



**COLDWELL BANKER
COMMERCIAL
REALTY**

BEAUTIFUL 4 UNIT CORNER BUILDING + VIEWS!

4345-4347 LEACH AVE. | OAKLAND, CA

FOR SALE



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COLDWELL BANKER COMMERCIAL REALTY
1560 Van Ness Ave. Fl 2, San Francisco, CA 94109
415.474.1750

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SALE BEAUTIFUL 4 UNIT CORNER BUILDING + VIEWS | GLENVIEW

4345-4347 Leach Ave Oakland, CA 94602



PROPERTY HIGHLIGHTS

- Excellent Glenview Neighborhood Location!
- 4 Units Total
- 1 Three Bed/ Two Bath Unit
- 1 Two Bedroom Unit
- 1 One Bedroom Apartment
- 1 Studio Apartment
- 2 Car Garage Parking
- Fantastic Views!
- Decks & Balconies
- Large Corner Lot
- Drought Resistant Landscaping
- Fireplaces
- Dishwashers
- Laundry Room (2 Washers/2 Dryers, Owned)
- Bike Storage Room
- Separately Metered for Gas & Electricity
- Separate Heat

OFFERING SUMMARY

OFFERED AT: \$1,400,000

Number of Units:	4
Cap Rate:	4.4%
GRM:	11.7
Gross Scheduled Income:	\$120,106
NOI:	\$61,191
Price/SF:	\$370
Building Size:	Approx. 3,783 SF*
Lot Size:	Approx. 3,750 SF*
Lot Dimensions:	Irregular*
Year Built:	1912*
Zoning:	RM-3*
APN:	0442-079*

*Per Realist Tax Records

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PROPERTY DESCRIPTION

4345-4347 Leach Ave is a fantastic four (4) unit corner apartment building nestled in the quiet popular neighborhood of Glenview in the lower Oakland hills. Boasting superb curb appeal, the property consists of one (1) three (3) bedroom unit, one (1) two bedroom unit, one (1) one bedroom unit, and one (1) studio apartment. Three of four of the units have fireplaces, views, and lovely attached decks or balconies. All the units are exceptionally spacious with wonderful natural light, hardwood floors, and updated kitchens and baths. There are dishwashers in all the units (except the studio) and ample storage space. There is a communal laundry area in the basement with two (2) washers and two (2) dryers, all building owned. The building has a charming front yard with drought resistant landscaping and a small backyard area for the tenants to enjoy. There are two parking spaces in the garage, currently used for garbage bin storage. Units are separately metered for gas and electricity. Tenants pay for their own heat.

LOCATION DESCRIPTION

4345-4347 Leach is located in the Glenview neighborhood in the wider foothills area of Oakland. Glenview is characterized by stylish California bungalows, well maintained yards, and a strong community spirit. Many families and retirees live in Glenview and public schools are above average. Nearby Park Boulevard provides a plethora of restaurants, cafes and shop options, including Bellanico, a sister restaurant to Aperto in San Francisco, with a busy wine bar and popular pasta dishes. Additionally, the property's location provides proximity to beautiful Dimond Park. The Glenview area is served by AC Transit trans bay buses, making it an ideal location to live and commute via easily accessible public transportation to BART and directly to San Francisco. There is easy access to Highway 13, 24, 580, 880, and 80 providing swift routes all over the Bay Area.



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INCOME & EXPENSE PRO-FORMA

Scheduled Annual Gross Apartment Income¹	\$119,340
Laundry	766
Total Schedule Gross Income	\$120,106
Less Vacancy (estimated at 3%)	(3,580)
Adjusted Annual Gross Income	\$116,525

Annual Property Expenses²:

Property Tax (Estimated at 1.2779% of \$1.4M)	\$17,891
Special Assessments	4,090
Insurance ³	5,632
Gas & Electricity	1,636
Water & Sewer	4,246
Trash	2,999
Landscaping	3,060
Janitorial	1,800
Fire Systems Maintenance	1,278
Pest Control	1,123
Business License/Gross Receipts Tax	2,575
Repairs & Maintenance (est at \$750 Per Unit)	3,000
Professional Property Management (est at 5% of Scheduled Gross Income)	6,005

