

725 & 740 JULIE ANN WAY & 5900 COLISEUM WAY | OAKLAND, CA



6.3± ACRE LEASED INVESTMENT/DEVELOPMENT SITE FOR SALE

CRAIG HAGGLUND | CHAGGLUND@LEE-ASSOCIATES.COM | 510-903-7611 | LIC# 01090730

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PROPERTY FEATURES THREE (3) PARCELS TOTALING 6.3± ACRES:

725 JULIE ANN WAY OAKLAND, CA:

- 14,330± SF Industrial Building on 1.60± Acres | Concrete Tilt-Up Construction
- Multiple Roll Up Doors
- 18'± Clear Height
- Leased to US Concrete | LED 1/31/17

740 JULIE ANN WAY OAKLAND, CA:

- 22,800± SF Industrial Building on 2.98± Acres | Concrete & Metal Construction
- Multiple Roll Up Doors
- 18'± Clear Height
- Leased to Multiple Tenants | See Rent Roll

5900 COLISEUM WAY OAKLAND, CA:

- 1,596± SF Industrial Building on 1.72± Acres | Metal Construction
- Drive-In Loading
- 16'± Clear Height
- Leased to US Concrete | LED 1/31/2017

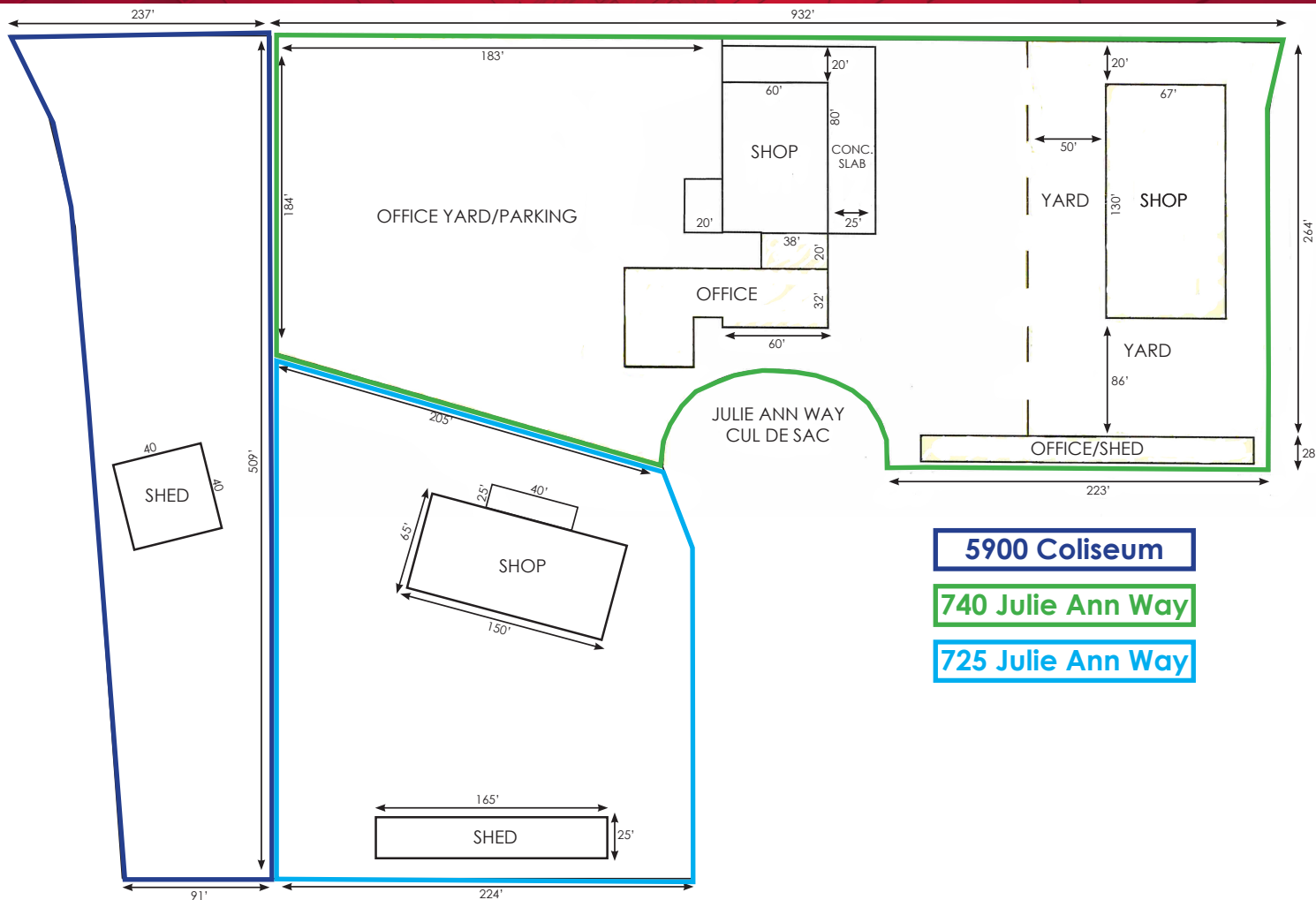
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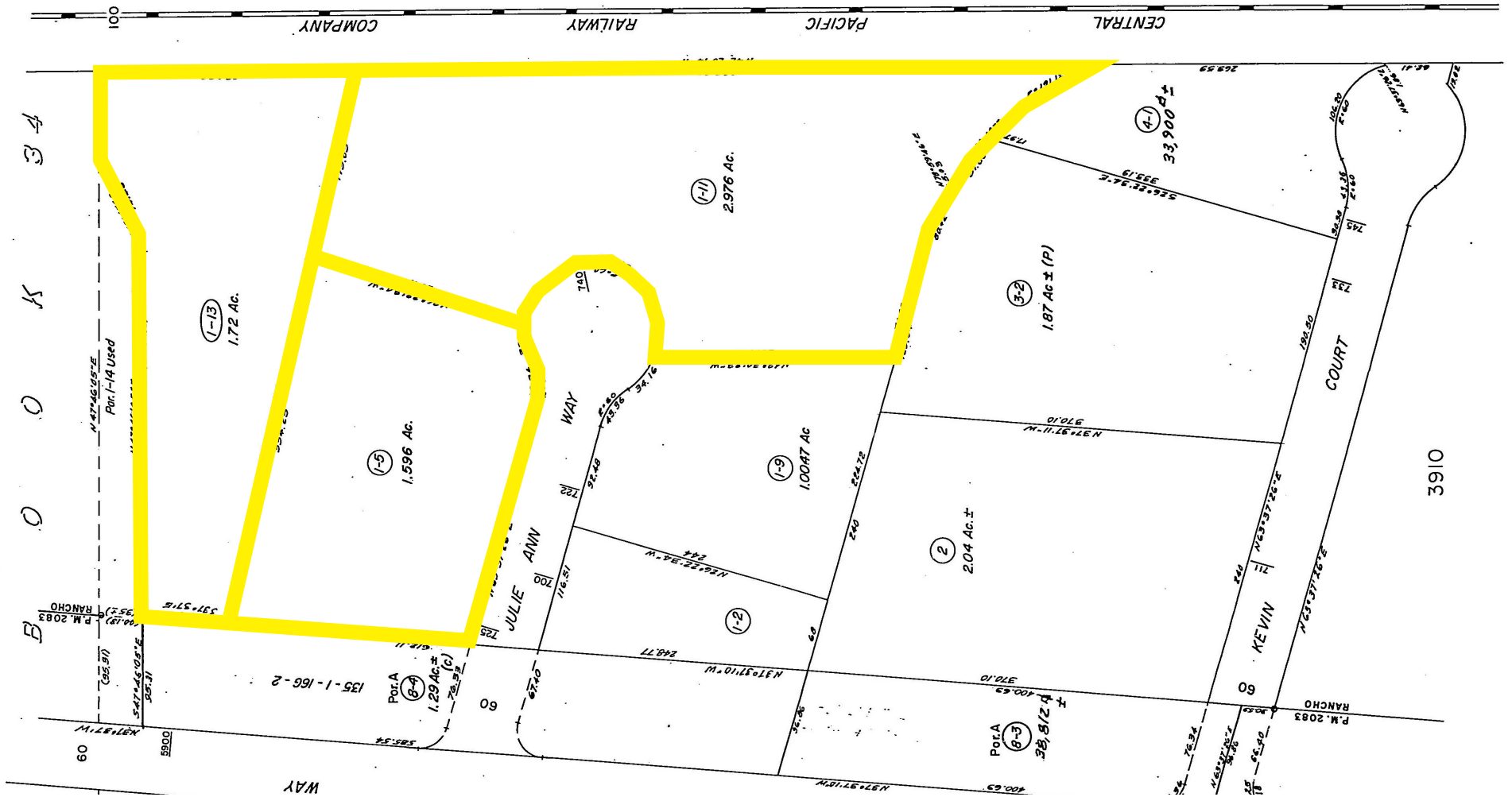
SITE PLAN | NOT TO SCALE



