



**FOR SALE: OPPORTUNITY ZONE DEVELOPMENT OR
INVESTMENT PROPERTIES IN UPTOWN OAKLAND**

1917 San Pablo
Avenue

630 19th
Street

**RARE CONTIGUOUS PARCELS
CLOSE TO 19TH ST. BART STATION**

**630 19TH STREET & 1917-1927 SAN PABLO AVENUE
OAKLAND, CALIFORNIA**

OFFERING MEMORANDUM

**AVISON
YOUNG**

**VANGUARD
PROPERTIES**

For more information, please contact:

ANDREW REBENNACK

415.349.3392

andrew.rebennack@avisonyoung.com

Re Lic: #02025935

CAMERON BAIRD

415.301.3175

cameron.baird@avisonyoung.com

Re Lic: #01503816

**AVISON
YOUNG**

JESSICA JOHNSON

415.828.6224

jessica@vanguardsf.com

Re Lic: #02084004

**VANGUARD
PROPERTIES**



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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be presented in the form of a non-binding letter of intent. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and, except for the Confidentiality Agreement, shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



7715

1917

1919

1921

1923

OPEN

slice OAK

slice OAK

slice OAK



Project Open Hand



Project Open Hand

Glam SFTY

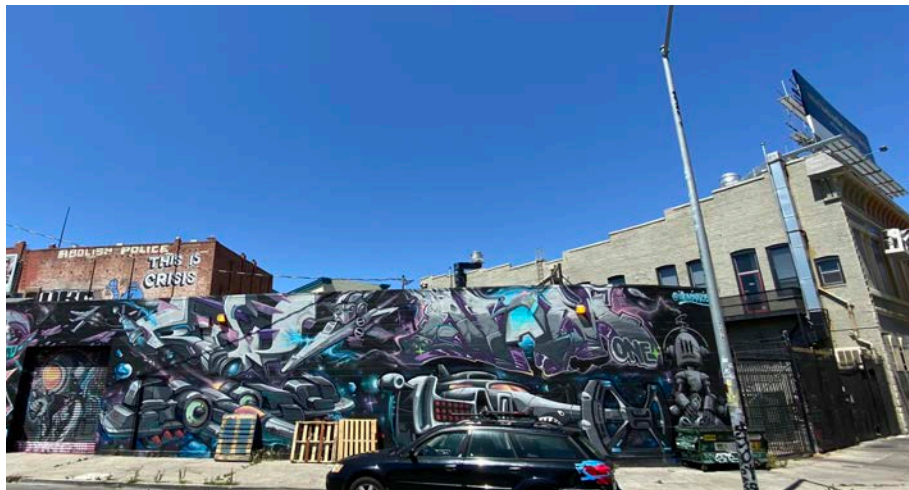
Glam SFTY

Executive Summary

We are pleased to offer qualified investors or developers an opportunity to purchase two well-located buildings in Uptown Oakland. The buildings are contiguous -- connected at the rear of the property lines -- and surrounded by new developments and desirable amenities.

630 19th St. is a standalone, 4,230 sq.ft. warehouse building with rear yard for parking or storage and is situated on a 6,600 sq.ft. parcel. It features CBD-X zoning and a 275' height limit. The building is not historic. Also, per the owner, the City of Oakland has expressed that they would allow the property to be developed beyond the property line and into the midline of the small stretch of 19th St., which serves only this property. This gives even more opportunity to develop additional rentable building area. The property is occupied by an industrial user, which has only ± 2.5 years of lease term remaining with no options to extend.

