

2321 Filbert Street OAKLAND



OFFERING MEMORANDUM



**Newmark
Knight Frank**

EXCLUSIVE AGENT

TOM SOUTHERN

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CA RE License #01808807

EXECUTIVE SUMMARY

Newmark Knight Frank is pleased to offer the opportunity to purchase 2321 Filbert Street, Oakland, a state of the art catering and food production facility ideally located to serve the San Francisco and Oakland markets.

The facility was completely remodeled in 2011 and features a kitchen with 20 feet of 48" hood with fire suppression system, ten floor drains, a dishwasher area, three walk in coolers, one walk in freezer, two roll-up doors, and a generous storage area. It is well served by gas, water, and electrical power with a roof top array of solar panels that significantly reduce electrical costs. The office area, about 1920 sq. ft. on two floors, features bamboo flooring, exposed wood ceilings and generous natural light from an extensive window line.

2321 Filbert, one block off West Grand Ave at 24th Street, is located 8.2 miles from downtown San Francisco and 1.4 miles from central Oakland with easy access to highways 880, 580, 980 and 24. It offers a short 1.1 miles commute to the 19th & Broadway BART station in Oakland and is served by convenient bus stops on San Pablo Ave and West Grand Ave.

PRICE: \$3,300,000

SIZE: ±12,260 (Buyer to Verify)

