

2515-2521  
SAN PABLO AVE

OAKLAND | CA

\$800K PRICE REDUCTION!

 LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

FOR SALE | LIVE/WORK OPPORTUNITY IN WEST OAKLAND | 16,582 SF



# PRESENTED BY

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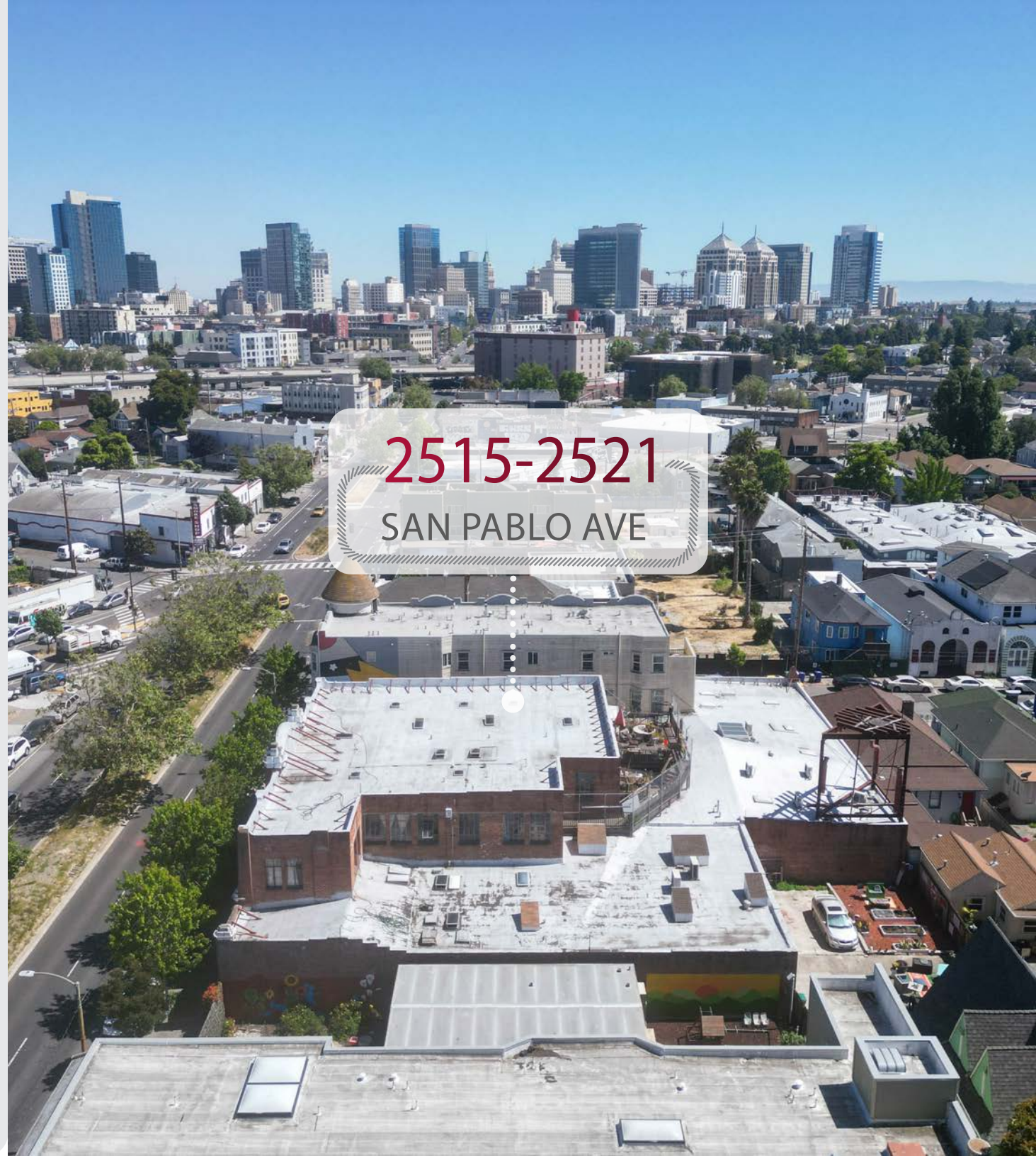
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## EXECUTIVE SUMMARY



**\$3,200,000**

Asking Price



**\$193**

Price/SF



**4**

Units



**±16,582 SF**

Total Building Area



**13,800 SF**

Lot Size



**1928**

Year Built

## THE OFFERING

Lee & Associates, as the exclusive advisor, is pleased to present 2515-2521 San Pablo Avenue, a 4-unit live/work property in West Oakland.