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725 & 740 JULIE ANN WAY & 5900 COLISEUM WAY | OAKLAND, CA ASSESSOR'S PARCEL MAP:



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PROPERTY PHOTOS:



725 Julie Ann Way



5900 Coliseum



5900 Coliseum



740 Julie Ann Way



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RENT ROLL:

725 & 740 JULIE ANN WAY & 5900 COLISEUM WAY | OAKLAND, CA THREE (3) PARCELS TOTALING 6.3± ACRES

| RENT ROLL: | | | | | | |
|--------------------|-------------------|---------------------------|-------------|------------|----------------------|-----------------------|
| TENANT | ADDRESS | BUILDING SIZE ± | YARD SIZE ± | Lease Type | ANNUAL RENT * | LEASE EXPIRATION DATE |
| *US Concrete | 725 Julie Ann Way | 14,330 SF (2,800 SF shed) | 52,000 | NNN | \$ 202,591.00 | 1/31/2017 |
| *US Concrete | 5900 Coliseum | 1,596 SF | 73,327.20 | NNN | See above | 1/31/2017 |
| Goody Towing | 740 Julie Ann Way | 2,368 SF | 8,565 SF | IG | \$ 28,692.00 | Month to Month |
| JM Dismantler | 740 Julie Ann Way | 3,300 SF | 35,150 SF | IG | \$ 72,318.00 | 9/30/2019 |
| JM Dismantler | 740 Julie Ann Way | 3,300 SF | 8,250 SF | IG | \$ 21,000.00 | Month to Month |
| *Single Source LLC | 740 Julie Ann Way | 12,592 SF | | IG | \$ 138,060.00 | Month to Month |
| Duran Pallets | 740 Julie Ann Way | 5,820 SF | 15,015 SF | IG | \$ 50,943.00 | 1/31/2020 |
| Duran Pallets | 740 Julie Ann Way | | 10,725 SF | IG | \$ 29,601.00 | Month to Month |
| TOTAL: | | | | | \$ 543,205.00 | |

*Subject to 3% annual increases

*US Concrete Subleases to Commercial Waste & Recycling, LLC

*Single Source LLC is a proposed tenant and rates are proforma based on LOI from the Tenant

Tenants in 740 Julie Ann Way pay IG rent,, they share utilities and pay increases in base year property taxes.

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2015 EXPENSES:

| Date | Chk No | Description | Ck Amt | Bldg Maint | Utilities | Bus Lic | Per Prop Tx |
|-----------|--------|------------------------------|--------------------|-------------------|--------------------|-------------------|--------------------|
| 30-Jan-15 | 3477 | Pacific Gas & Electric | \$1,354.99 | | \$1,354.99 | | |
| 18-Feb-15 | 3480 | American Air Conditioning | \$323.53 | \$323.53 | | | |
| 19-Feb-15 | 3483 | R & S Overhead Door | \$5,385.69 | \$5,385.69 | | | |
| 24-Feb-15 | 3486 | EBMUD | \$624.84 | | \$624.84 | | |
| 27-Feb-15 | 3487 | City of Oakland Business Tax | \$3,059.00 | | | \$3,059.00 | |
| 27-Feb-15 | 3488 | Pacific Gas & Electric | \$1,035.72 | | \$1,035.72 | | |
| 31-Mar-15 | 3491 | Pacific Gas & Electric | \$1,084.92 | | \$1,084.92 | | |
| 07-Apr-15 | 3493 | Donald White, Tax Collector | \$15,082.97 | | | | \$15,082.97 |
| 30-Apr-15 | 3498 | Pacific Gas & Electric | \$1,136.32 | | \$1,136.32 | | |
| 30-Apr-15 | 3499 | EBMUD | \$441.18 | | \$441.18 | | |
| 30-May-15 | 3503 | American Air Conditioning | \$305.00 | \$305.00 | | | |
| 30-May-15 | 3504 | Pacific Gas & Electric | \$1,351.18 | | \$1,351.18 | | |
| 25-Jun-15 | 3508 | Pacific Gas & Electric | \$1,437.90 | | \$1,437.90 | | |
| 25-Jun-15 | 3509 | EBMUD | \$1,255.33 | | \$1,255.33 | | |
| 31-Jul-15 | 3517 | Pacific Gas & Electric | \$1,609.87 | | \$1,609.87 | | |
| 29-Aug-15 | 3520 | EBMUD | \$921.81 | | \$921.81 | | |
| 29-Aug-15 | 3521 | Pacific Gas & Electric | \$1,884.58 | | \$1,884.58 | | |
| 29-Aug-15 | 3522 | American Air Conditioning | \$305.00 | \$305.00 | | | |
| 30-Sep-05 | 3526 | Pacific Gas & Electric | \$1,849.71 | | \$1,849.71 | | |
| 30-Oct-15 | 3531 | Pacific Gas & Electric | \$2,072.54 | | \$2,072.54 | | |
| 30-Oct-15 | 3532 | EBMUD | \$1,608.58 | | \$1,608.58 | | |
| 29-Nov-15 | 3536 | American Air Conditioning | \$305.00 | \$305.00 | | | |
| 29-Nov-15 | 3537 | Pacific Gas & Electric | \$1,449.78 | | \$1,449.78 | | |
| 07-Dec-15 | 3538 | Donald White, Tax Collector | \$14,844.84 | | | | \$14,844.84 |
| 27-Dec-15 | 3542 | Pacific Gas & Electric | \$1,035.76 | | \$1,035.76 | | |
| | | | \$61,766.04 | \$6,624.22 | \$22,155.01 | \$3,059.00 | \$29,927.81 |