PARCEL: ±0.26 Acre

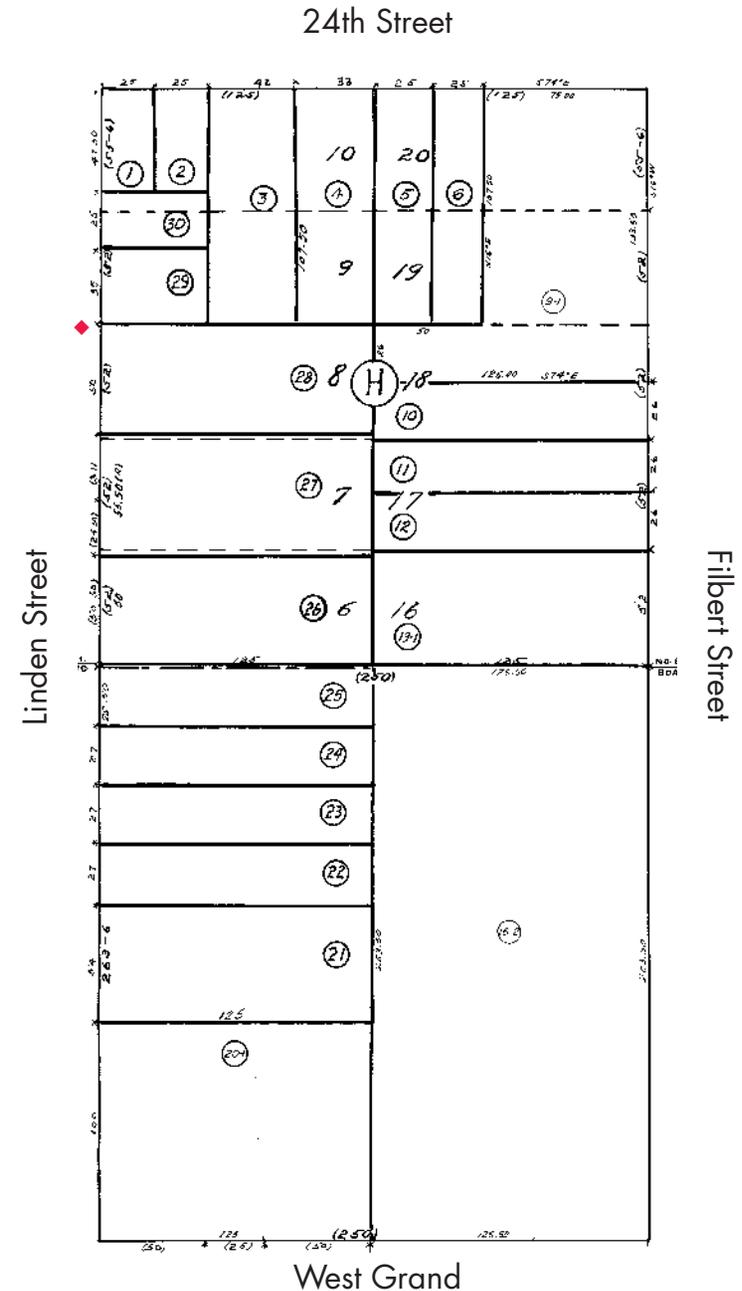


PROPERTY SUMMARY

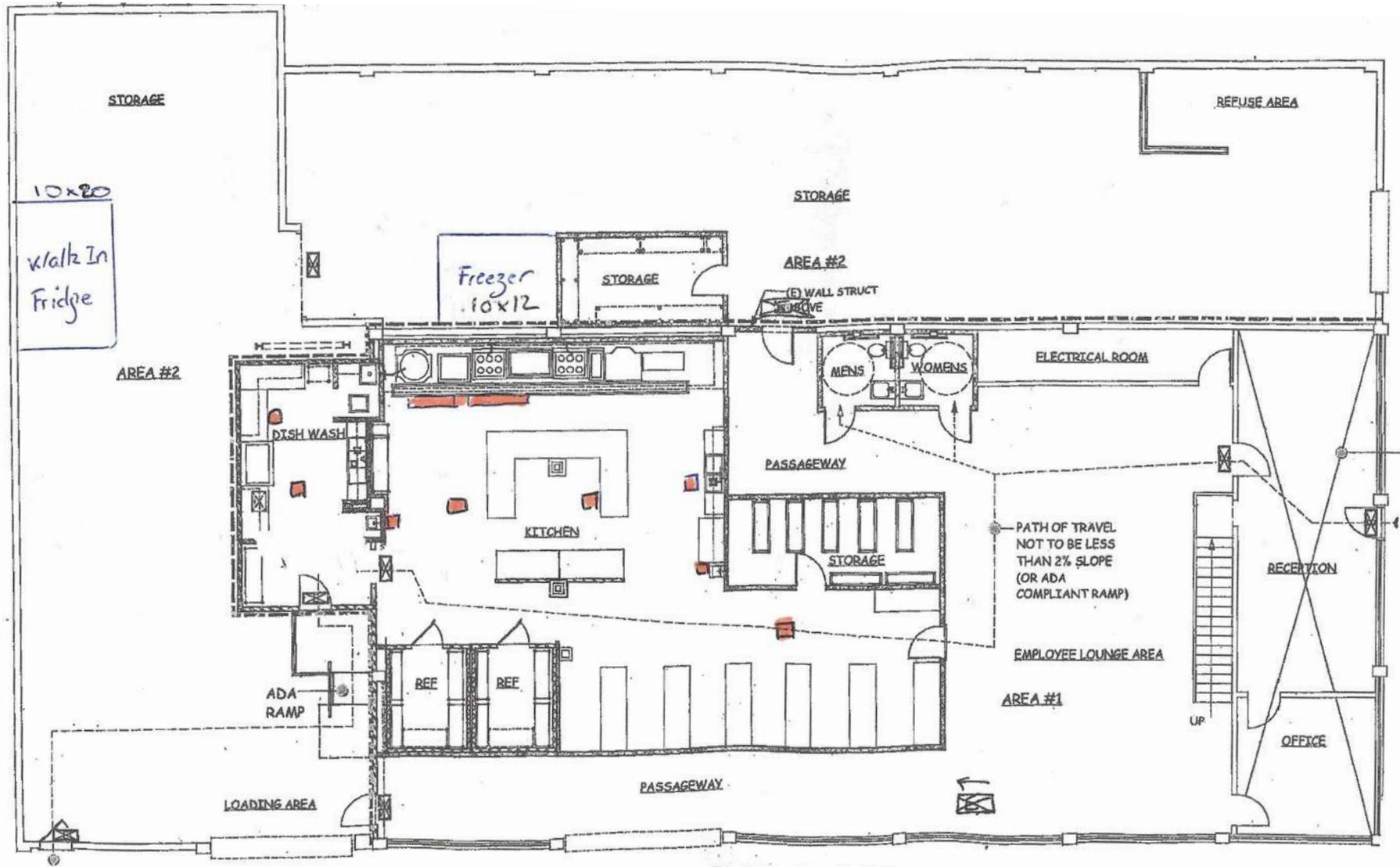
ADDRESS	2321 Filbert Street or 1001 24th Street, Oakland
APN	005-0429-009-01
BUILDING SIZE	±12,260 sq. ft. - (±11,300 sq. ft. ground floor and ±960 sq. ft. second floor office)
SITE	±11,312 square feet
ZONING MIXED	CC-2 and RM-2
ELECTRICITY	Roof top solar panels and PG&E
GAS	PG&E
WATER	East Bay MUD

