

FOR SALE

3225-3227
LAKESHORE
AVENUE

Oakland, CA 94610



Exclusively Listed by

Brad Banker

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3225-3227 Lakeshore Avenue Oakland, CA 94610



OFFERING SUMMARY

Sale Price:	\$1,850,000
Building Size:	5,125 SF
Price / SF:	\$360.98
Zoning:	CN-1

PROPERTY OVERVIEW

Mixed Use Office-Retail building for sale available on one of Oakland's most desirable streets- Lakeshore Avenue. Subject property features two retail spaces and ten office spaces. Seven of the office spaces are currently vacant, providing an opportunity for an owner-user purchaser, or immediate value add for an investor. Building sits on a large 4,356 square foot lot, which could provide additional outdoor space for the next purchaser.

PROPERTY HIGHLIGHTS

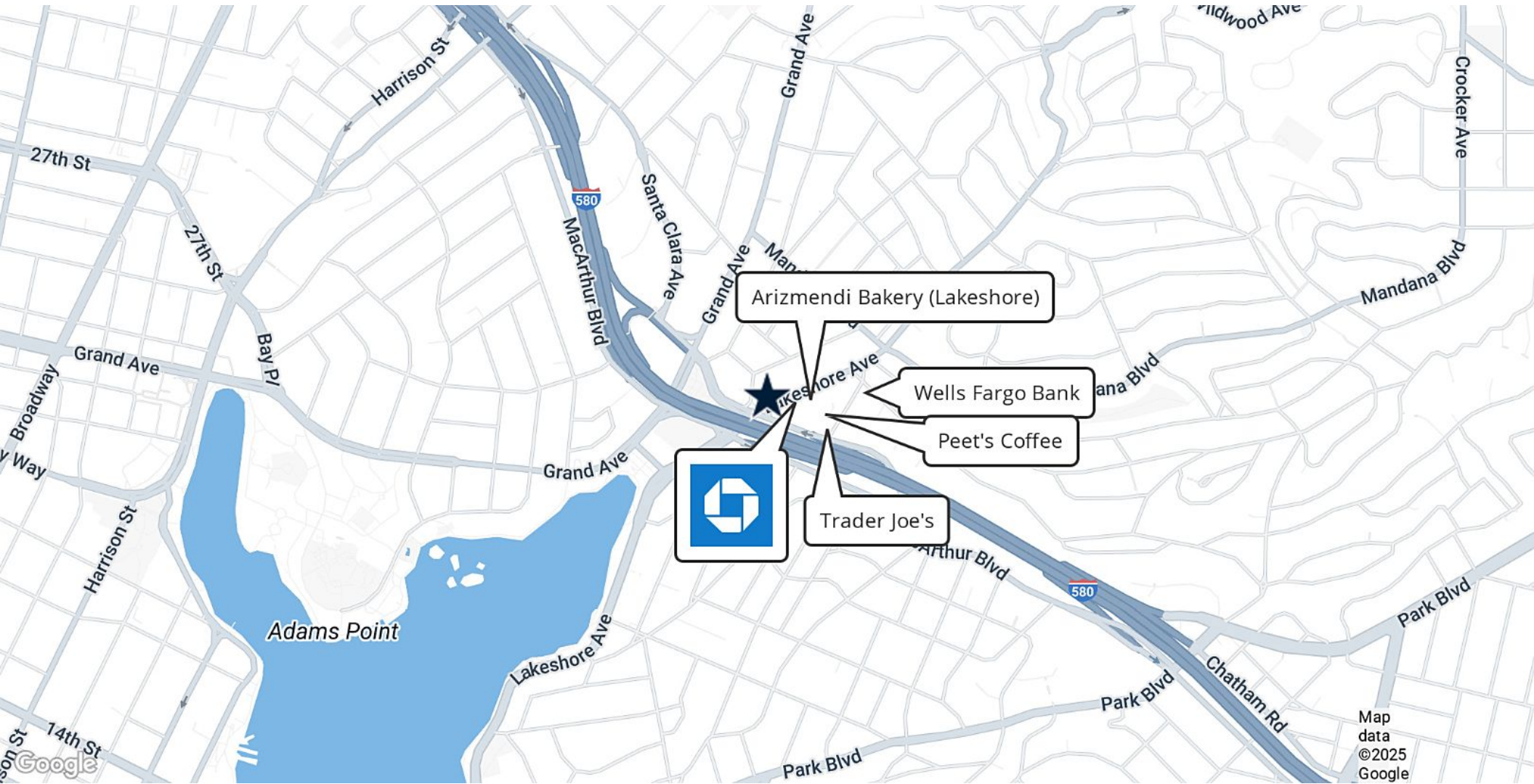
- Rare Mixed Use Office/Retail Building on Lakeshore Ave, one of Oakland's most popular shopping and dining districts.
- Short Term leases and immediate vacancies allow for Owner-User Occupancy or Value-Add acquisition
- Small Office Spaces, perfect for therapists or professional office users with historic detail and charm.
- Large Outdoor Area
- 2,476 square feet of office space available for immediate occupancy, with an additional 711 square feet of office space rented on a month to month basis.