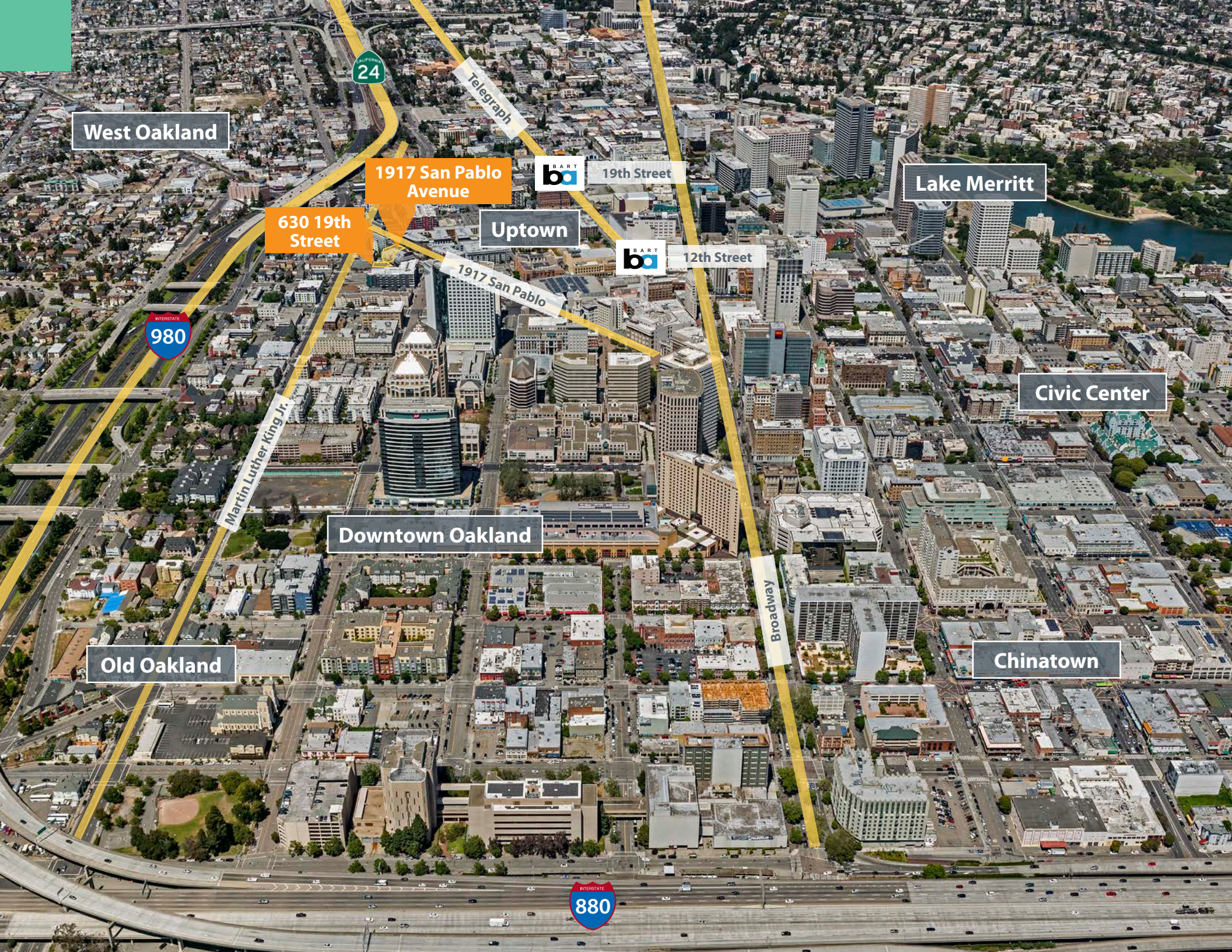
1917-1927 San Pablo is a mixed-use building situated on a 6,000 sq.ft. parcel. It also features CBD-X zoning and a height limit of 55'. Per the owner, only the facade of the building is deemed historic and the rest of the building may be redeveloped. The residential component of the building features two 2-bed / 1-bath units and four 1-bed / 1-bath units, and the commercial component features three short-term tenants.



PROPERTY HIGHLIGHTS

- Located in the heart of Uptown with great visibility, neighborhood amenities, and neighboring new mixed-use developments
- 19th Street BART is only three blocks away
- Currently zoned CBD-X
- 12,600 sq.ft. of lot area plus the potential to develop into a portion of 19th Street, which was constructed solely to serve 630 19th Street Buyer to verify
- In-place income to offset holding and permitting costs
- Oakland is one of the fastest-growing cities in the Bay Area.





West Oakland

1917 San Pablo Avenue

630 19th Street

Uptown

19th Street

Lake Merritt

12th Street

1917 San Pablo

Civic Center

Martin Luther King Jr.