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2015 EXPENSES:

| Date | Chk No | Description | Ck Amt | Bldg Maint | Insurance | Utilities | Bus Lic | Per Prop Tx |
|-----------|--------|------------------------------|--------------------|-------------------|--------------------|--------------------|-------------------|--------------------|
| 31-Dec-13 | 3397 | EBMUD | \$491.18 | | | \$491.18 | | |
| 31-Dec-13 | 3398 | Pacific Gas & Electric | \$715.50 | | | \$715.50 | | |
| 07-Jan-13 | 3400 | Bert & Johnnies | \$191.84 | \$191.84 | | | | |
| 25-Jan-14 | 3402 | City of Oakland Business Tax | \$2,110.00 | | | | \$2,110.00 | |
| 02-Feb-14 | 3404 | Liberty Insurance | \$1,944.60 | | \$1,944.60 | | | |
| 02-Feb-14 | 3405 | Pacific Gas & Electric | \$805.65 | | | \$805.65 | | |
| 02-Feb-14 | 3406 | American Air Conditioning | \$446.73 | \$446.73 | | | | |
| 28-Feb-14 | 3407 | Pacific Gas & Electric | \$984.34 | | | \$984.34 | | |
| 28-Feb-14 | 3408 | EBMUD | \$769.88 | | | \$769.88 | | |
| 30-Mar-14 | 3414 | Pacific Gas & Electric | \$1,047.65 | | | \$1,047.65 | | |
| 08-Apr-14 | 3417 | Donald White, Tax Collector | \$15,025.04 | | | | | \$15,025.04 |
| 01-May-14 | 3422 | EBMUD | \$748.58 | | | \$748.58 | | |
| 01-May-14 | 3423 | Pacific Gas & Electric | \$1,185.43 | | | \$1,185.43 | | |
| 01-May-14 | 3424 | American Air Conditioning | \$305.00 | \$305.00 | | | | |
| 30-May-14 | 3426 | Pacific Gas & Electric | \$1,379.19 | | | \$1,379.19 | | |
| 29-Jun-14 | 3429 | Pacific Gas & Electric | \$1,476.26 | | | \$1,476.26 | | |
| 29-Jun-14 | 3430 | American Air Conditioning | \$189.00 | \$189.00 | | | | |
| 29-Jun-14 | 3432 | EBMUD | \$1,423.58 | | | \$1,423.58 | | |
| 31-Jul-14 | 3438 | Pacific Gas & Electric | \$1,510.67 | | | \$1,510.67 | | |
| 31-Jul-14 | 3439 | Liberty Mutual | \$3,237.90 | | \$3,237.90 | | | |
| 31-Aug-14 | 3442 | Pacific Gas & Electric | \$1,463.94 | | | \$1,463.94 | | |
| 31-Aug-14 | 3443 | Liberty Mutual | \$3,237.90 | | \$3,237.90 | | | |
| 31-Aug-14 | 3444 | EBMUD | \$844.73 | | | \$844.73 | | |
| 30-Aug-14 | 3450 | Pacific Gas & Electric | \$1,567.43 | | | \$1,567.43 | | |
| 30-Aug-14 | 3452 | American Air Conditioning | \$457.08 | \$457.08 | | | | |
| 31-Oct-14 | 3454 | EBMUD | \$1,587.60 | | | \$1,587.60 | | |
| 31-Oct-14 | 3456 | Pacific Gas & Electric | \$1,575.86 | | | \$1,575.86 | | |
| 30-Nov-14 | 3464 | Pacific Gas & Electric | \$1,207.98 | | | \$1,207.98 | | |
| 05-Dec-14 | 3465 | Donald White, Tax Collector | \$15,082.97 | | | | | \$15,082.97 |
| 05-Dec-14 | 3466 | Liberty Mutual Insurance | \$1,713.60 | | \$1,713.60 | | | |
| 27-Dec-14 | 3471 | Pacific Gas & Electric | \$1,123.73 | | | \$1,123.73 | | |
| 27-Dec-14 | 3472 | EBMUD | \$534.24 | | | \$534.24 | | |
| | | | \$66,385.08 | \$1,589.65 | \$10,134.00 | \$22,443.42 | \$2,110.00 | \$30,108.01 |