Estimated Annual Operating Expenses:	(55,334)
Estimated Net Operating Income:	\$61,191

1. Income is estimated based on Oct. 2025 Rent Roll and annualizing Oct. 2025 YTD Income and Expense Statement provided by Owner.
2. All Expenses are estimated based partially on Annualizing Owner's Oct. 2025 YTD Income & Expense Statement & Industry Standards
3. Owner's Actual Insurance 25-26 Estimate. In today's market, insurance has been difficult to secure and has become more expensive. Buyer should obtain and use their own estimate for insurance.

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Note: The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. All prospective buyers should determine their own numbers for all expenses and the vacancy factor.



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RENT ROLL

Unit #	Unit Type	Current Rent	Market Rent ¹	Move in Date	Last Increase Date
4345	2 Bed/1 Bath	\$2,795.00	\$2,892.00	03/15/2025	N/A
4347 #1	Studio/1 Bath	\$1,450.00	\$1,590.00	01/05/2024	N/A
4347 #2	1 Bed/1 Bath	\$2,350.00	\$2,375.00	06/01/2022	N/A
4347 #3	3 Bed/2 Bath	\$3,350.00	\$4,800.00	09/11/2022	N/A
Total Monthly		\$9,945.00	\$11,657.00		
Total Annually		\$119,340.00	\$139,884.00		

¹. Stated rent is estimated market rent from Rentometer.com. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyer should determine and use their own estimates for market rents.

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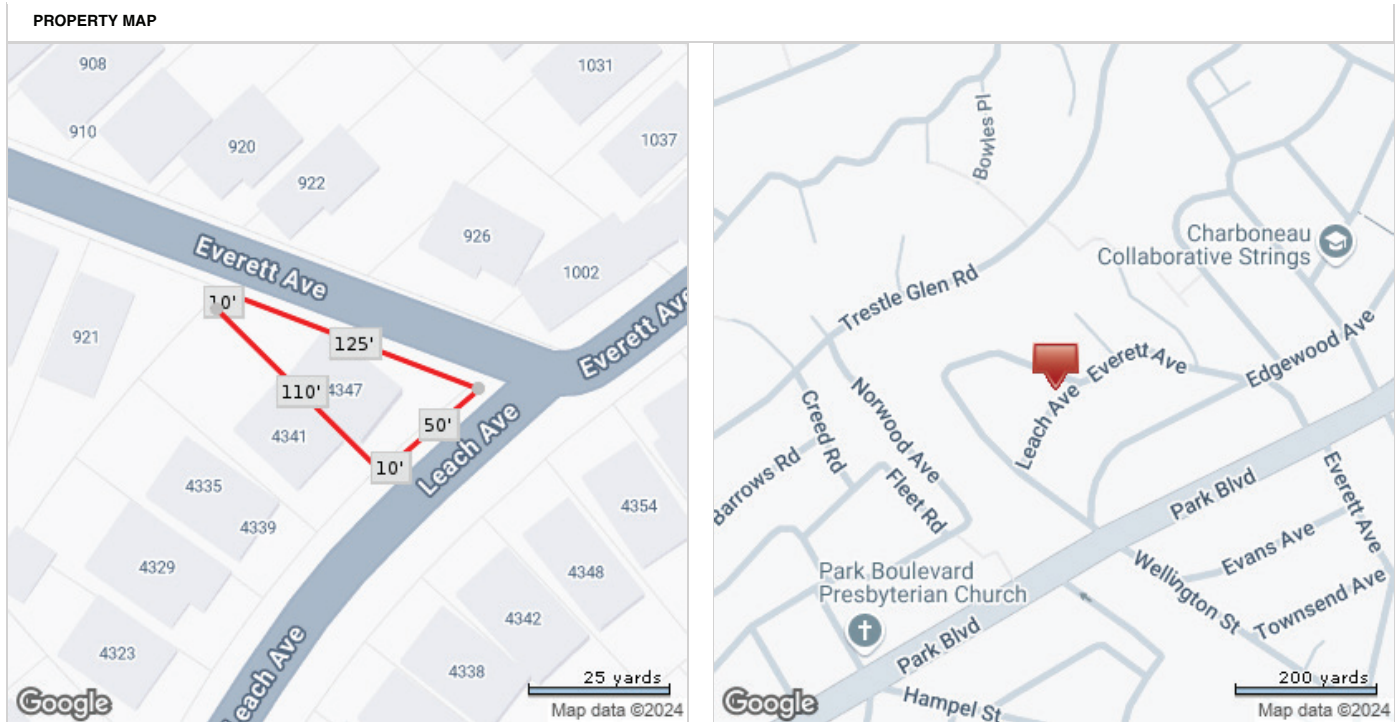
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REALIST TAX RECORD INFORMATION



