

PILL HILL MEDICAL INVESTMENT OR OWNER USER
FOR SALE: 419 30TH STREET | OAKLAND, CA



EXCLUSIVE AGENTS:

David K. Scarpinato, Principal
E \\dscarpinato@lee-associates.com
P \\[510.907.3022](tel:510.907.3022) | LIC# 01812743

Samuel C. Remcho, Principal
E \\sam@selborneproperties.com
P \\[510.861.8300](tel:510.861.8300) | LIC# 01804645

SALE PRICE: \$1,650,000

Lee & Associates Oakland Commercial Real Estate \ 520 3rd Street, Suite 105, Oakland, CA 94607 \ www.lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

MEDICAL OFFICE BUILDING FOR SALE

419 30TH STREET | OAKLAND, CA



EXECUTIVE SUMMARY:

Lee & Associates and Selborne Properties is pleased to present this rare, Pill Hill medical building. This is your chance to own a quality building in one of Oakland's most sought after neighborhoods. This is perfect for an owner user or an investor who would like to renew the tenants and collect income. The federalist style building was built in 1937 and has been meticulously maintained. It is separated into 4 units. There is an entrance in the front of the building with an internal staircase. In the rear is an entrance, accessible from the parking lot with a covered outdoor staircase. The parking lot is private, secured with an electronic gate. Security cameras were installed in 2023. The building has an intercom system and all building keys were recently redone. Landscaping is low maintenance with mature hedges and shrubs.

This building has 4 separate medical tenants with private entrances in an internal corridor. The leases all end between January 31, 2025 and March 31, 2025 to give a new owner flexibility to renew the tenants at current market rents or use all or part of the building for their own use. The building is fully conditioned and sits directly across the street from the Summit Medical Center, which is currently expanding in a collaborative joint venture with Stanford Health Care for a state-of-the-art cancer facility. The current monthly rent with the existing tenants is \$11,064. Please contact agents for a rent roll and 2023 full year expenses.

PILL HILL HISTORY:

Beginning in the 1860s it was known as Academy Hill or College Hill for its private schools in gracious settings, which included St. Mary's College, the Pacific Theological Seminary (now the Pacific School of Religion on Berkeley's Holy Hill), the California Military Academy, the Pacific Female College, Hopkins Academy (where publisher J.R. Knowland started his first newspaper as a student), and other long-gone institutions.

Although the hill started out as bare grassland, after a few decades of landscaping the location was described in 1885 as "healthful, retired, and beautiful" and was served by horsecar lines on both Telegraph Avenue and Broadway.

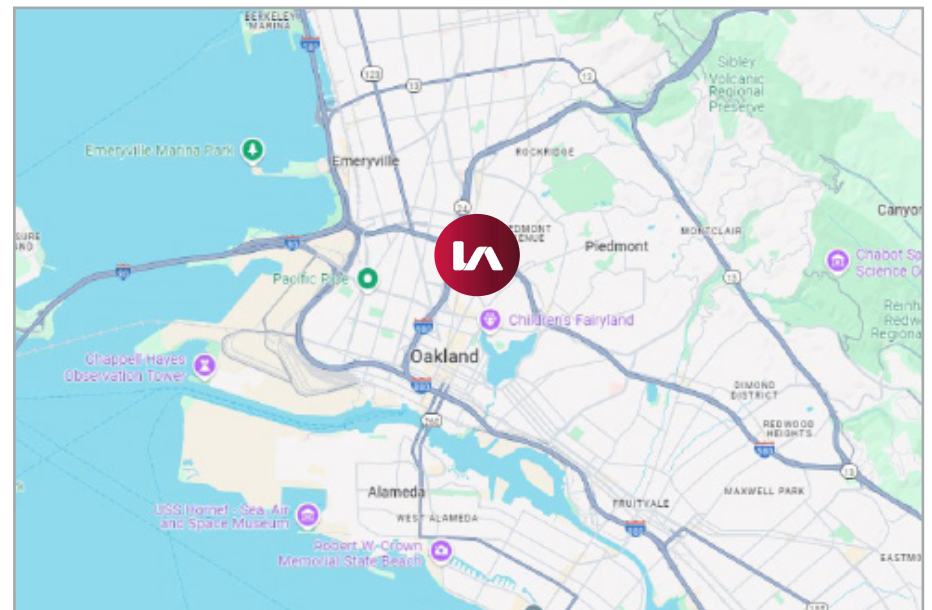
Anthony Chabot built the first reservoir of his Contra Costa Water Company here in 1868, near today's Summit Street and Hawthorne Avenue at the hill's highest point. It held a million gallons of Temescal Creek water, and Academy Hill institutions may have been early customers supplementing their own wells. When Pill Hill's three big hospitals combined in 1992 to form Summit Medical Center, it was the hill they shared that inspired the name. The views from the hill, especially from the higher hospital floors, remain excellent.