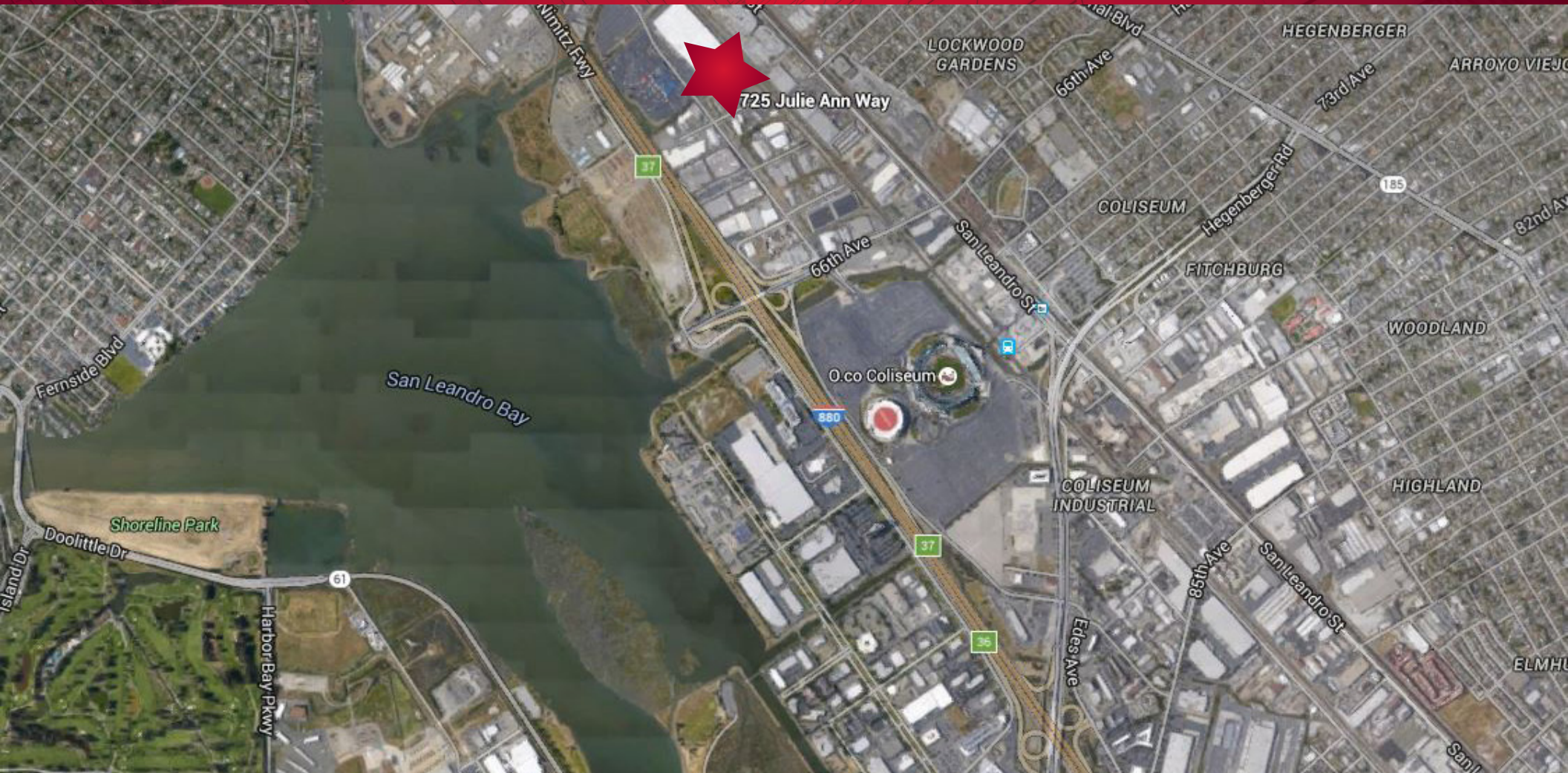
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LOCATION AERIAL OVERVIEW:

