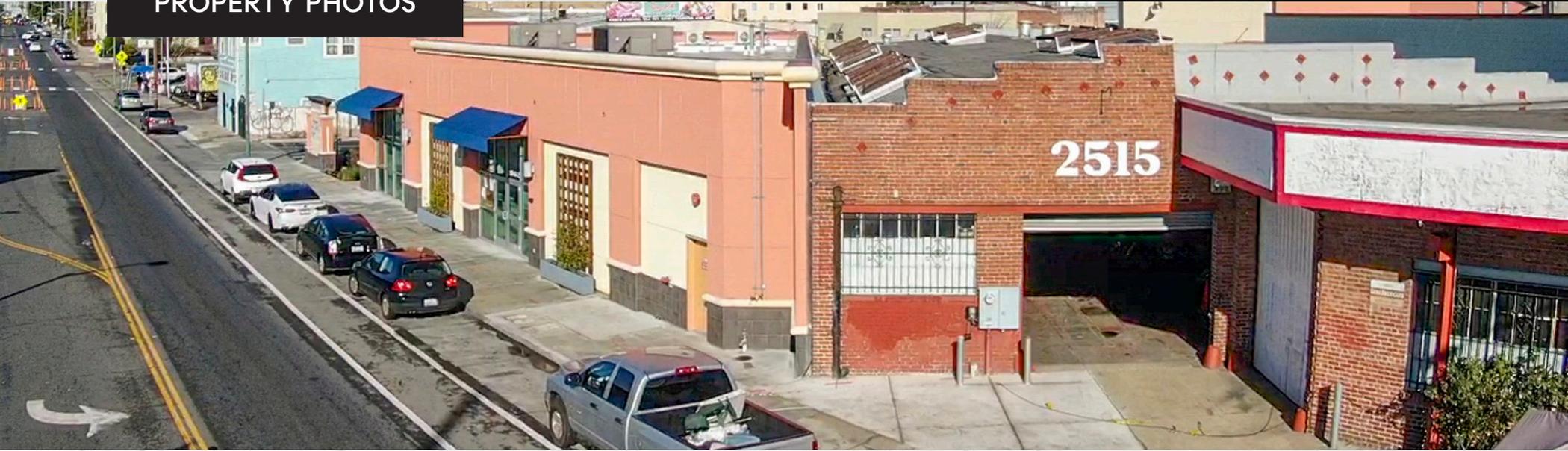


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PROPERTY PHOTOS

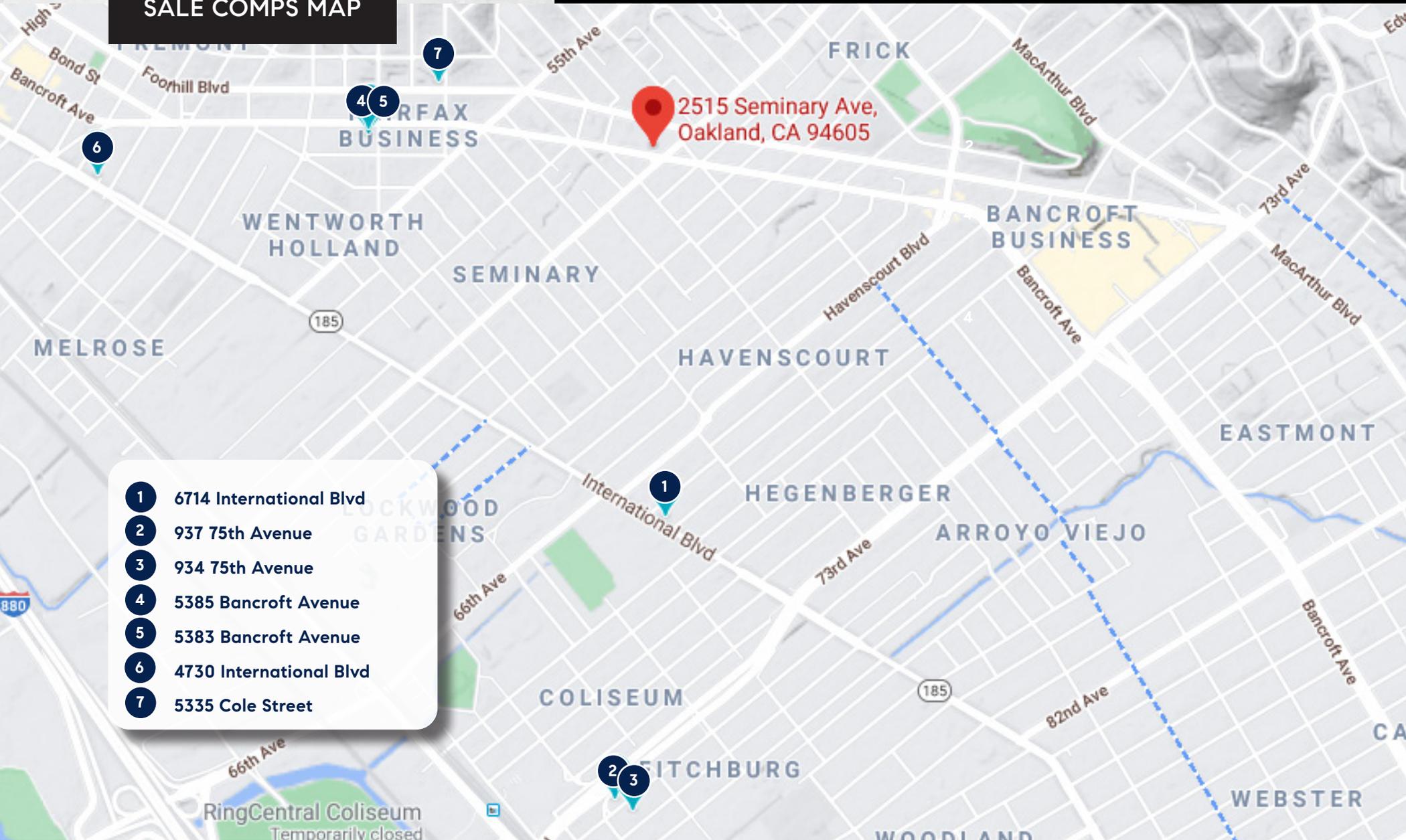


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Sales Comparables

SALE COMPS MAP



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1

6714 International Blvd
Oakland, CA 94621

Sale Price	\$585,000
Property Type	Commercial
Price/Sqft (Land)	\$149
Land Area (Sqft)	3,920
Land Area (Acres)	0.09
COE	9/9/2020
DOM	N/A

Comments:

Not arms length purchase. No days on the market.



2

937 75th Avenue
Oakland, CA 94621

Sale Price	\$1,040,000
Property Type	Industrial
Price/Sqft (Land)	\$61
Land Area (Sqft)	16,988
Land Area (Acres)	0.39
COE	8/20/2020
DOM	N/A

Comments:

The property was built in 1991 and it was originally used as a film studio space. Currently the property consists of a warehouse and office space that is situated on a ±16,891 SF (0.39 AC) corner lot. The building was 100% vacant at the time of sale.



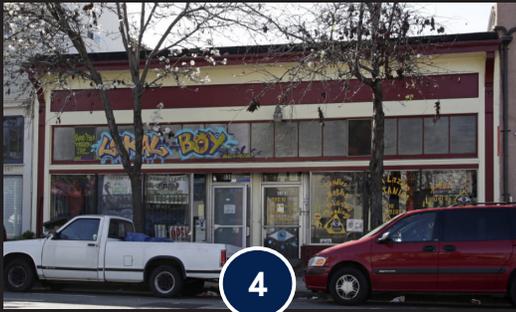
3

934 75th Avenue
Oakland, CA 94621

Sale Price	\$1,700,000
Property Type	Industrial
Price/Sqft (Land)	\$122