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CURRENT RENT ROLL

Address	Tenant	Size	Base Rent	Lease Type	CAM	Lease Expiration	Increase	Options
3327A Lakeshore	Retail Tenant 1	1,066 RSF	\$2,530.00	IG	n/a	MTM		
3327B Lakeshore	Retail Tenant 2	873 RSF	\$2,185.00	IG	n/a	MTM		
3325 Suite A		452 RSF	Vacant	FS	n/a	MTM		
3325 Suite B		395 RSF	Vacant		n/a	MTM		
3325 Suite C		200 RSF	Vacant		n/a	MTM		
3325 Suite D	Office Tenant 1	184 RSF	\$552.00	FS	n/a	MTM		
3325 Suite E		338 RSF	Vacant	FS	n/a	MTM		
3325 Suite F		413 RSF	Vacant		n/a	MTM		
3325 Suite G	Office Tenant 2	359 RSF	\$980.00		n/a	MTM		
3325 Suite H		198 RSF	Vacant	FS	n/a	MTM		
3325 Suite I	Office Tenant 3	168 RSF	\$666.00	FS	n/a	MTM		
3325 Suite J		308 RSF	Vacant		n/a	MTM		
3325 Suite K		172 RSF	Vacant		n/a	MTM		
Totals			\$6,913.00				Brad Banker	Steve Banker



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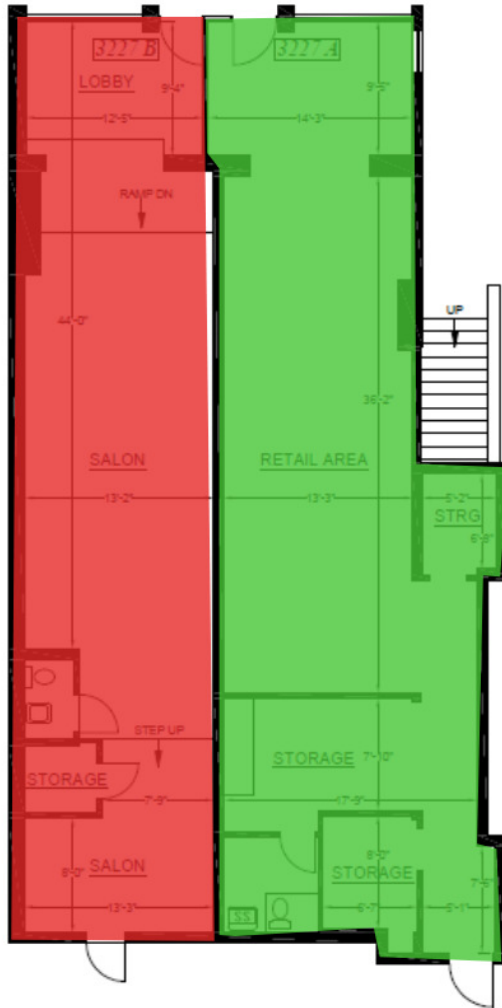
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PRO-FORMA RENT ROLL