Downtown Oakland

Broadway

Old Oakland

Chinatown



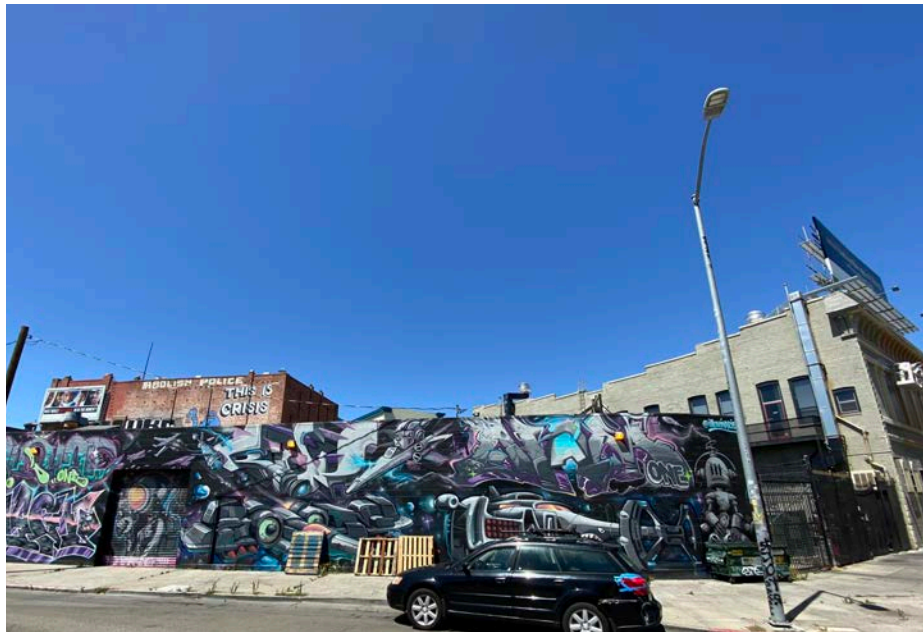
Telegraph

Specifications

630 19th Street

Parcel Number	003 004100600
Building Area Sq. Ft.	4,230
Lot Size Sq. Ft.	6,600**
Zoning	CBD-X
Date constructed	1965
Historic	No
Height Limit	275'

***Per owner, the City of Oakland has expressed that it may allow development into a portion of 19th Street Buyer to verify.*



1917-1927 San Pablo Avenue

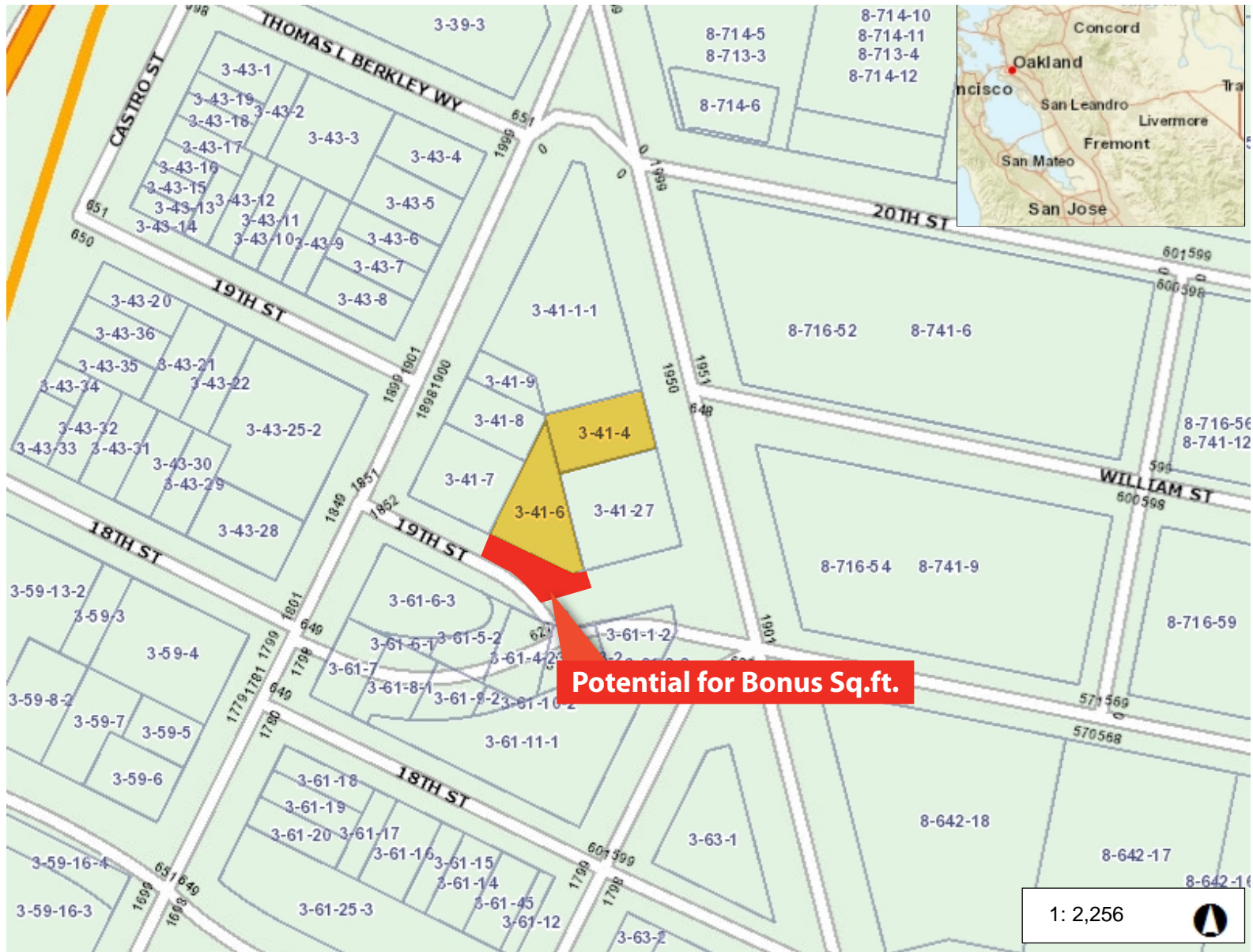
Parcel Number	003 004100400
Building Area Sq. Ft.	UNK
Lot Size Sq. Ft.	6,000
Zoning	CBD-X
Date constructed	1878
Historic	Local Register - Area of Secondary Importance (19th-San Pablo Commercial)**
Height Limit	55'