Land Area (Sqft)	13,939
Land Area (Acres)	0.32
COE	12/15/2020
DOM	71

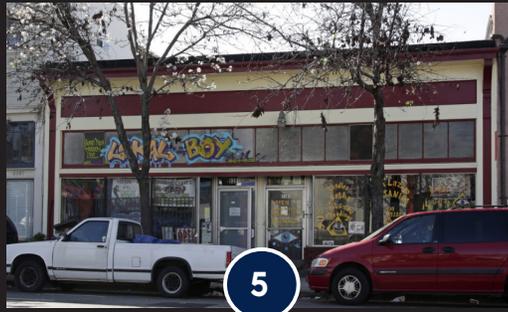
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5385 Bancroft Avenue
Oakland, CA 94601

Sale Price	\$500,000
Property Type	Retail
Price/Sqft (Land)	\$104
Land Area (Sqft)	4,792
Land Area (Acres)	0.11
COE	10/13/2020
DOM	155



5383 Bancroft Avenue
Oakland, CA 94601

Sale Price	\$520,000
Property type	Retail
Price/Sqft (Land)	\$109
Land Area (Sqft)	4,792
Land Area (Acres)	0.11
COE	9/3/2020
DOM	155



4730 International Blvd
Oakland, CA 94605

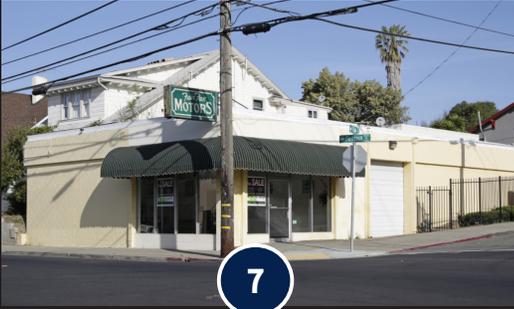
Sale Price	\$308,000
Property Type	Retail
Price/Sqft (Land)	\$50
Land Area (Sqft)	6,251
Land Area (Acres)	0.14
COE	9/14/2020
DOM	N/A

Comments:

Not arms length sale. No days on the market.

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5335 Cole Street
Oakland, CA 94601

Sale Price	\$207,000
Property type	Retail
Price/Sqft (Land)	\$33
Land Area (Sqft)	6,251
Land Area (Acres)	0.14
COE	7/7/2020
DOM	N/A

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Exclusively Listed by:



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