*Lot Dimensions are Estimated



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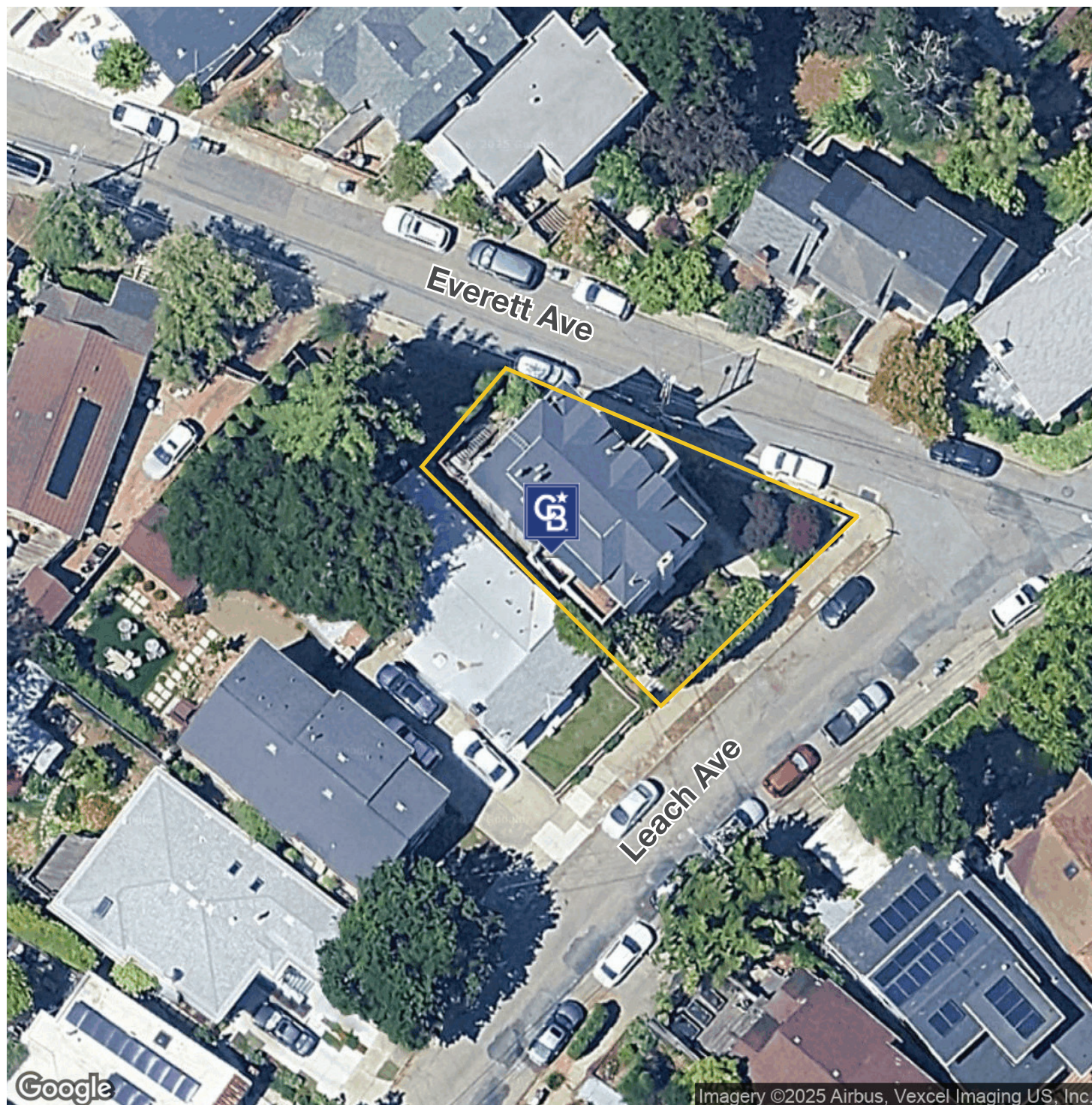