***Per owner, the City of Oakland has expressed that any new development must retain the existing facade.*





Parcel Map



376.0 0 188.00 376.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
County of Alameda © 2015

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

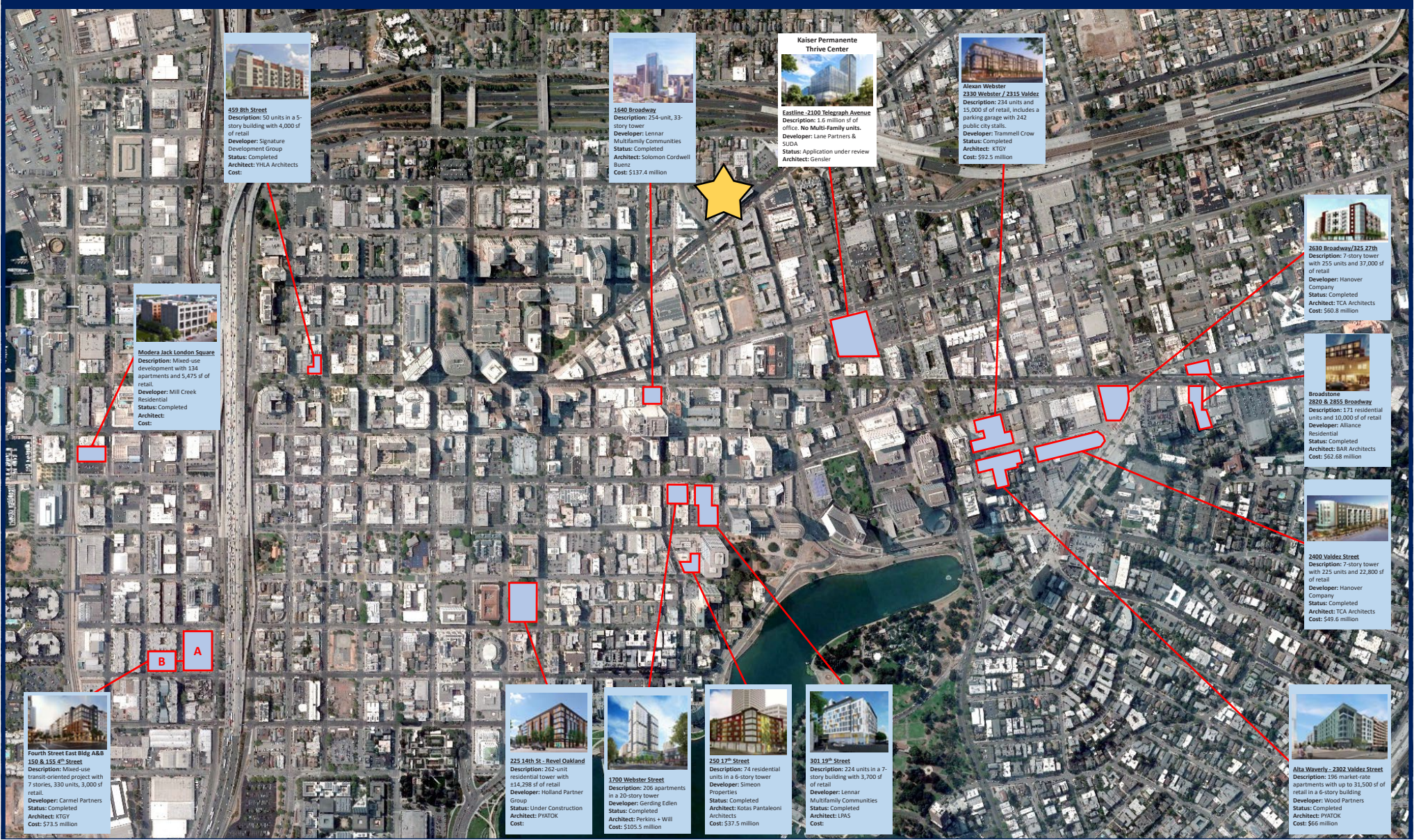
Multi-Family Landscape of Oakland Developments Transforming the Market