MEDICAL OFFICE BUILDING FOR SALE

419 30TH STREET | OAKLAND, CA

FEATURES:

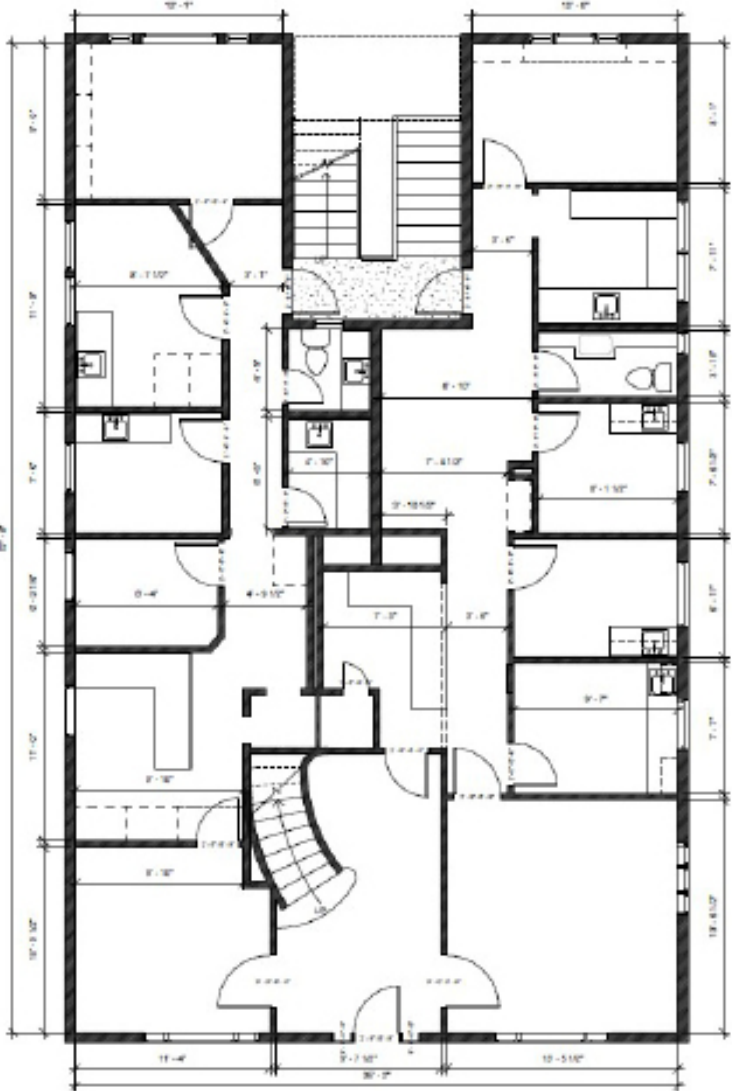
Location:	419 30th Street, Oakland, CA
Parcel APN #:	9-699-26
Building Area:	3,936± SF
Ownership:	Fee Simple
Year Built:	1937
Parking Ratio:	8 Gated Stalls Plus On-Street Parking
HVAC:	100%
Roofing:	Composite Shingles
Foundation:	Concrete Slab
Flooring:	Mix of Tile, Carpet & Hardwood
Flood Zone:	Buyer to Verify
Earthquake:	Buyer to Verify
Restrooms:	Private in Each Suite
Zoning:	S-1 (Allows Medical & Auxiliary Uses)
Annual Rents:	\$132,768 (\$11,064.00/Month, Existing)
Lease Expirations:	1/31/2025- 3/31/2025
Sale Price:	\$1,850,000 \$1,650,000



