

FOR SALE: ±6,648 SF
94 9th Street, Oakland, CA
Corner of 9th & Oak Street

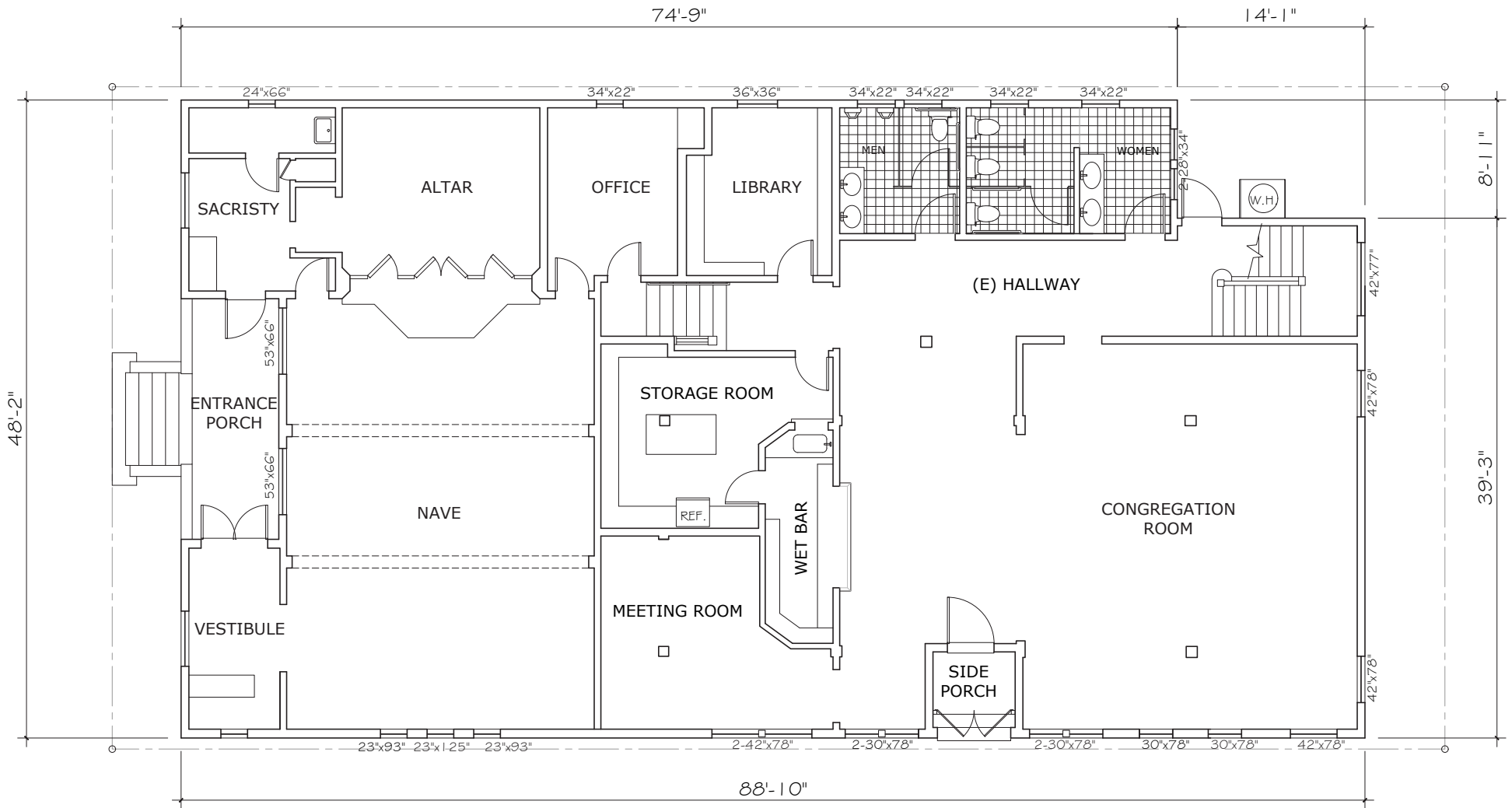


PROPERTY HIGHLIGHTS

- Phenomenal Lake Merritt Location – Transit Oriented Site
- Located Directly Across from Lake Merritt BART Station
- Freestanding 6,648 SF Building
- Prime Corner Location at 9th & Oak Street
- Currently occupied by the Serbian Orthodox Church, Community & Education Center
- Within One Block to Laney College, Oakland Museum, Henry J Kaiser Convention Center
- Walking distance to Chinatown, Central Business District, Lake Merritt and Jack London Square
- Zoning: D-LM-2 - Allows for Commercial Use, Community Assembly & Education, Civic Uses, Limited Childcare, Administration and Retail
- Opportunity Zone Location - Easy access to I-880
- Directly Across the Street from Future STRADA/EBALDC Development with 557 Homes & 97 Senior Housing Units, Breaking Ground Summer 2024.