Originally built in 1928 as a dairy creamery, the property has been converted into four (4) unique live/work lofts totaling 16,582 square feet on 0.32 acres. Constructed of brick and timber, the two-story building offers spacious units ranging from 3,567 to 4,163 square feet, featuring open floor plans, high ceilings, and large factory windows that highlight its historic character.

Each unit includes interior washers and dryers, with access to a shared second-floor roof deck. Two units also feature oversized garage spaces with roll-up doors. Importantly, two of the lofts will be delivered vacant at closing, offering flexibility for an owner-user or a new investor to reposition and create additional income opportunities.

The property is located along San Pablo Avenue with convenient access to I-580, I-880, downtown Oakland, and regional transit options. This location provides connectivity throughout the Bay Area while benefitting from the ongoing evolution of the surrounding neighborhood.

2515-2521 San Pablo Avenue presents a rare opportunity to acquire a character property with strong existing income and the added upside of two vacant units. With only four master tenants, management is straightforward and efficient.



# PROPERTY HIGHLIGHTS



Converted dairy creamery seamlessly blends historic charm with modern flair, offering (4) unique live/work lofts

Expansive live/work loft residences ranging from 3,567 to 4,163 square feet

Two units delivered vacant at closing, providing flexibility for owner-occupancy or new income-generating opportunities

Spacious communal rooftop deck offering impressive views



Charming brick and timber constructed historic building featuring large factory windows, in-unit washer and dryers, and hardwood floors in some units.



Ideally situated in West Oakland, offering excellent commuter convenience with easy access to major freeways and public transportation



