

5500 Doyle St

Emeryville, CA 94608 - ±3,914sf professional office + apartment - \$2,500,000



TOMMY GARABEDIAN-CONE, CCIM

510.499.1235

tommy@redoakrealty.com

CA DRE 2034258

PROPERTY OVERVIEW



5500 Doyle Street presents a rare opportunity to acquire a thoughtfully maintained mixed-use property featuring five professional office suites and one upscale residential loft.

The upper level comprises two leased office suites and a beautifully appointed residential loft with soaring ceilings, a private balcony, premium kitchen appliances, and an in-unit washer and dryer.

The lower level offers a leased, high-end open-concept professional office, a studio/gallery space, and one vacant, highly versatile unit well suited for an office, design studio, showroom, or other creative workspace. This space features two roll-up doors, a premium NanaWall folding glass door system, and direct access to a private landscaped courtyard, creating an ideal indoor-outdoor work environment.

The property's six suites have undergone significant upgrades, with select spaces featuring full HVAC systems and others equipped with energy-efficient mini-split heating and cooling.

Ideally located in the heart of Emeryville, 5500 Doyle Street is nestled within a vibrant mixed-use neighborhood surrounded by boutique retailers, cafés, neighborhood businesses, and charming residential streets. Its central location offers easy access to San Francisco, downtown Oakland, Berkeley, and the greater Bay Area via major freeways and public transportation.

Additional amenities include one dedicated gated parking space (currently leased) and two private storage spaces.

PROPERTY PHOTOS



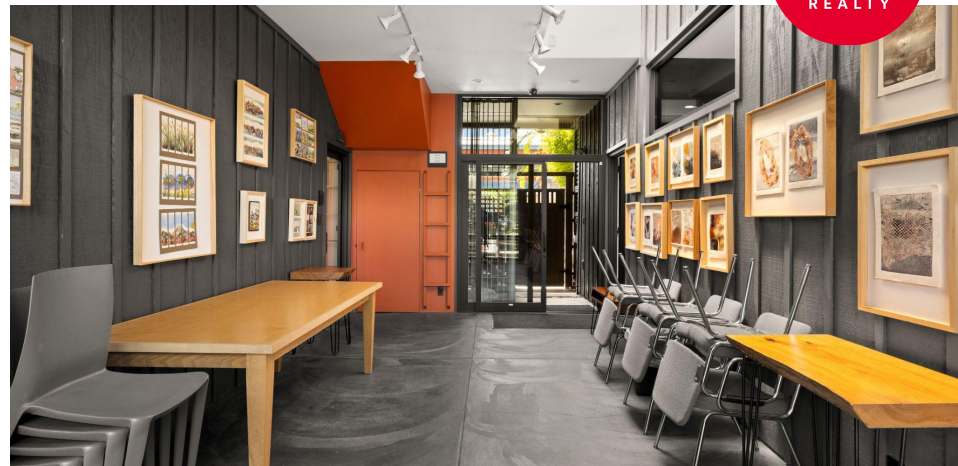
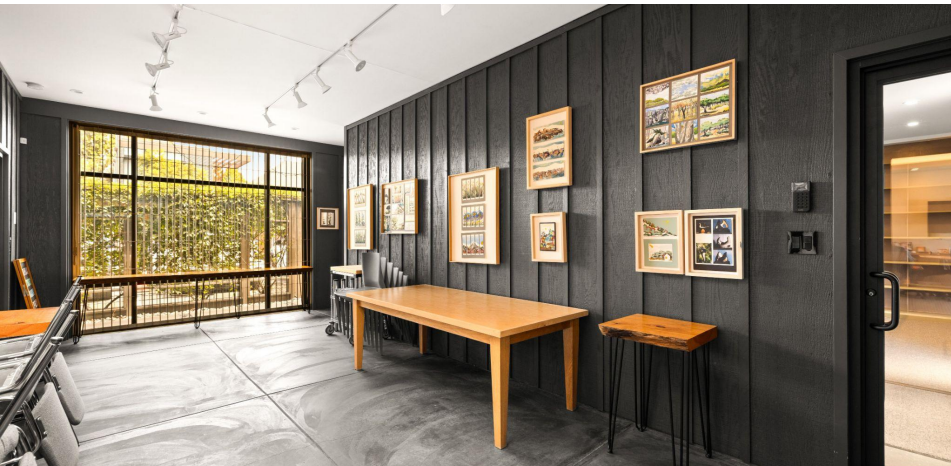
PROPERTY PHOTOS - LOWER OFFICE