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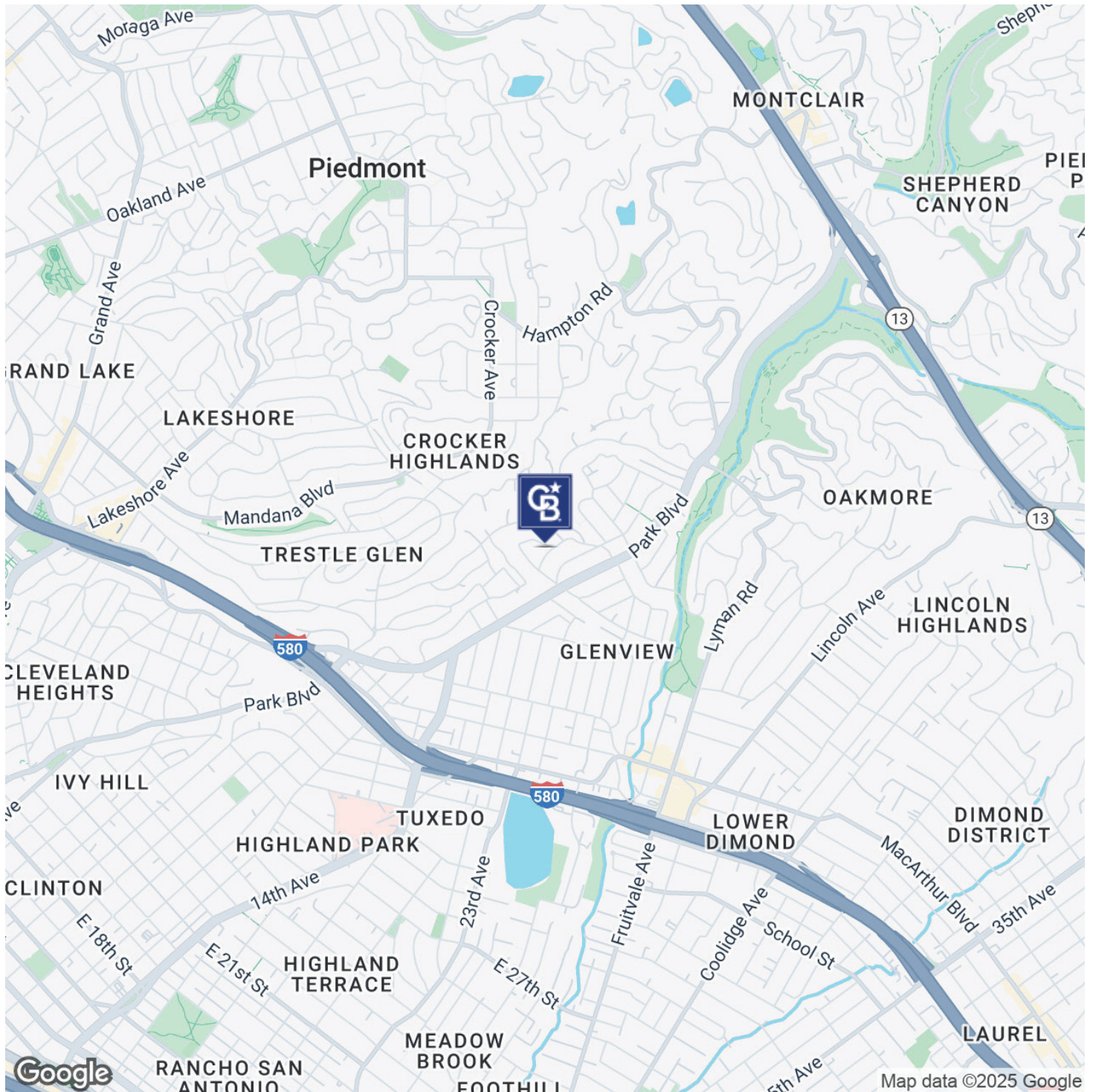