Address	Tenant	Size	Base Rent		Lease Type	CAM	Lease Expiration	Increase	Options
3327A Lakeshore	Retail Tenant 1	1,066 RSF	\$3,198.00		IG	n/a	MTM		
3327B Lakeshore	Retail Tenant 2	873 RSF	\$2,619.00		IG	n/a	MTM		
3325 Suite A		452 RSF	\$1,400.00		FS	n/a	MTM		
3325 Suite B		395 RSF	\$1,185.00		FS	n/a	MTM		
3325 Suite C		200 RSF	\$600.00		FS	n/a	MTM		
3325 Suite D	Office Tenant 1	184 RSF	\$552.00		FS	n/a	MTM		
3325 Suite E		338 RSF	\$980.00		FS	n/a	MTM		
3325 Suite F		413 RSF	\$1,239.00		FS	n/a	MTM		
3325 Suite G	Office Tenant 2	359 RSF	\$1,077.000		FS	n/a	MTM		
3325 Suite H		198 RSF	\$640.00		FS	n/a	MTM		
3325 Suite I	Office Tenant 3	168 RSF	\$666.00		FS	n/a	MTM		
3325 Suite J		308 RSF	\$924.00		FS	n/a	MTM		
3325 Suite K		172 RSF	\$516.00		FS	n/a	MTM		
Totals			\$15,560.00						