Planned Project
Under Construction

Hotel Under Construction

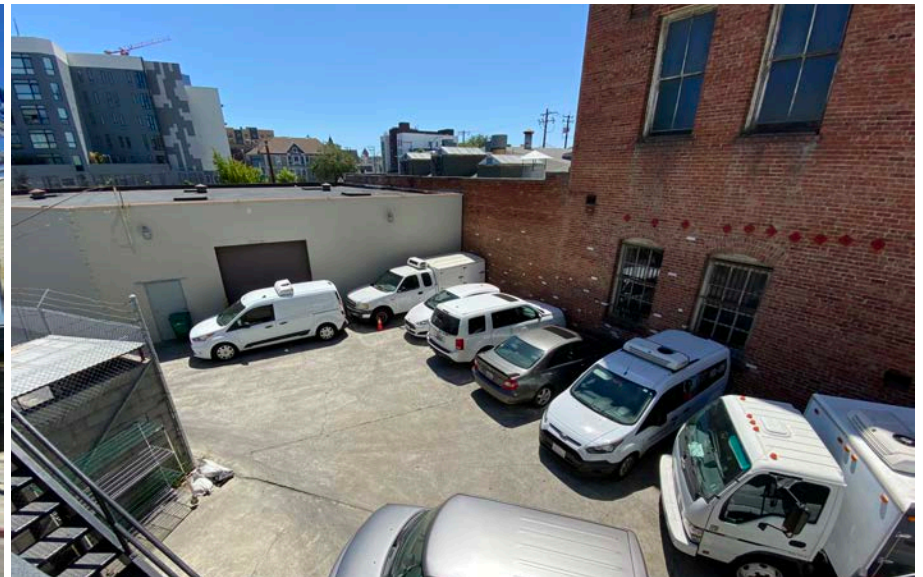


Completed Projects



Financial Overview | 630 19th Street

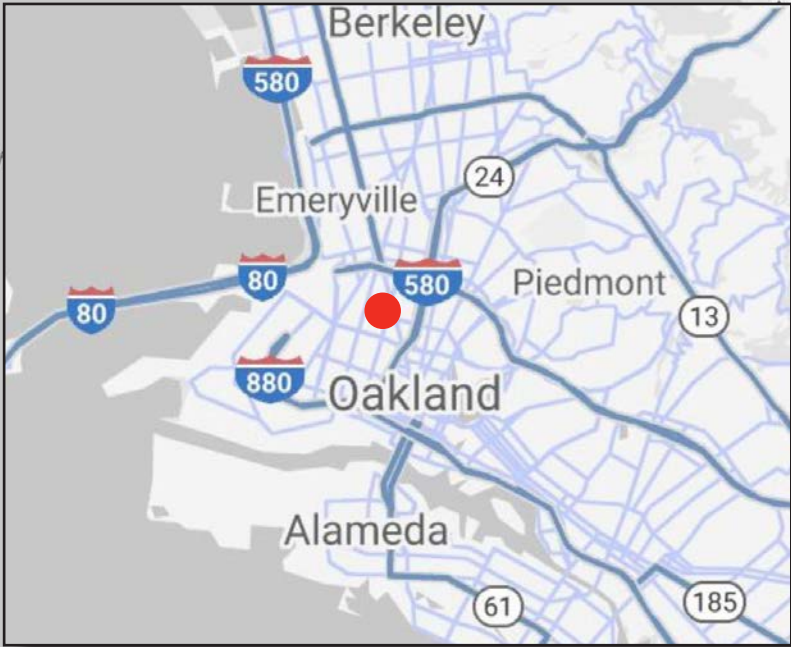
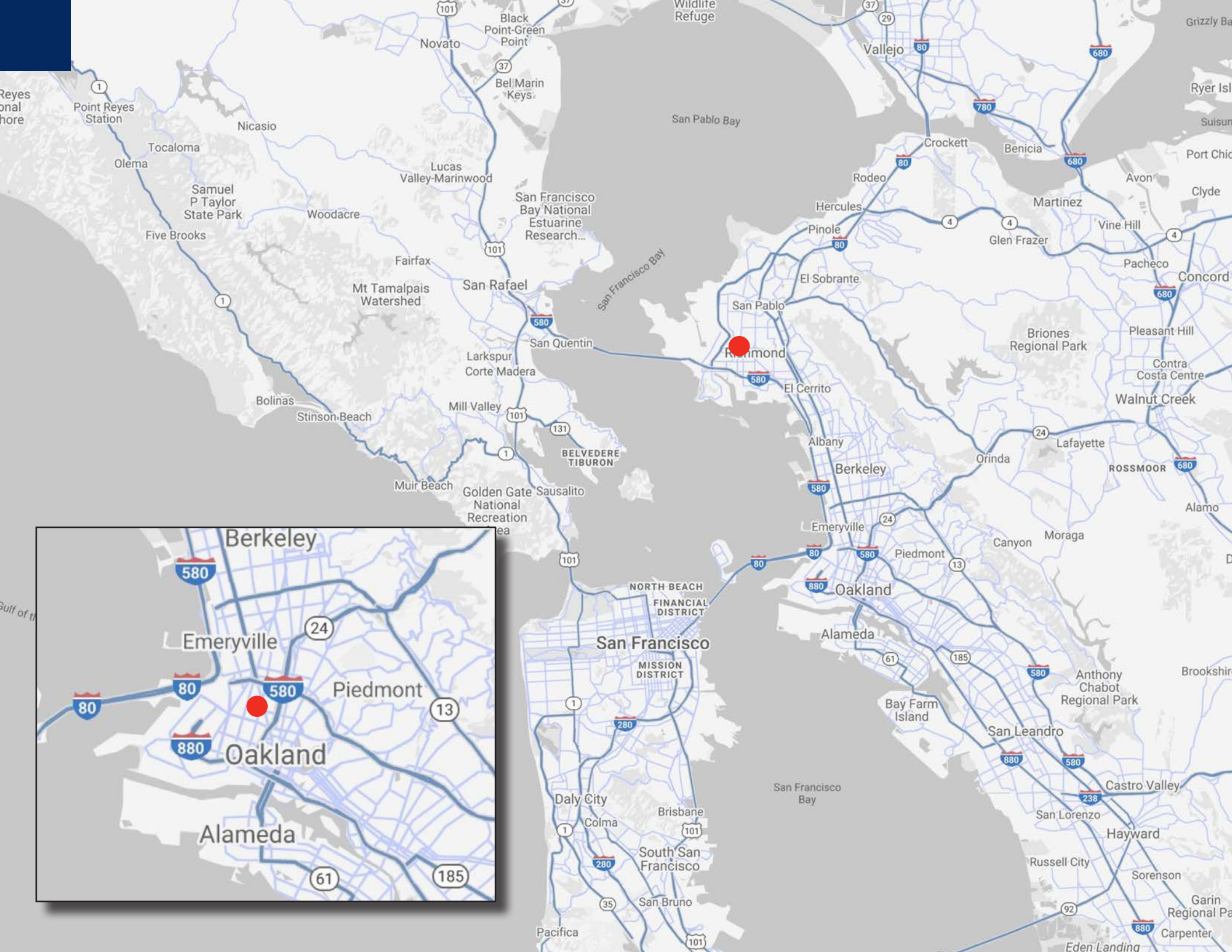
Address	Tenant	Monthly Rent	Rent Type	Comments
630 San Pablo	Charles Panko Builders, LTD	\$6,890	NNN (\$1,000/Mo.)	2.5 Years Left; NNN Capped at \$12,000/Yr.
Rear Parking Lot	Open Hand	\$900	\$0	LED: 12/31/2023
Gross Income		\$7,790		
Comments				
Taxes at 1.3688%		TBD		
PGE		Paid by Tenant		
Water		Paid by Tenant		
Insurance		\$2,300 /YR		
Reimbursement		\$12,000 /YR		