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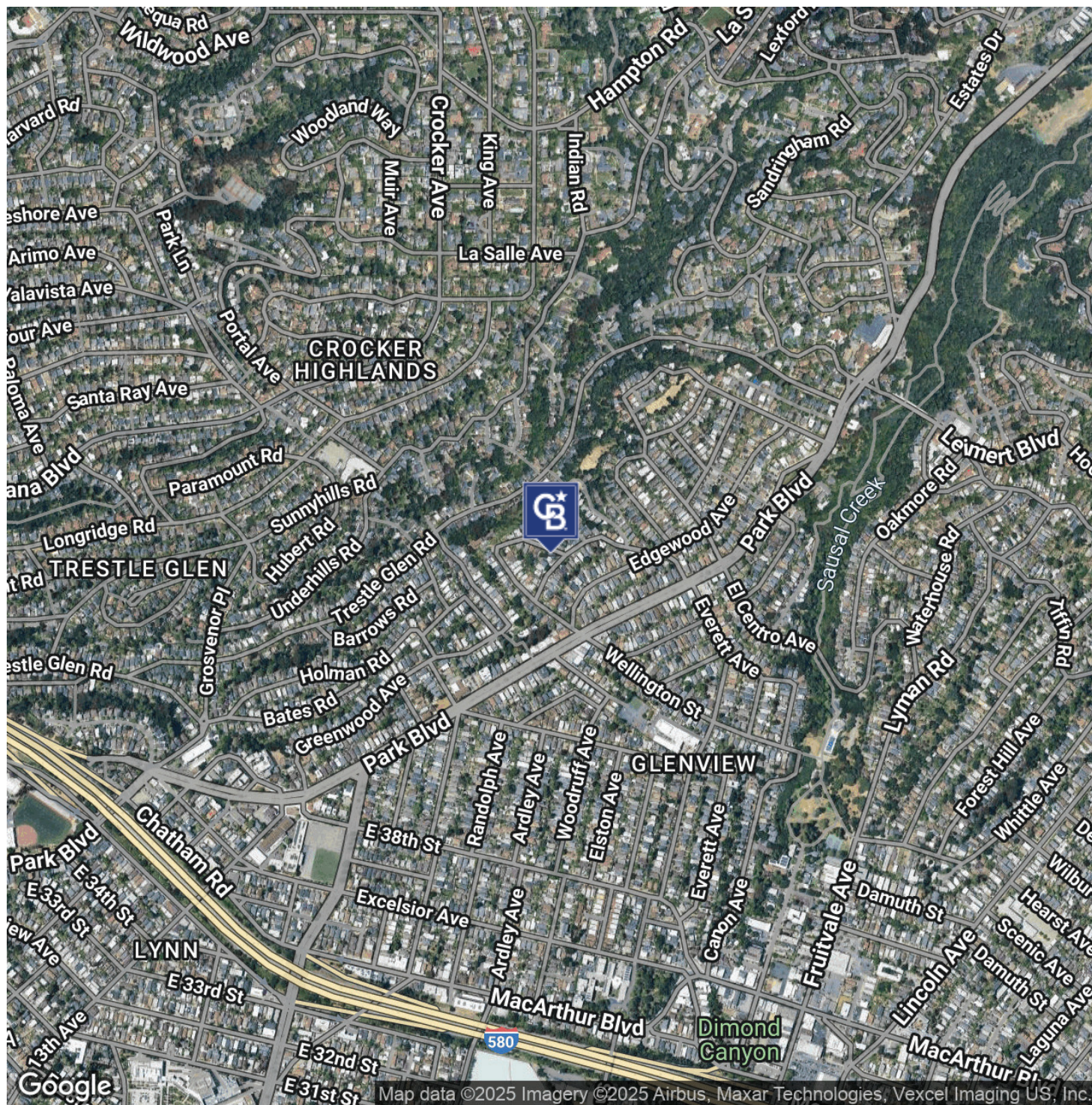