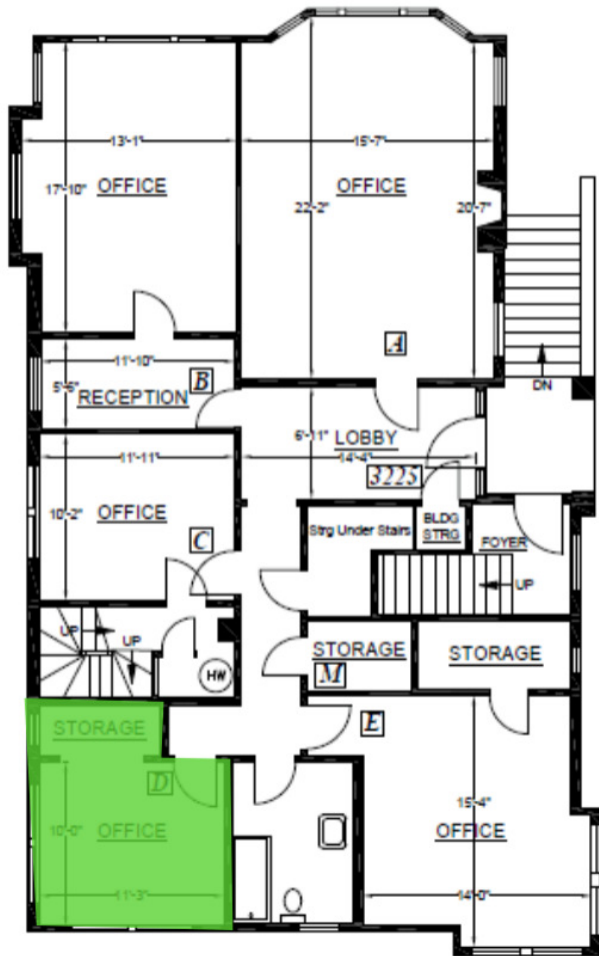
LAKESHORE AVE



LEGEND

Leased

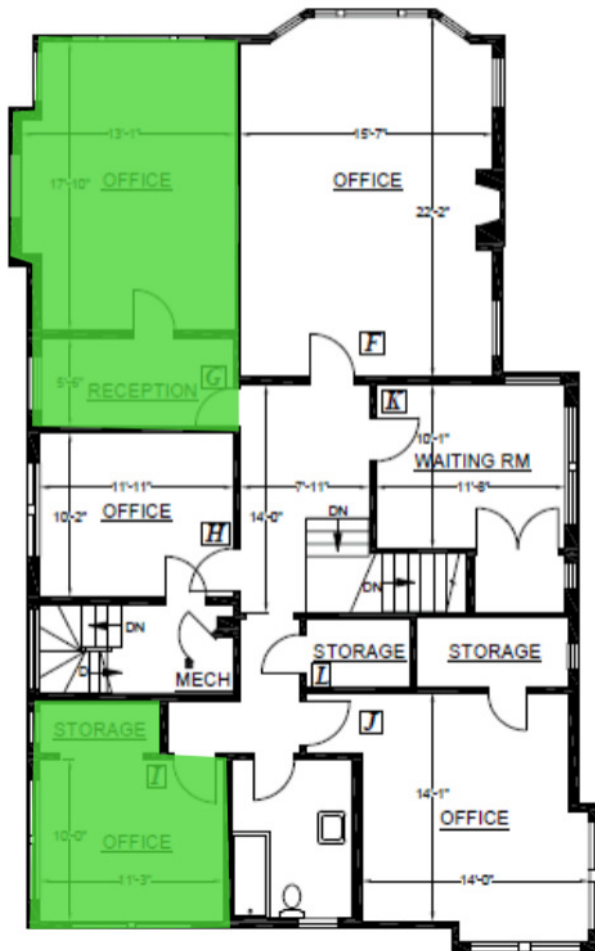
Leased



LEGEND

Leased

FLOOR PLAN



LEGEND

Leased

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LCB
ASSOCIATES

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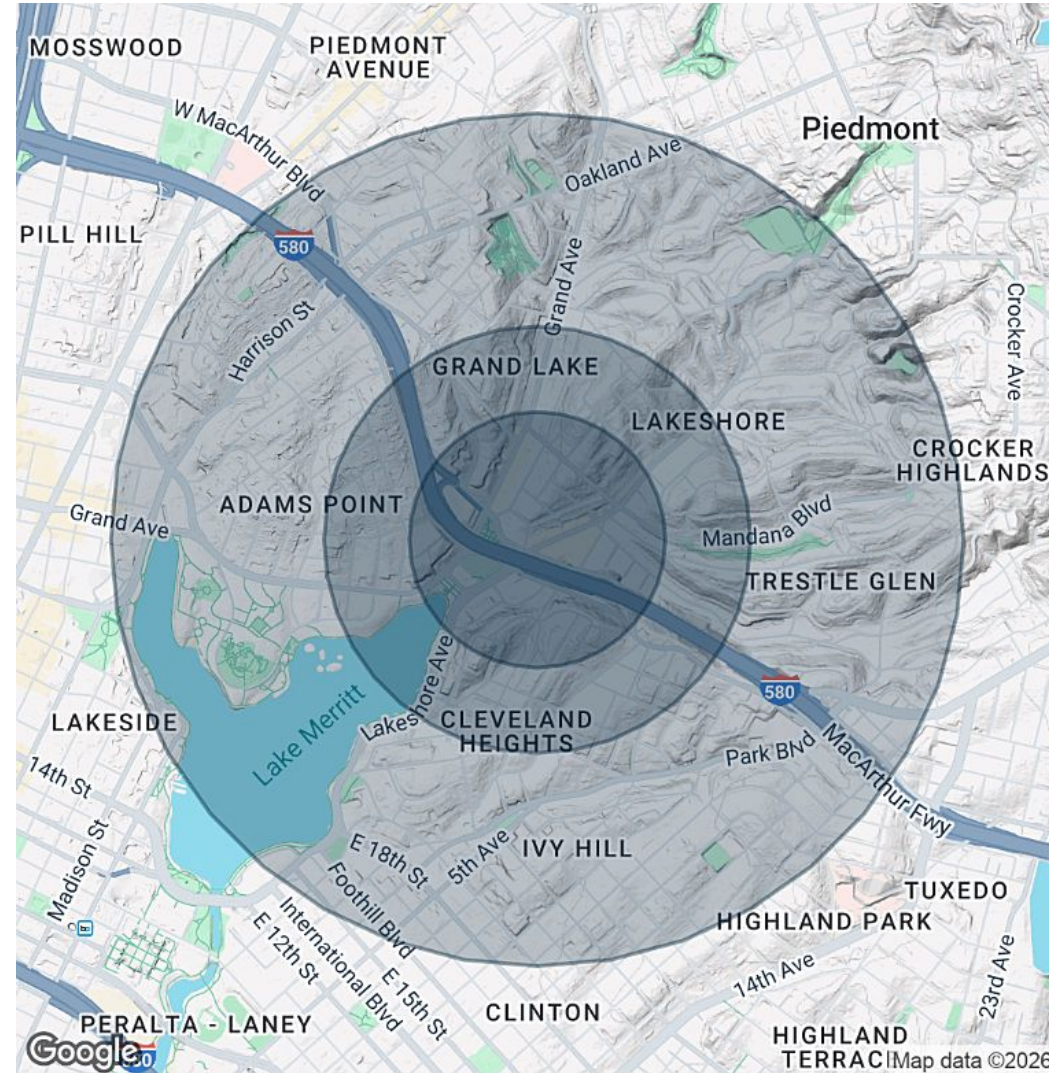
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,249	12,158	49,823
Average Age	42	42	42
Average Age (Male)	42	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,257	6,310	25,145
# of Persons per HH	1.8	1.9	2
Average HH Income	\$171,572	\$171,286	\$163,343
Average House Value	\$1,354,768	\$1,381,063	\$1,244,714

Demographics data derived from AlphaMap



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