Two of the units include oversized garage spaces with roll-up doors



2005 certificate of occupancy – exempt from the Oakland Rent Control Ordinance





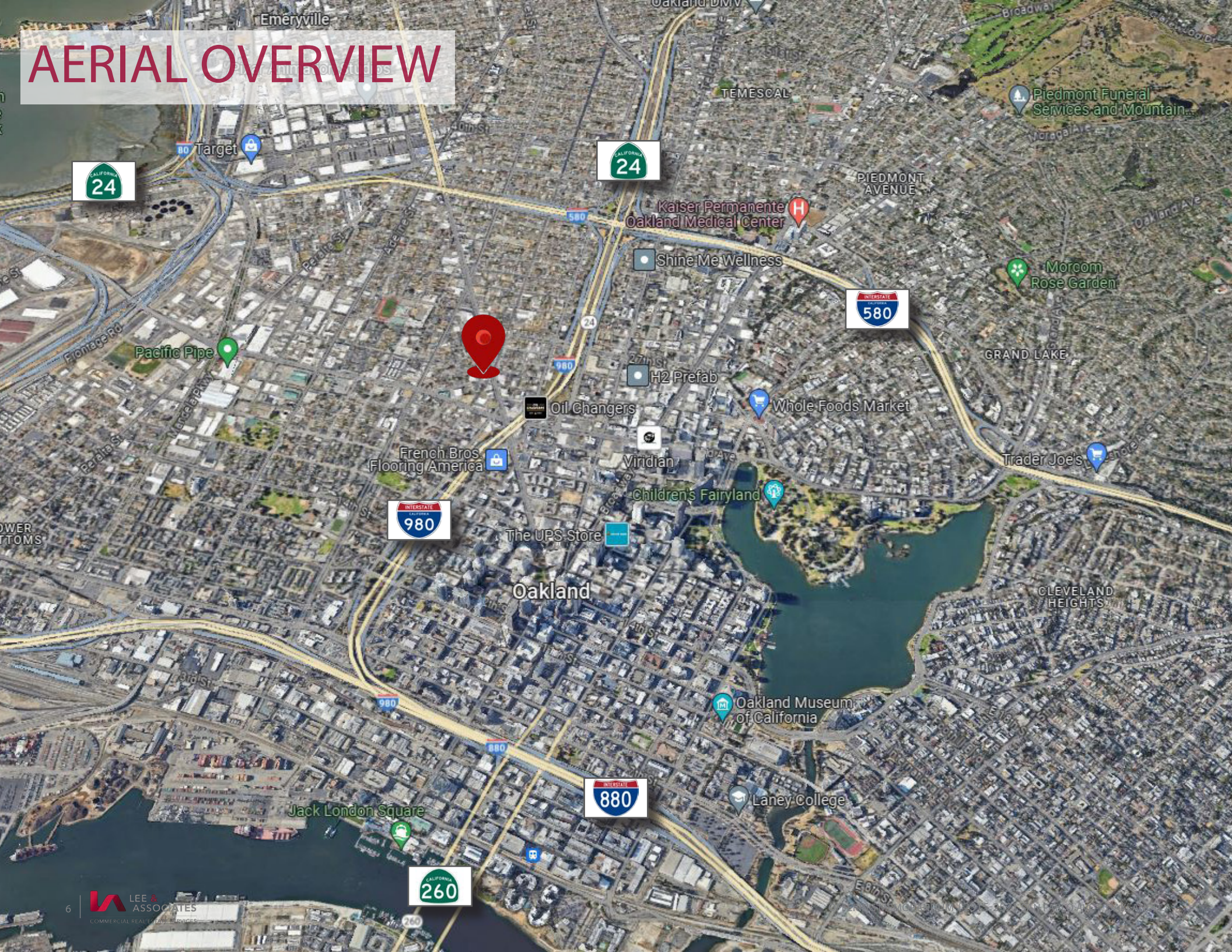


# PROPERTY OVERVIEW

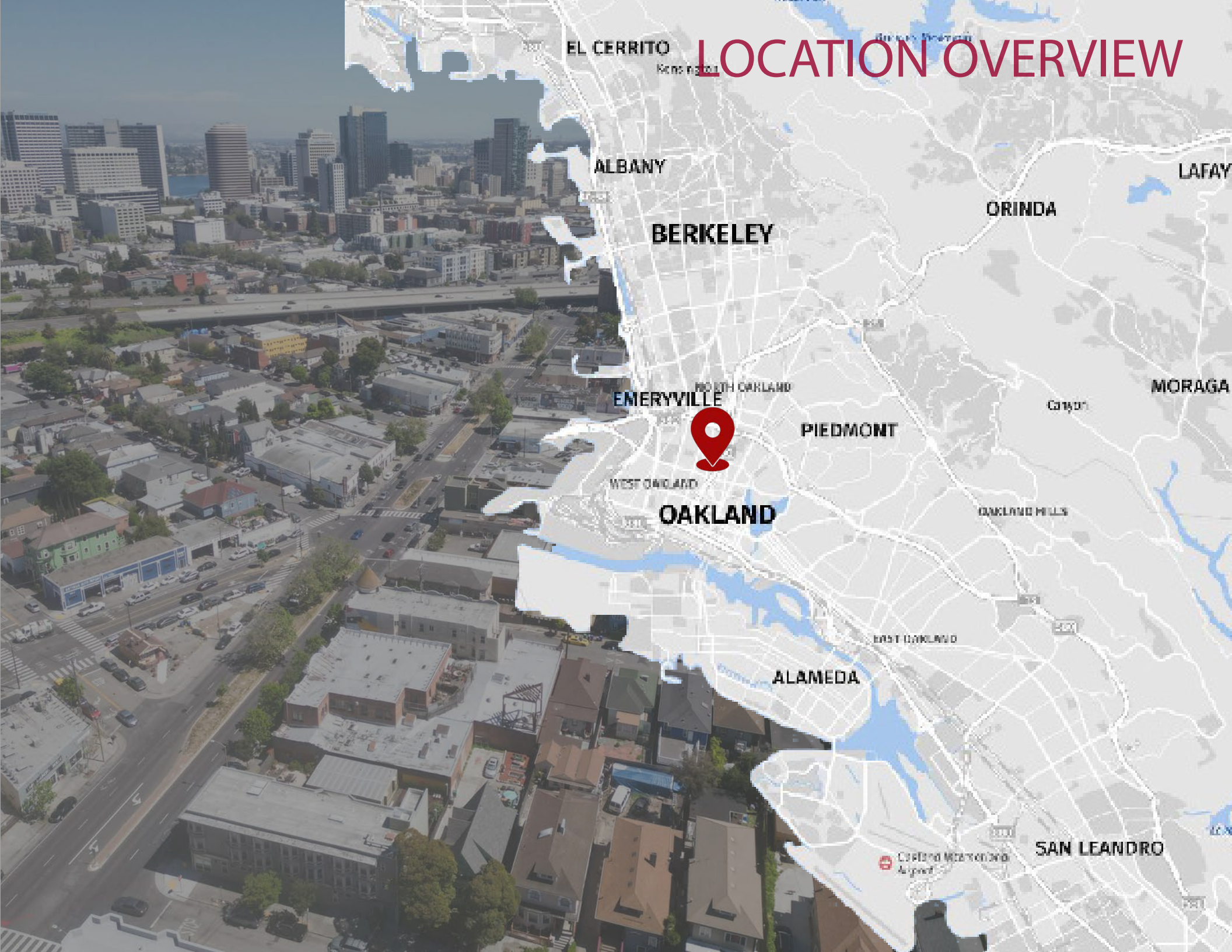
Property Name	The Creamery
Address	2515-2521 San Pablo Ave Oakland, CA 94612
APN	3-13-3
Building Size	16,582
Parcel Size	13,800
Year Built	1928
Number of Units	4
Zoning	RU-5
Certificate of Occupancy	2005