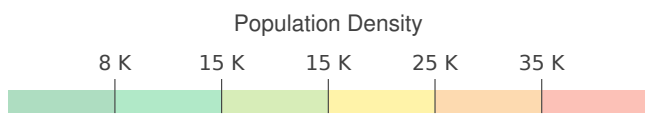
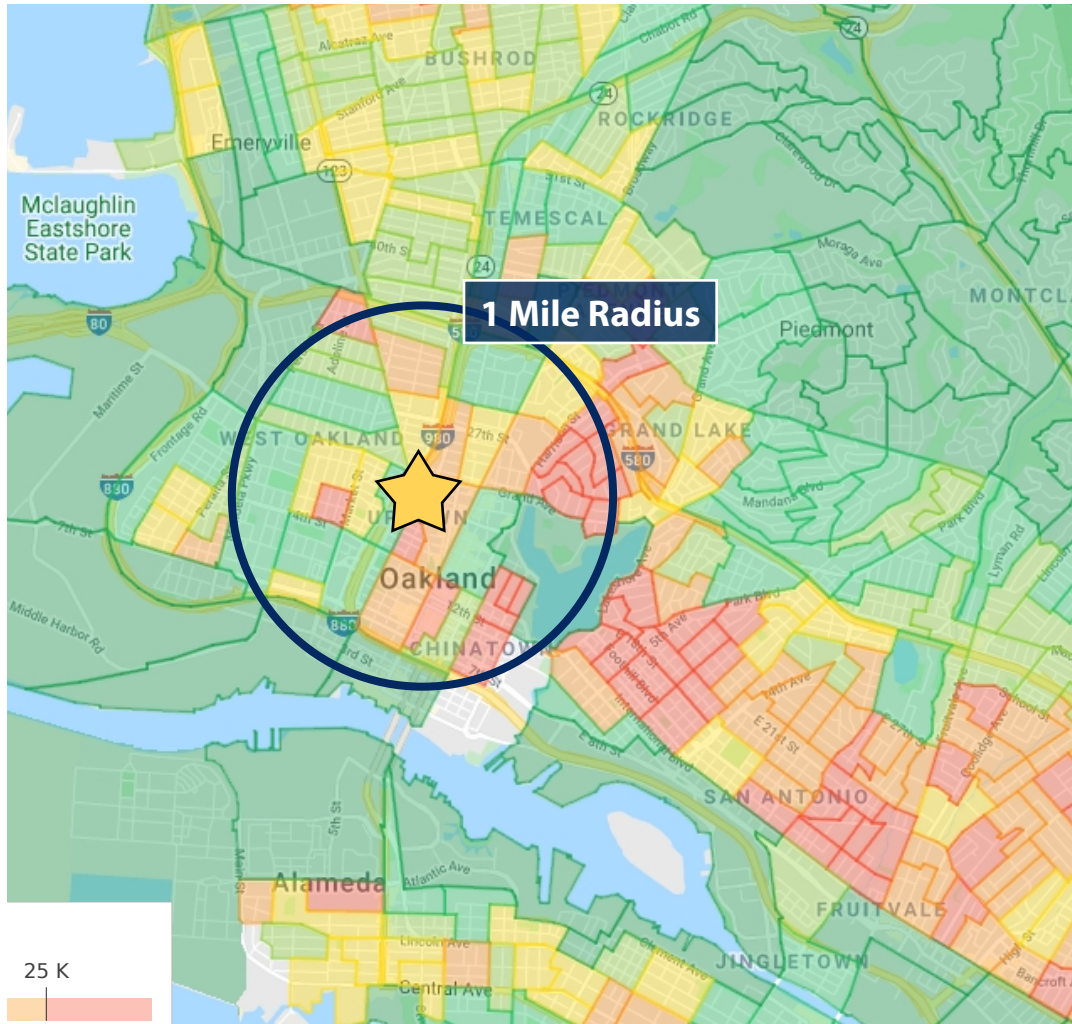
Financial Overview | 1917-1927 San Pablo Avenue

Address	Tenant	Monthly Rent	Rent Type	Term	Comments
1917 - Commercial	Slice Oak	\$2,700	NNN (\$520/Mo,)	3 Years	
1921- Commercial	Open Hand	\$6,750	NNN	2 Years + 5 Yr Option	
1923 - Commercial	Glam City Salon	\$4,000	NNN	3 Years, No Option	Lease started in July
Unit #100- 2,300 1b - 1ba	VACANT	\$2,300	SEP. METERED	VACANT	
Unit #102- 2,300 2b - 1ba	Occupied	\$2,300	SEP. METERED	M-T-M	
Unit #104- 2,000 1b - 1ba	VACANT	\$2,000	SEP. METERED	VACANT	
UNIT # 106- 2,500 2B - 1BA (W/D IN UNIT)	Occupied	\$2,500	SEP. METERED	M-T-M	
UNIT # 108- 2,000 1B - 1BA	Occupied	\$2,000	SEP. METERED	M-T-M	
UNIT # 110- 2,000 1B - 1BA (W/D IN UNIT)	Occupied	\$2,000	SEP. METERED	M-T-M	

