

FOR SALE OR LEASE

1813 Park Street, Alameda, CA



52' FRONTAGE
+ WIDE INGRESS/
EGRESS



IDEAL SITE FOR
LEASE OR
REDEVELOPMENT



LOCATED AT
GATEWAY TO
THE CITY

Located on Park Street –
a major thoroughfare in the City of Alameda
Ideal for lease/owner-user/investor/redevelopment

Redevelopment/new construction taking place in the area

One block from central downtown pedestrian district

96 key hotel proposed for adjacent property

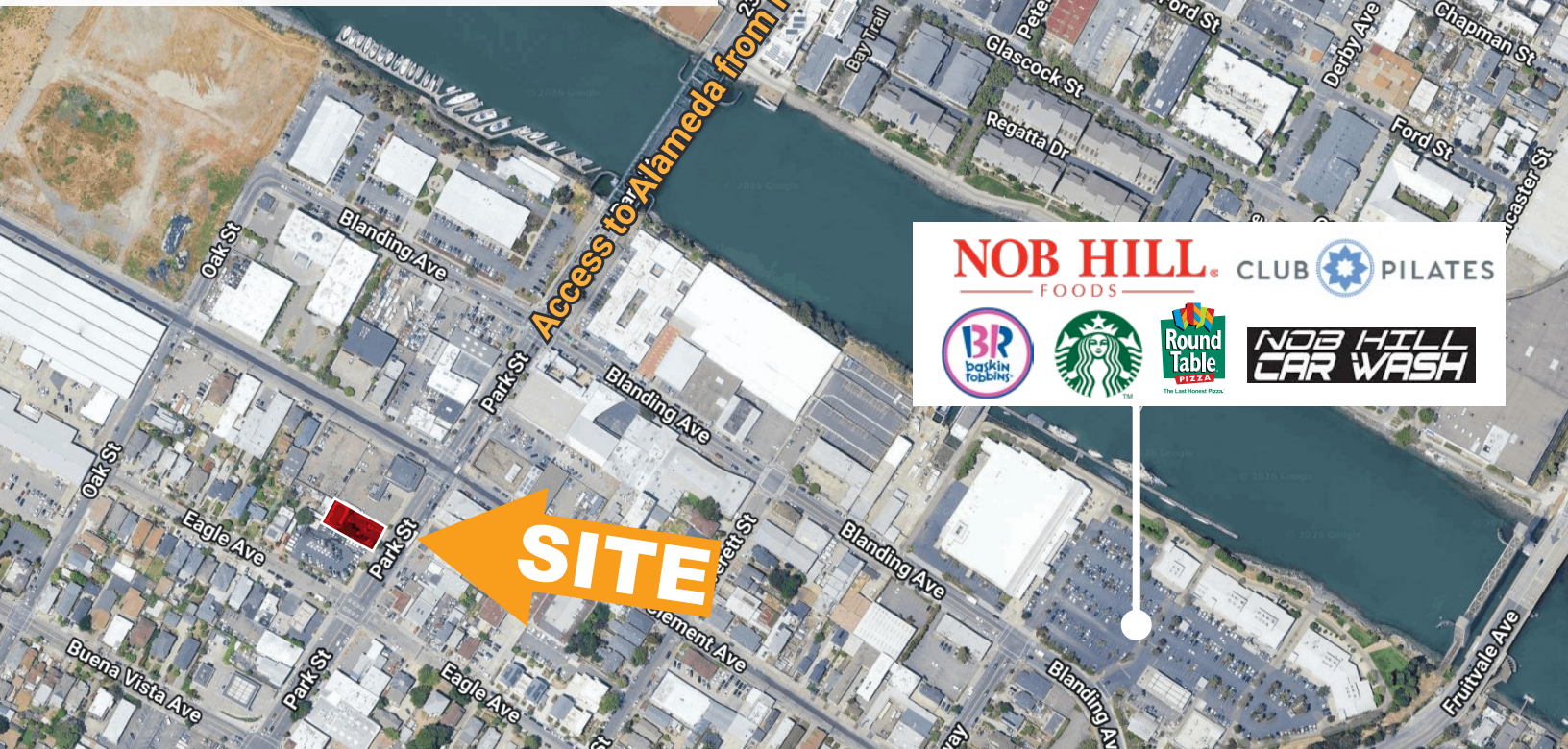
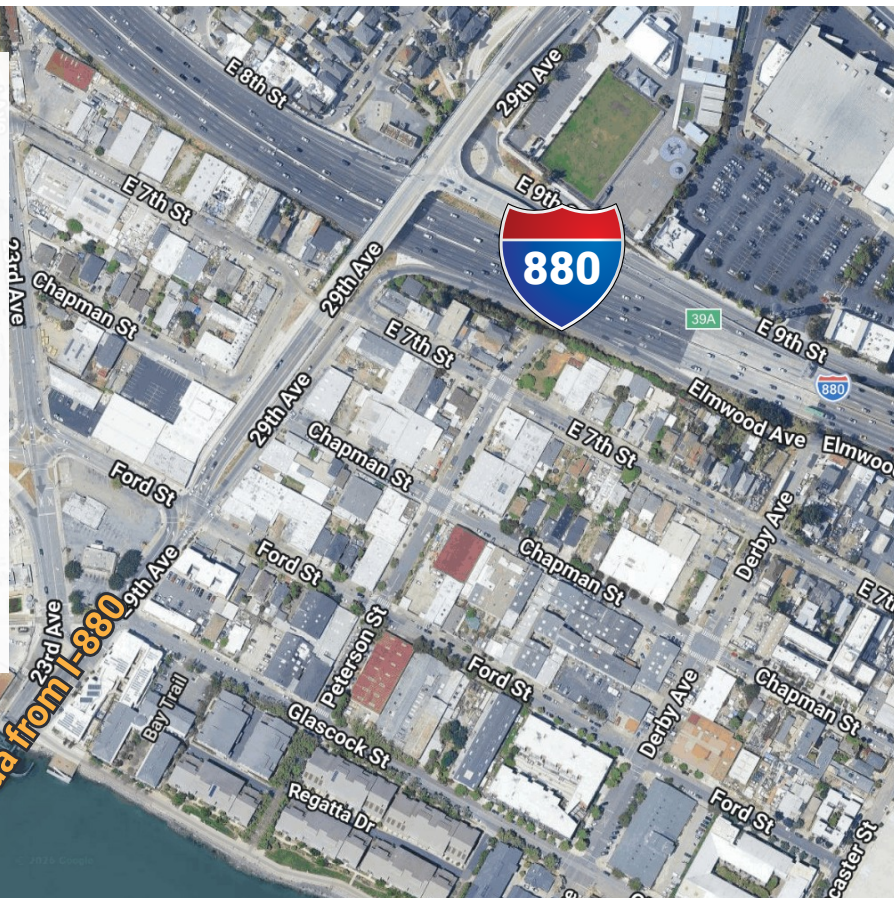
Zoning allows for a mix of retail & medium residential use