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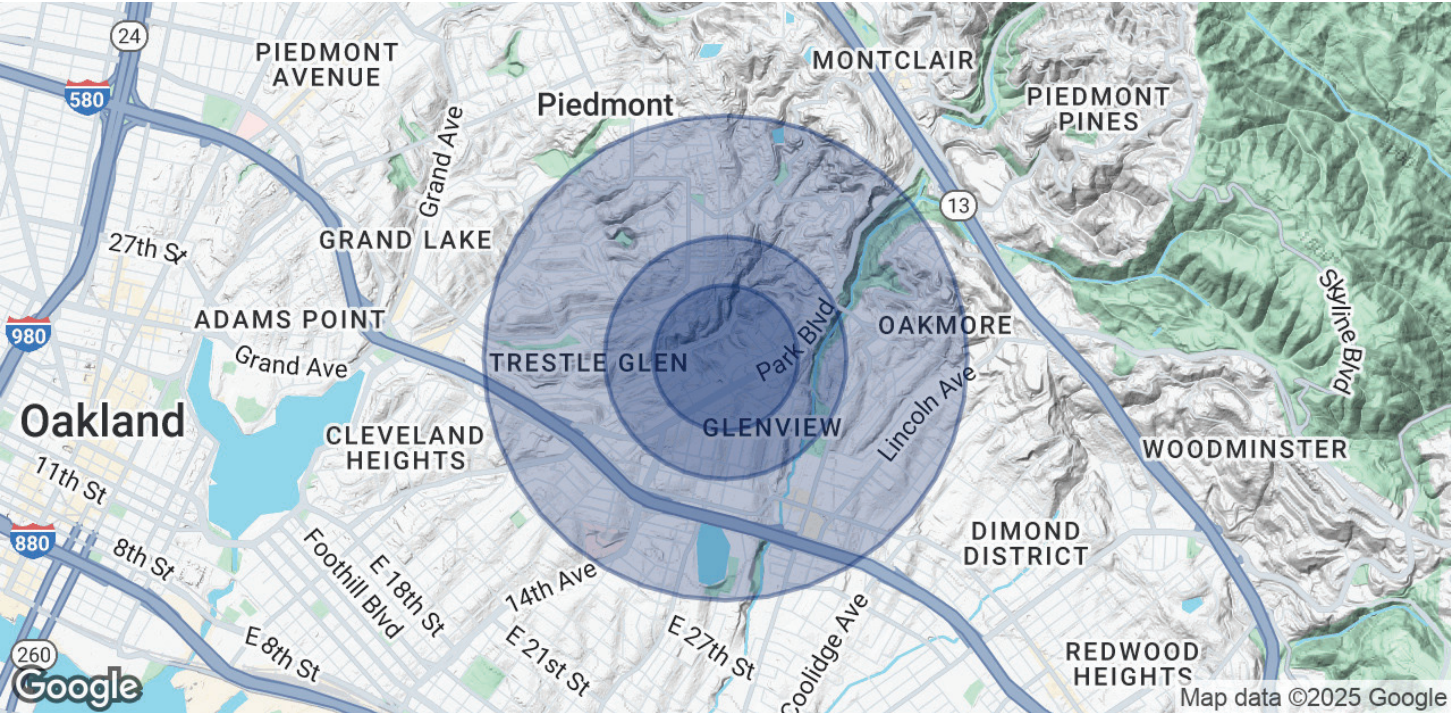
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,632	7,578	26,597
Average Age	44	44	43
Average Age (Male)	43	43	42
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,102	3,144	10,739
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$260,300	\$258,003	\$227,265
Average House Value	\$1,591,580	\$1,627,155	\$1,501,344

Demographics data derived from AlphaMap

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