



FOR SALE

739 SANTA CLARA AVE

Alameda, CA 94501 \$2,900,000

Marcus & Millichap

PRESENTED BY ANGELO BAGLIERI

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739 SANTA CLARA AVENUE

PROPERTY OVERVIEW

10 Units with Parking and Storage in a Fantastic Downtown Alameda Location.

The Baglieri Team at Marcus & Millichap is pleased to offer this fantastic investment property for sale at 739 Santa Clara Avenue in Alameda, CA.

The offering consists of a 3-story, 10-unit apartment building totaling approximately 8,804 square feet. The property has a 9,570 square foot lot and includes 10 parking spots behind the building as well as a large storage room (possible ADU) which could be rented for additional income. The building was constructed in 1905 and many of the units have had significant upgrading as the units turned. The property is in good condition with many of the units updated. The units feature hardwood floors, period detailing, bay windows and beautiful moldings. Heating is through gas wall heaters. Tenants have access to an onsite laundry room. Located just off Webster Street and downtown Alameda, making this a prime rental location.



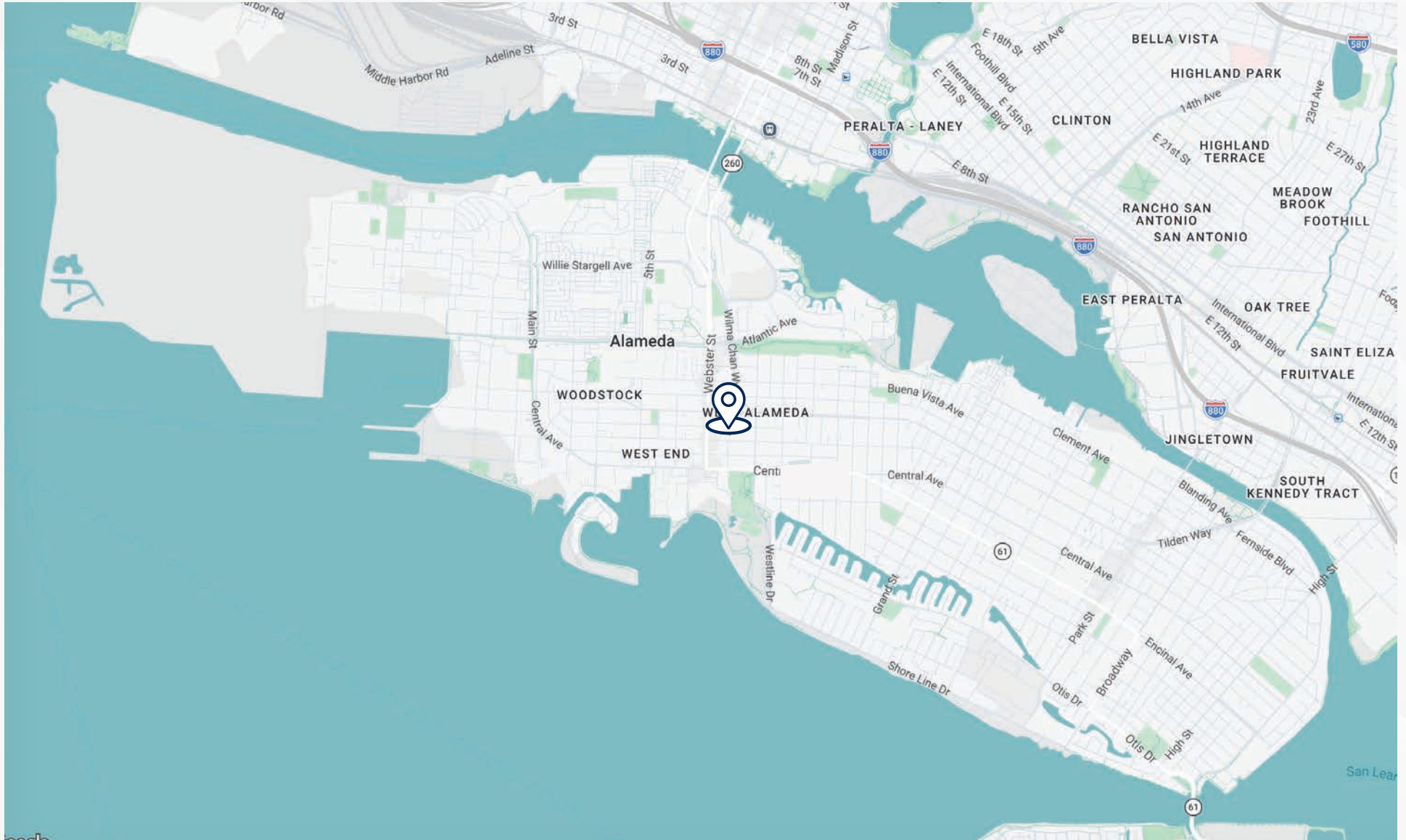
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AERIAL MAP