BUILDING FEATURES

- ◆ Kitchen with 20 feet of 48 inch hood with fire suppression system
- ◆ Dishwasher Area
- ◆ Floor Drains
- ◆ Three Walk-in Coolers
- ◆ One Walk-in Freezer
- ◆ Two Roll-up Doors
- ◆ Two ADA Bathrooms
- ◆ Customer Reception Area
- ◆ ±1,920 sq. ft. Office Area
- ◆ Generous Storage/Loading Area



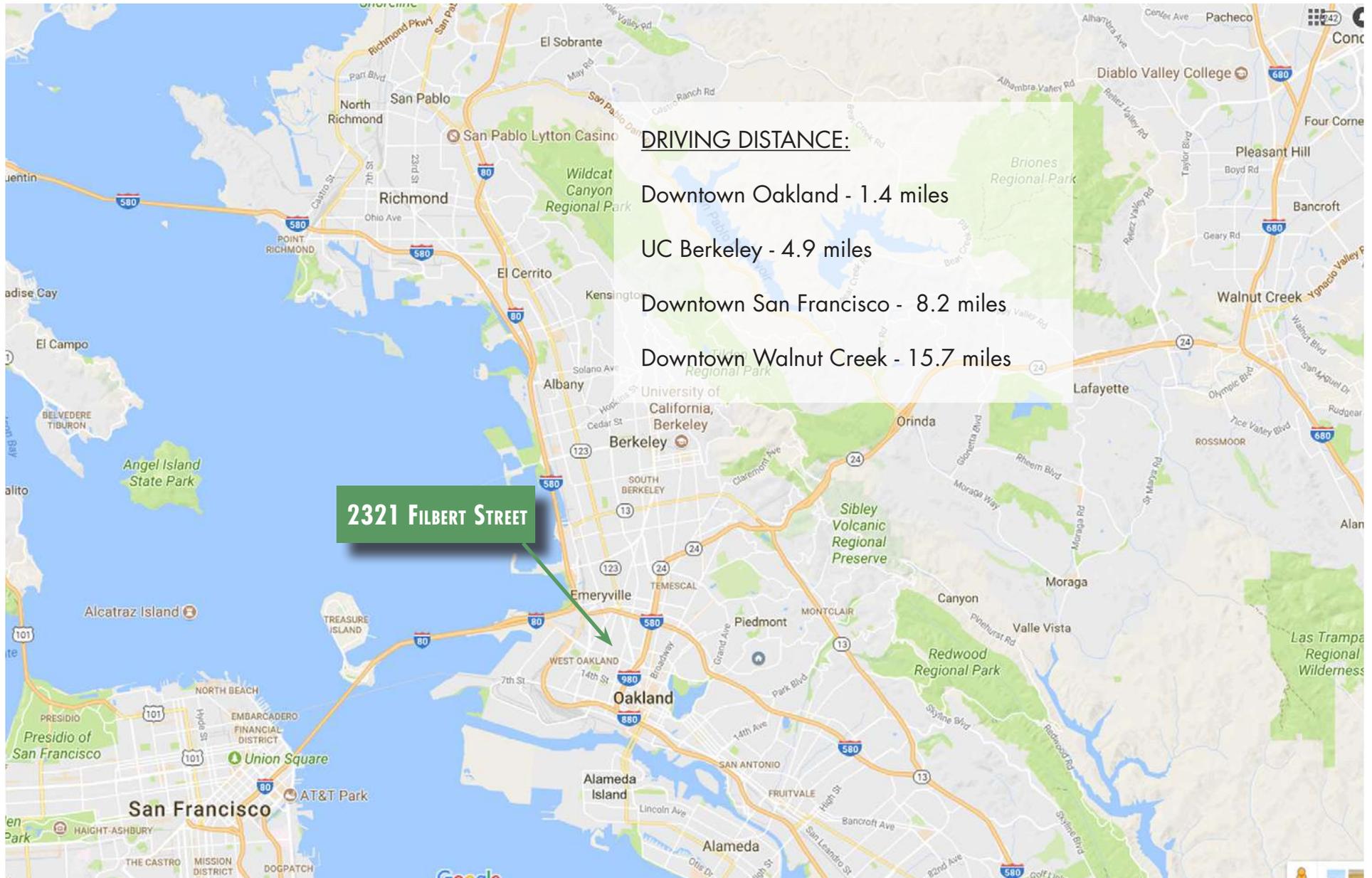
FLOOR PLAN



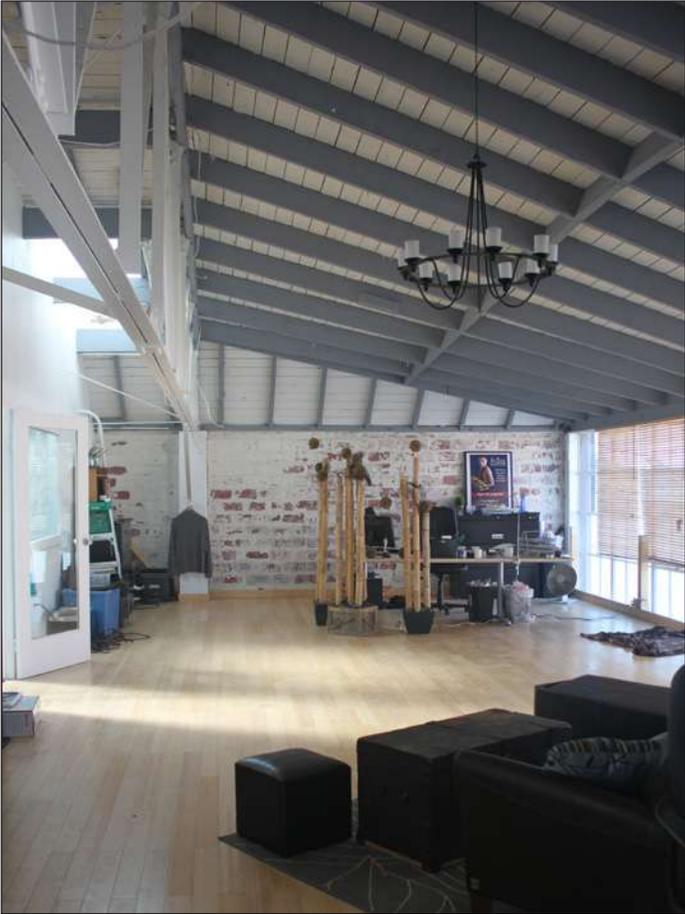
FLOOR PLAN (N)

1/8"=1'-0"
SEE A 2.02 FOR

AREA MAP



PROPERTY PHOTOS - OFFICE



PROPERTY PHOTOS



LOCATION OVERVIEW



Incorporated in 1852 with a population of 75 citizens, Oakland has grown to a City of 400,000 residents today. As one of the most ethnically diverse cities in the nation, Oakland embraces a rich human mosaic of heritage, age, occupations and incomes. More than 125 different languages and dialects are spoken in the city. It is a city that offers urban sophistication but still maintains a neighborhood atmosphere.

Its water orientation provides panoramic Bay views and proximity to the Pacific Ocean. Rising to the east are the scenic Oakland Hills, offering parks and recreation and breathtaking vistas of the entire Bay Area. The City's lush parklands, plentiful open spaces, world-class attractions, abundant cultural amenities, employment and business opportunities combine to make Oakland an enviable place to live and do business. The "jewel" of downtown Oakland, Lake Merritt, with its 122-acre Lakeside Park, offers a variety of outdoor recreational activities including sailing, rowing, a walking/biking path, a wildlife refuge, a children's theme park, and even personalized gondola cruises.

Downtown Oakland offers renowned restaurants, clubs, venues and galleries in Jack London Square, Old Oakland, Chinatown and City Center. The Uptown Area is the Bay Area's newest hot spot for the best in dining as well as in live music and theater at the Art Deco Paramount Theater of the Arts and the Fox Oakland. A wide variety of unique neighborhood shopping and dining districts can also be found nearby on Piedmont Avenue and College Avenue.

As the regional transportation hub, Oakland has an international airport and a deep-water port, the fifth largest container port in the country. Oakland's strategic location and proximity to main highway arteries offer easy access to major cities in the Bay Area and beyond. Public transportation opportunities include bus, ferry, train and BART with connections to San Francisco, Contra Costa County and the South Bay.



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