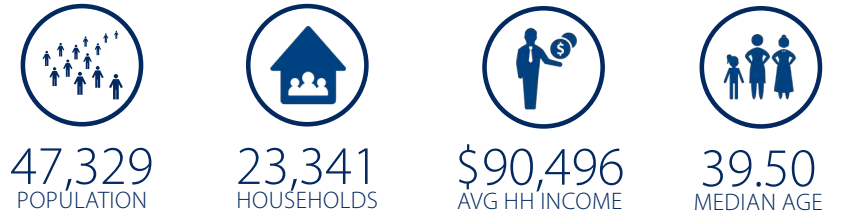
	Comments
Taxes at 1.3688%	TBD
PGE (owner's share - common area)	\$840/YR
Water (owner's share - common area incl. common W/D)	\$1,080 /YR
Insurance	\$4,000 /YR
Reimbursement (50% of NNN)	TBD



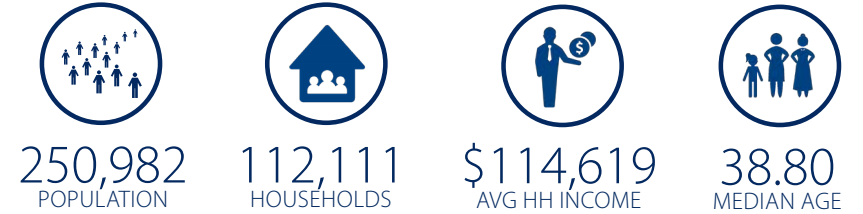
Demographics



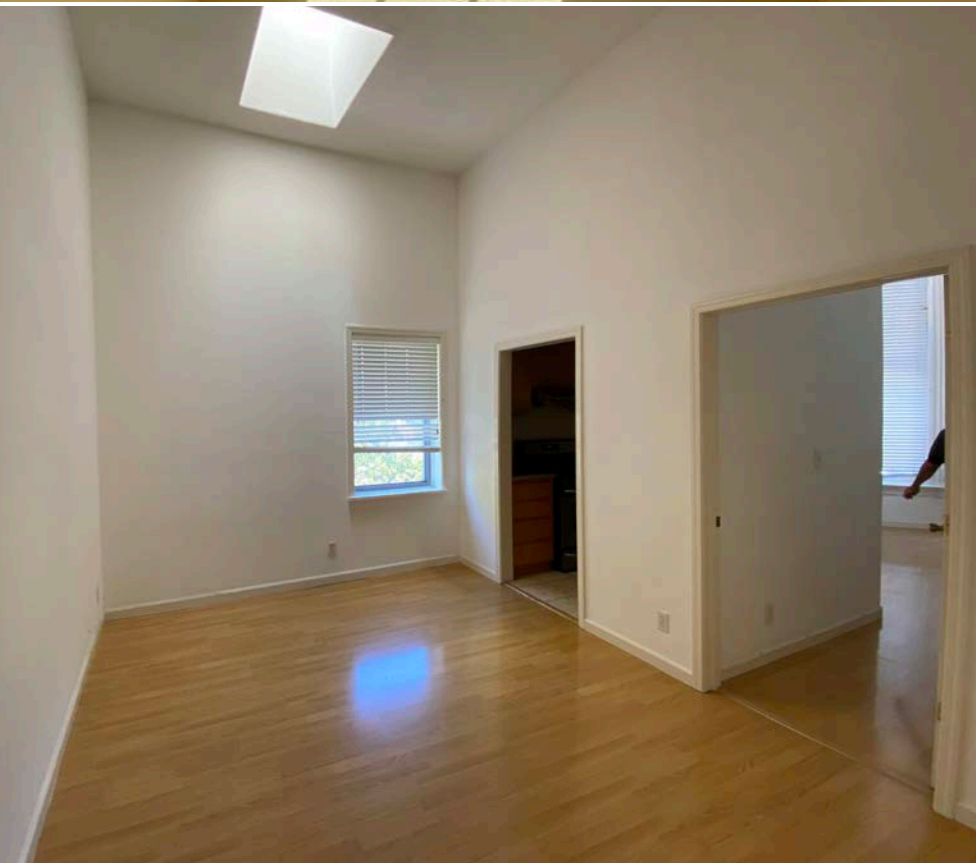
OAKLAND 1 MILE DEMOGRAPHICS



OAKLAND 3 MILE DEMOGRAPHICS



Source: CoStar





CAMERON BAIRD

Senior Vice President

415.301.3175

cameron.baird@avisonyoung.com

CA License #01503816

ANDREW J. REBENACK

Senior Associate

504.715.2919

andrew.rebennack@avisonyoung.com

CA License #02025935

JESSICA JOHNSON

Realtor

415.828.6224

jessica@vanguardsf.com

CA License #02084004



AVISON YOUNG

44 Montgomery Street
Suite 3300
San Francisco, CA 94104

www.avisonyoung.com