Excellent development potential

Heavily travelled, north south thoroughfare

Site has wide ingress/egress

**Zoned for a mix of commercial workplace, retail, and
compatible residential uses that support
a pedestrian and transit friendly environment.**



NOB HILL
FOODS

CLUB  PILATES



NOB HILL
CAR WASH

FOR MORE INFORMATION, PLEASE CONTACT

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John Cumbelich & Associates 1470 Maria Lane, Suite 420 Walnut Creek, CA 94596 Tel 925.935.5400

**JohnCumbelich
& Associates**

PARTNER XTEAM
RETAIL ADVISORS



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John Cumbelich & Associates is pleased to present the opportunity to lease or acquire 1813 Park Street in Alameda, CA, a unique commercial property located at the gateway to Alameda.

This single story building asset fronts Park Street and is easily accessed from I-880.

For further information or to schedule a tour, contact Catherine Macken or Joe Kuvetakis.

catherine@cumbelich.com tel. 925.546.5160

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Investment Highlights

Building Size
1,555 SF

Value-add investment opportunity at the gateway to Alameda, CA. Excellent visibility and frontage.

Land Area
0.13 AC / 5,850 SF

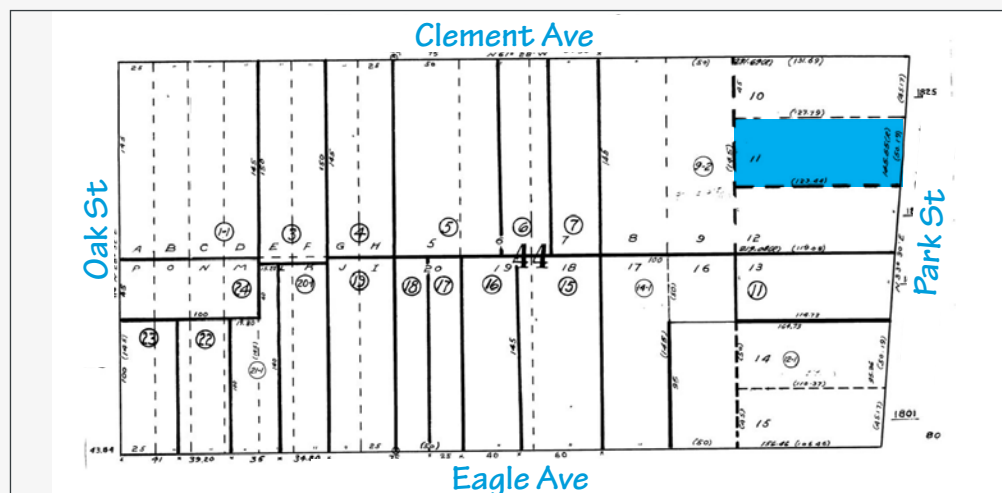
Surrounded by a mix of national and local retailers, restaurants and service providers.

Year Built
1950

Ideal for owner/user, investor or redevelopment

High incomes & density in the city of Alameda
Population 79,619
Average Household Income \$212,457

Parcel Map



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Population	1-Mile	3-Mile	5-Mile
2026 Estimated Population	33,100	265,523	499,828
2031 Projected Population	33,077	263,474	495,009
2020 Census Population	33,239	267,090	496,073
2010 Census Population	29,527	241,949	442,945
Projected Annual Growth 2026 to 2031	-	-0.2%	-0.2%
Historical Annual Growth 2010 to 2026	0.8%	0.6%	0.8%
2026 Median Age	41.1	39.4	39.1
Households			
2026 Estimated Households	13,396	106,718	200,287
2031 Projected Households	13,364	106,216	198,588
2020 Census Households	12,513	99,423	187,101
2010 Census Households	11,730	93,202	172,897
Projected Annual Growth 2026 to 2031	-	-	-0.2%
Historical Annual Growth 2010 to 2026	0.9%	0.9%	1.0%
Race and Ethnicity			
2026 Estimated White	39.4%	29.8%	31.0%
2026 Estimated Black or African American	8.5%	15.1%	18.4%
2026 Estimated Asian or Pacific Islander	29.0%	29.9%	24.6%
2026 Estimated American Indian or Native Alaskan	1.1%	1.6%	1.5%
2026 Estimated Other Races	21.9%	23.5%	24.6%
2026 Estimated Hispanic	22.2%	25.5%	25.9%
Income			
2026 Estimated Average Household Income	\$173,168	\$158,326	\$168,474
2026 Estimated Median Household Income	\$132,740	\$117,455	\$124,757
2026 Estimated Per Capita Income	\$70,664	\$64,098	\$68,124
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	8.1%	11.2%	9.3%
2026 Estimated Some High School (Grade Level 9 to 11)	4.3%	5.3%	5.7%
2026 Estimated High School Graduate	13.2%	15.2%	15.1%
2026 Estimated Some College	17.1%	14.5%	14.4%
2026 Estimated Associates Degree Only	6.6%	6.4%	5.8%
2026 Estimated Bachelors Degree Only	28.3%	27.4%	27.9%
2026 Estimated Graduate Degree	22.6%	20.1%	21.8%
Business			
2026 Estimated Total Businesses	1,815	10,235	20,941
2026 Estimated Total Employees	16,992	104,801	211,528
2026 Estimated Employee Population per Business	9.4	10.2	10.1
2026 Estimated Residential Population per Business	18.2	25.9	23.9

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