739 SANTA CLARA AVENUE

LOCAL MAP



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OFFERING SUMMARY

FINANCIAL SUMMARY		OPERATIONAL	
Listing Price	\$2,900,000	Gross SF	8,804
NOI	\$165,464	# of Units	10
Cap Rate	5.71%	Lot Size	0.21 acres
GRM	11.69	Occupancy	Occupied
Price/Unit	\$315,000	Year Built	1905
Price/SF	\$329.40		
Rent/SF	\$2.35		



RENT ROLL

UNIT	UNIT TYPE	SCHEDULED RENT/MONTH	MARKET RENT/MONTH
A	1 Bedoom/ 1.5 Bath - Occupied	\$2,200	\$2,300
B	1 Bedroom /1 Bath - Occupied	\$2,000	\$2,300
C	1 Bedroom /1 Bath - Occupied	\$1,990	\$2,300
D	1 Bedroom /1 Bath - Occupied	\$1,414	\$2,300
E	2 Bedrom / 2 Bath - Occupied	\$2,235	\$3,600
F	2 Bedrom / 2 Bath - Occupied	\$3,232	\$3,600
G	1 Bedroom /1 Bath - Occupied	\$1,602	\$2,300
H	1 Bedroom /1 Bath - Occupied	\$2,200	\$2,300
I	1 Bedroom /1 Bath - Occupied	\$1,606	\$2,300
J	1 Bedroom /1 Bath - Occupied	\$2,200	\$2,300
Monthly Income		\$20,679	\$25,600
Annual Income		\$248,148	\$307,200

*as of July 2026

INCOME & EXPENSES

INCOME	CURRENT		YEAR 1		PER UNIT
Rental Income					
Gross Scheduled Rent	\$248,148		\$307,200		\$30,720
Physical Vacancy	(7,444)	3.0%	(9,216)	3.0%	(922)
Total Vacancy	(\$7,444)	3.0%	(\$9,216)	3.0%	(\$922)
Annual Income	\$240,704		\$297,984		\$29,798
EXPENSES	CURRENT		YEAR 1		PER UNIT
Real Estate Taxes	\$36,250		\$36,250		\$3,625
Insurance	\$5,680		\$5,680		\$568
Utilities—Alameda Muni Power	\$1,770		\$1,770		\$177
Utilities—EBMUD	\$2,948		\$2,948		\$295
Trash Removal	\$4,112		\$4,112		\$411
Repairs & Maintenance	\$7,500		\$7,500		\$750
Management Fee	\$16,980		\$14,899		\$1,490
Total Expenses	\$75,240		\$73,159		\$7,316
Expenses as % of EGI	31.30%		24.60%		
Net Operating Income	\$165,464		\$224,825		\$22,482





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- Well maintained 10 units + Parking and Storage
- Incredible location – walk to downtown Alameda
- Lovely units with period details and hardwood floors
- Onsite Laundry for tenants