BUILDING PHOTOS - LEASED OFFICES



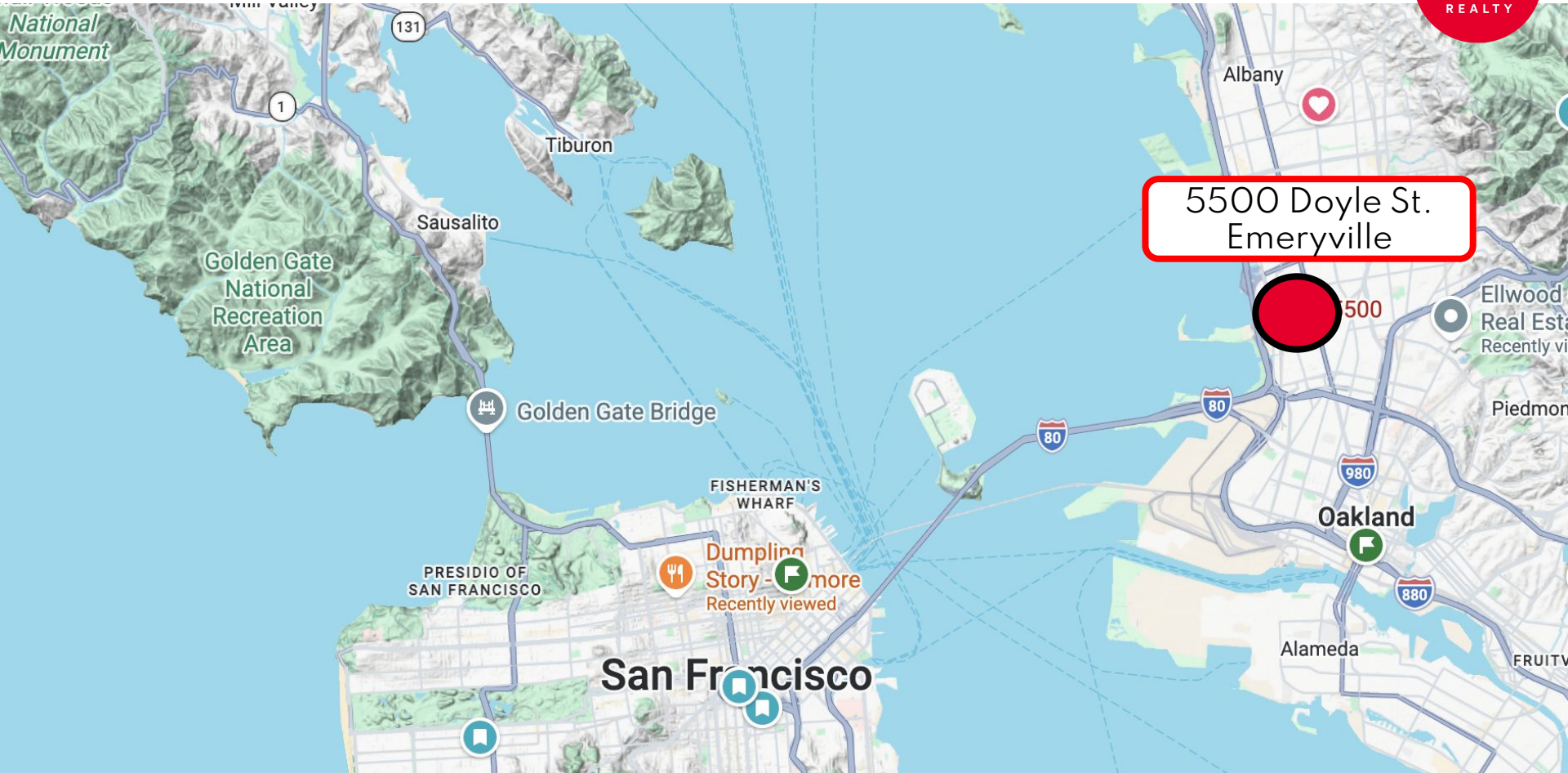
BUILDING PHOTOS - GALLERY / YARD



BUILDING PHOTOS - APARTMENT



REGIONAL MAP



5500 Doyle St.
Emeryville

RENT ROLL & PROFORMA - (ESTIMATED)



