

5930 College Avenue, Oakland, CA 94618

Re-Positioning Opportunity

\$2,500,000



## Key Highlights

- Prime location in the heart of Rockridge
- One block from College/Claremont intersection
- Lot Size: Approximately 6,316 sq. ft. (per Alameda assessor)
- Building Size: Approximately 4,152 sq. ft.
- Stunning rear courtyard, approximately 2,164 sq. ft.
- Great ceiling height with fabulous skylights
- Concrete construction
- Great hard-to-find owner-user building
- **Great Demographics!**
  - 1 mile radius: Population: 33,844, Average Income: \$227,585
  - 3 mile radius: Population: 258,690, Average Income: \$181,394

**ELLWOOD**

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Information herein deemed reliable but not guaranteed

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