# AERIAL OVERVIEW







# LOCATION OVERVIEW

EL CERRITO

Kensington

ALBANY

BERKELEY

ORINDA

LAFAY

EMERYVILLE

NORTH OAKLAND

PIEDMONT

MORAGA

Canyon

WEST OAKLAND

OAKLAND

OAKLAND HILLS

ALAMEDA

EAST OAKLAND

SAN LEANDRO

Oakland International Airport

# CURRENT RENT ROLL

UNIT	TYPE	SQFT*	CURRENT RENT	\$/SF	MOVE-IN-DATE	NOTES
2515	Work/Live	3,567	\$0		Vacant	Garage
2517	Live/Work	4,034	\$8,750	\$2.17	2/15/2017	Garage
2519	Live/Work	4,163	\$0		Vacant	Currently 4 Separate Units
2521	Live/Work	3,887	\$6,000	\$1.54	3/1/2019	Upper Level
Total Monthly			\$14,750			
Total Annually			\$177,000			

\*SQFT as estiamtes and used from architectural floorplans dated 2.26.2004. Buyer to verify



# EXTERIOR PROPERTY PHOTOS





# INTERIOR PROPERTY PHOTOS





# INTERIOR PROPERTY PHOTOS



\*Interior pictures were provided by the owner and were taken before the units were leased

OFFERING MEMORANDUM | 2515-2521 SAN PABLO AVE | OAKLAND, CA



# INTERIOR PROPERTY PHOTOS





A map of the San Francisco Bay Area with concentric circles centered on San Francisco. The innermost circle is red, and the outer circles are blue. Major cities and areas labeled include San Francisco, Berkeley, Oakland, Alameda, Emeryville, Piedmont, Albany, El Cerrito, San Pablo, Richmond, San Rafael, Larkspur, Mill Valley, Tiburon, Sausalito, Daly City, Colma, San Bruno, Millbrae, Burlingame, San Mateo, Belmont, San Carlos, Redwood City, North Fair Oaks, Palo Alto, East Palo Alto, Union City, Hayward, Castro Valley, San Leandro, Moraga, Lafayette, Orinda, Walnut Creek, Pleasanton, Concord, Benicia, Martinez, Hercules, Pinole, and Novato. The map also shows the San Pablo River, Russian River, and various highways like 101, 580, 80, 13, 58, 880, 92, and 280.

139,977	Population
\$134,191	Avg. Household Income
69,462	Households
5,480	Businesses
98,174	Employees

497,348	Population
\$149,889	Avg. Household Income
212,606	Households
15,120	Businesses
218,206	Employees

1,346,337	Population
\$167,740	Avg. Household Income
579,387	Households
50,437	Businesses
937,985	Employees







## OFFERING MEMORANDUM DISCLAIMER

Lee & Associates. ("L&A") has been retained on an exclusive basis by the Owners 2515 - 2521 San Pablo Ave, Oakland , CA with respect to the offering of the 100% fee simple interest in the above reference property (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to L&A. All fees due L&A in connection with the sale of the Property shall be paid by the Owner. Neither L&A nor Owner shall be responsible for paying any fees to agents representing Potential Purchasers unless agreed to in writing in advance.

L&A has available for review certain information concerning the Properties which includes a complete Offering Memorandum brochure and other materials (collectively "Informational Materials"). L&A will not disclose such Informational Materials to Potential Purchaser unless and until the Purchaser has executed this agreement. Upon L&A's receipt of this executed agreement, L&A is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

1. All Informational Materials pertaining to the Property which may be furnished to the Potential Purchaser by L&A shall continue to be the property of the Owner. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without L&A's written consent and must be returned to L&A immediately upon L&A's request or when the Potential Purchaser terminates negotiations with respect to the Property.

2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Properties.

3. The Potential Purchaser understands and acknowledges that L&A and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to L&A by others and has not been independently verified by L&A and is not guaranteed as to completeness or accuracy.

4. The Potential Purchaser hereby indemnifies and holds harmless L&A and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this agreement.

5. The Potential Purchaser acknowledges that the properties have been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner against Potential Purchaser prior thereto.

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