			Purchase Price \$ 2,500,000			Purchase Price \$ 2,500,000		
			Marketing Proforma			Investor Purchase Scenario		
Comments	RSF		Monthly		Annual	Monthly		Annual
			\$ / RSF / Month	5500 Doyle St		\$ / RSF / Month	5500 Doyle St	
INCOME	(est.)							
A1 - Office + Gallery	(Vacant; proforma)	932	2.84	\$ 2,650.00	\$ 31,800.00	2.84	\$ 2,650.00	\$ 31,800.00
A2 - Office	LED: 12/31/28	780	3.93	\$ 3,068.00	\$ 36,816.00	4.01	\$ 3,125.00	\$ 37,500.00
A4 - Office	LED: 10/31/26	153	6.47	\$ 990.00	\$ 11,880.00	6.54	\$ 1,000.00	\$ 12,000.00
B2 - Office	LED: 12/31/29	665	2.80	\$ 1,862.00	\$ 22,344.00	4.21	\$ 2,800.00	\$ 33,600.00
B3 - Residential	Month-to-month	886	3.36	\$ 2,975.00	\$ 35,700.00	3.61	\$ 3,200.00	\$ 38,400.00
GROSS INCOME		3416	3.38	\$ 11,545.00	\$ 138,540.00	3.74	\$ 12,775.00	\$ 153,300.00
EFFECTIVE GROSS INCOME				\$ 11,545.00	\$ 138,540.00		\$ 12,775.00	\$ 153,300.00
EXPENSES (estimated)								
Property Tax	(1.1665% of Purchase Price)		0.71	\$ 2,430.21	\$ 29,162.50	0.71	\$ 2,430.21	\$ 29,162.50
Direct Assessments	(25'-26' Actual)		0.04	\$ 140.75	\$ 1,688.94	0.04	\$ 140.75	\$ 1,688.94
Water & PG&E	(2025 Actual)		0.15	\$ 519.08	\$ 6,229.00	0.15	\$ 519.08	\$ 6,229.00
Management Fee	(Self Managed)		0.00	\$ -	\$ -	0.00	\$ -	\$ -
Insurance	(2025 Actual)		0.27	\$ 916.67	\$ 11,000.00	0.27	\$ 916.67	\$ 11,000.00
Garbage	(2025 Actual)		0.03	\$ 106.92	\$ 1,283.04	0.03	\$ 106.92	\$ 1,283.04
Landscaping	(2025 Actual)			\$ 140.00	\$ 1,680.00		\$ 140.00	\$ 1,680.00
Repairs/Reserve/Maintenance	(2025 Actual)		0.05	\$ 166.67	\$ 2,000.00	0.05	\$ 166.67	\$ 2,000.00
GROSS EXPENSES			1.29	\$ 4,420.29	\$ 53,043.48	1.29	\$ 4,420.29	\$ 53,043.48
Tenant Reimbursements	(None)		0.00	\$ -	\$ -	0.00	\$ -	\$ -
NET EXPENSES			1.29	\$ 4,420.29	\$ 53,043.48	1.29	\$ 4,420.29	\$ 53,043.48
NET OPERATING INCOME			2.09	\$ 7,124.71	\$ 85,496.52	2.45	\$ 8,354.71	\$ 100,256.52
NOI w/o vacancy					\$ 85,496.52			\$ 100,256.52
			Purchase Price \$2,500,000			Purchase Price \$2,500,000		
			Cap Rate 3.42%			Cap Rate 4.01%		

The information presented is strictly confidential. It is intended to be viewed only by the party receiving it from Red Oak Realty and should not be made available to any other person or entity without the written consent of Red Oak Realty. Any information presented has been obtained from sources we deem reliable. However, Red Oak Realty makes no warranty or representation regarding the income or expenses for the subject property or the future financial performance of the property. All interested parties should take appropriate measures to verify the information presented.

CONFIDENTIALITY AGREEMENT



The information presented is strictly confidential. It is intended to be viewed only by the party receiving it from Red Oak Realty and should not be made available to any other person or entity without the written consent of Red Oak Realty. Any information presented has been obtained from sources we deem reliable. However, Red Oak Realty makes no warranty or representation regarding the income or expenses for the subject property or the future financial performance of the property, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

TOMMY GARABEDIAN-CONE, CCIM

510.499.1235

tommy@redoakrealty.com

CA DRE 2034258

SARA GARABEDIAN

510.206.2170

sara@saragarabedian.com

CA DRE 931842