FLOOR PLAN 1ST FLOOR

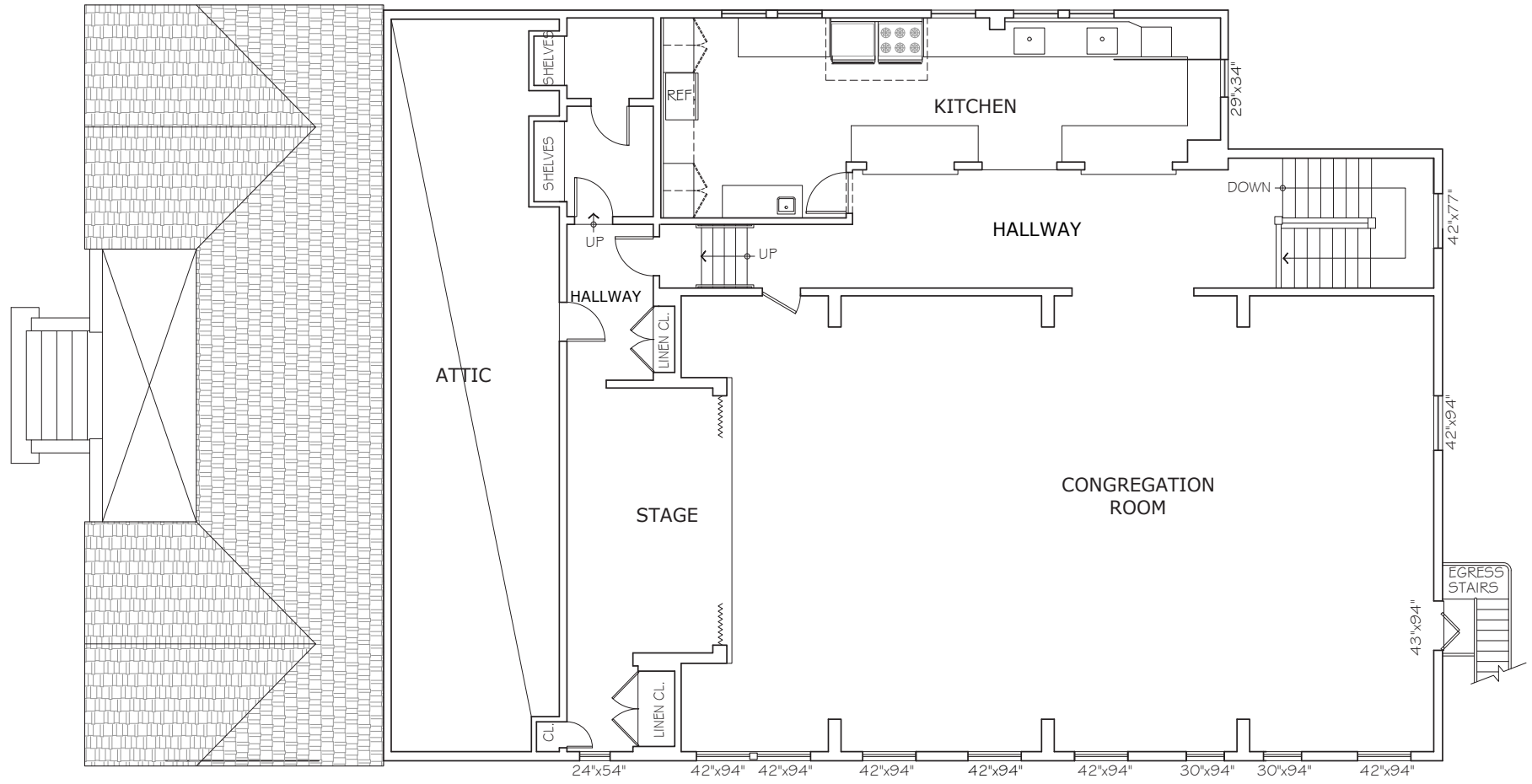


1st FLOOR PLAN

SCALE: 1/4" = 1'-0"

1st Floor Area:	3,980 S.F.
2nd Floor Area:	2,668 S.F.
Total Floor Area:	6,648 S.F.