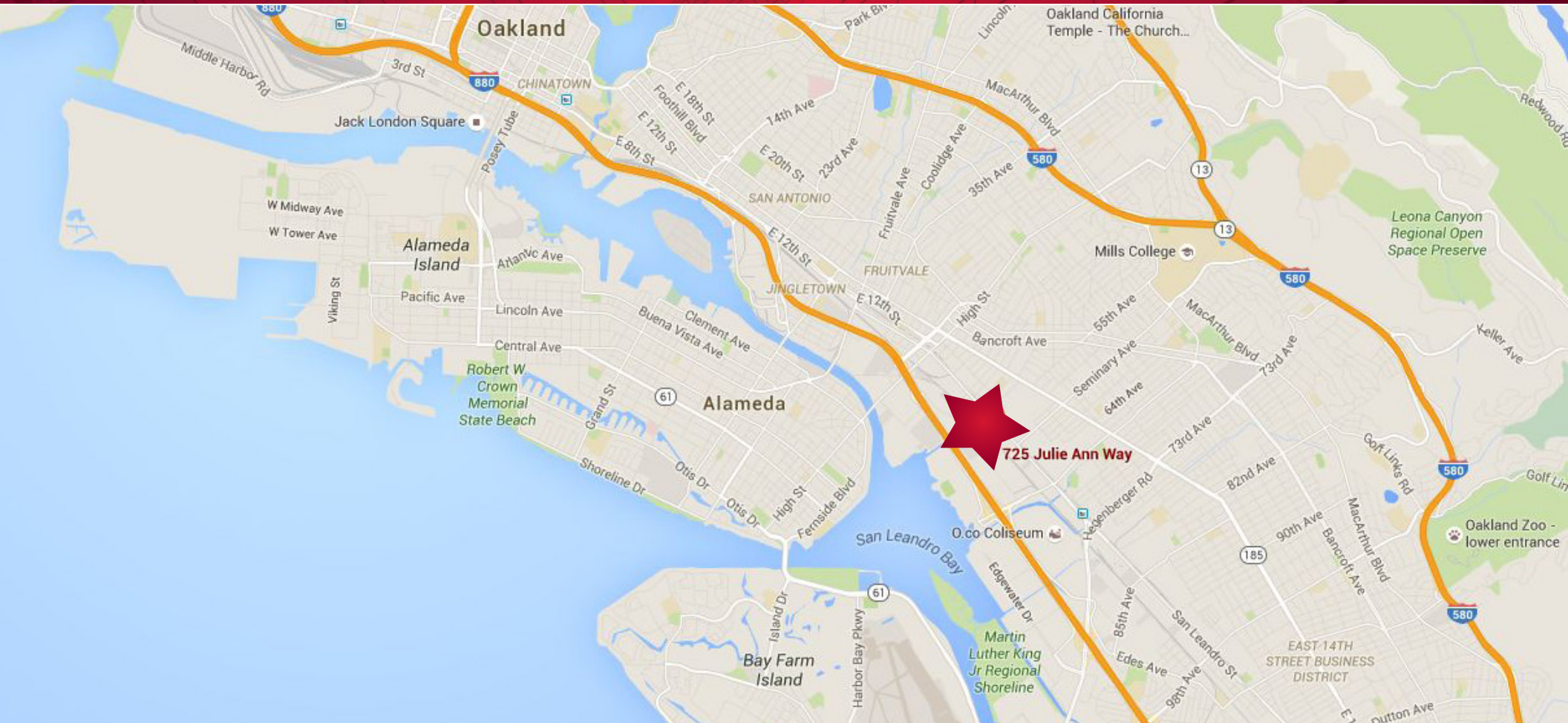


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