FLOOR PLAN 2ND FLOOR



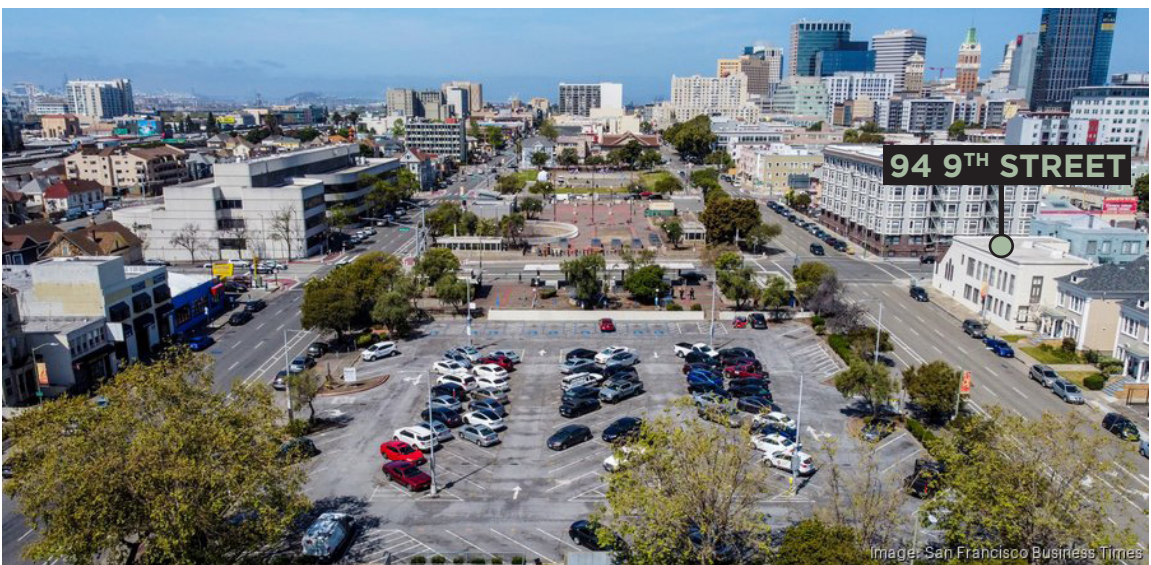
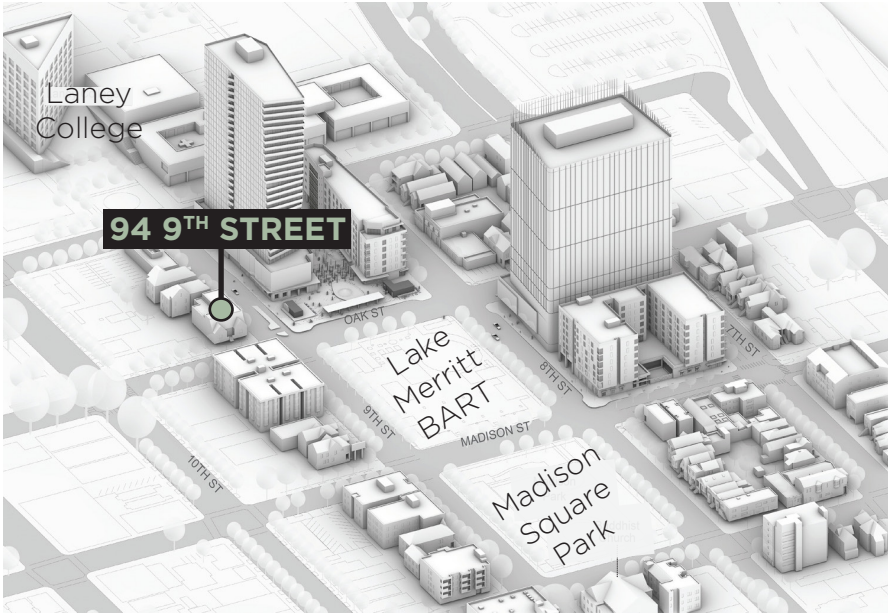
2nd FLOOR PLAN

SCALE: 1/4" = 1'-0"

1st Floor Area:	3,980 S.F.
2nd Floor Area:	2,668 S.F.
Total Floor Area:	6,648 S.F.

ADJACENT DEVELOPMENT PLANS

Strada Investment Group and the East Bay Asian Local Development Corporation (EBALDC) are Joint Development Partners. Summer 2024 will break ground with 557 apartments and 97 Senior Housing Units.



PROXIMITY AERIAL



94 9th Street Oakland, CA



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