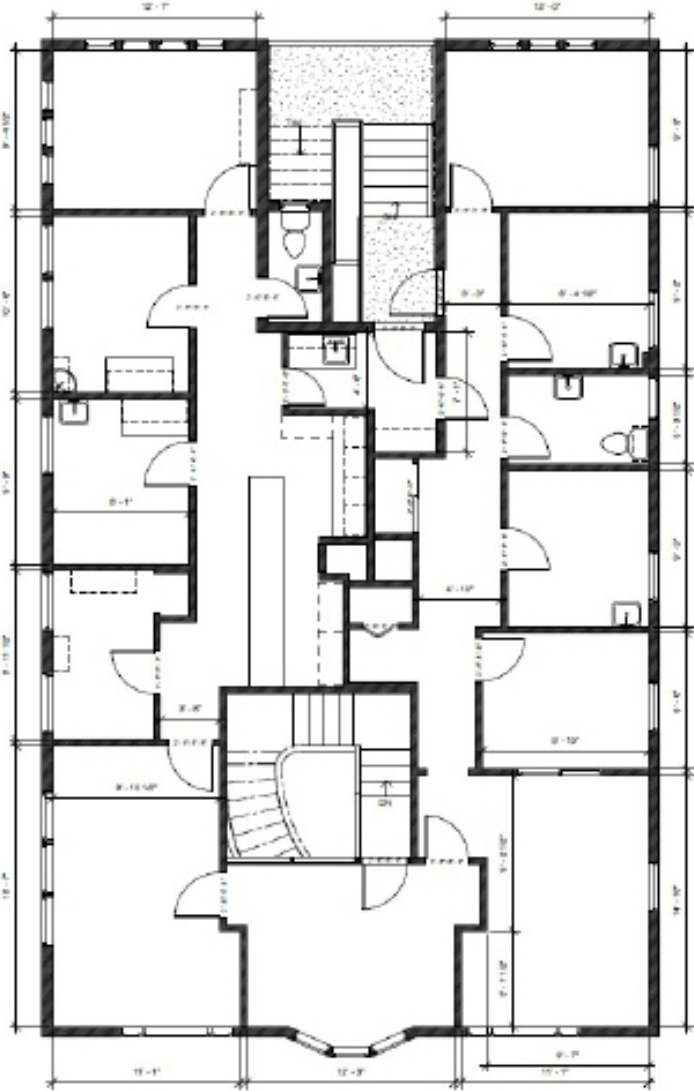
MEDICAL OFFICE BUILDING FOR SALE

419 30TH STREET | OAKLAND, CA

FIRST FLOOR



SECOND FLOOR



MEDICAL OFFICE BUILDING FOR SALE

419 30TH STREET | OAKLAND, CA

RENT ROLL:

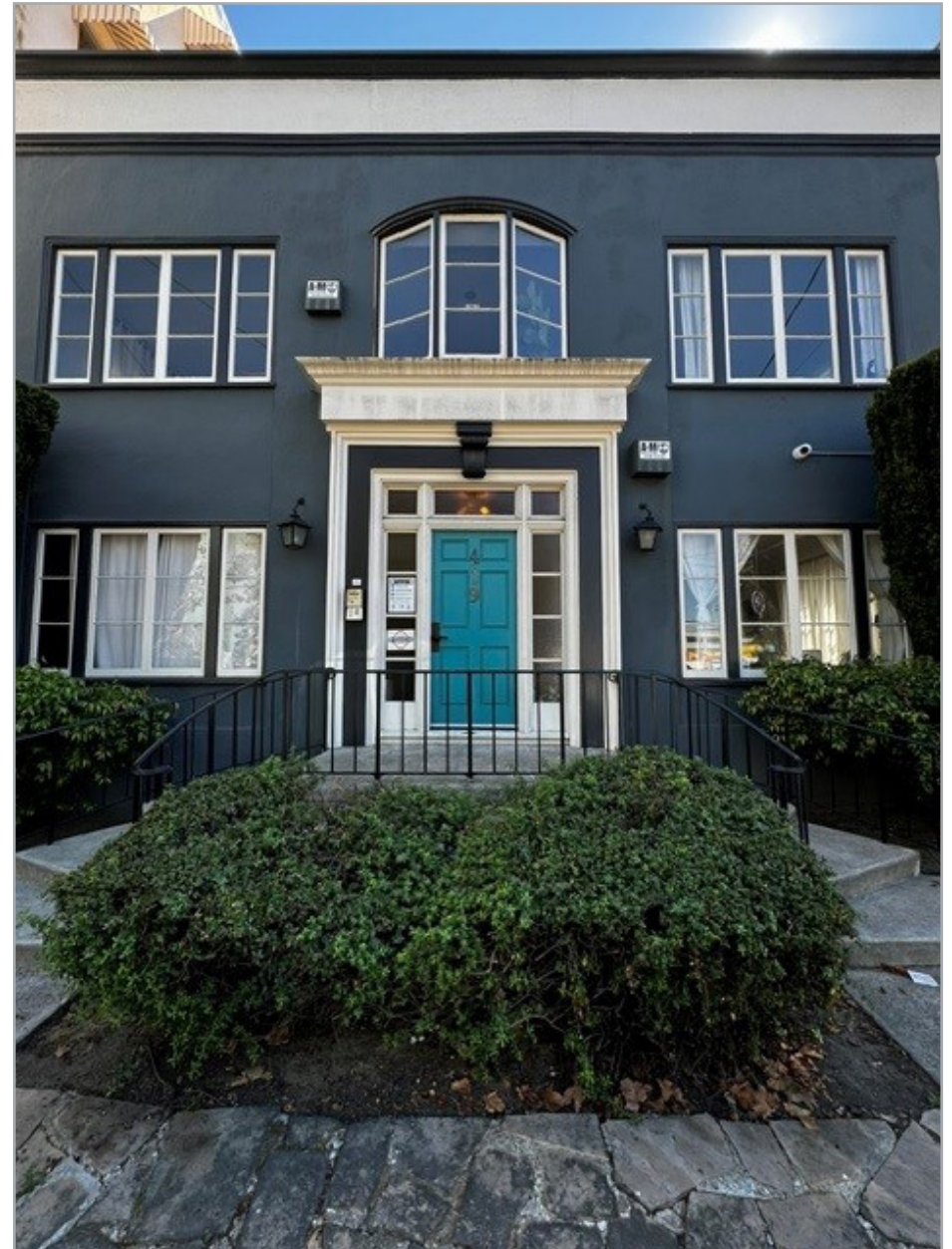
	<u>SUITE 1</u>	<u>SUITE 2</u>
Tenant:	Ereene Belamide	Birthland Midwifery LLC
Rent:	\$2,464.00	\$3,000.00
Type:	M.G.	M.G.
Lease End:	1/31/2025	3/31/2025
Parking:	2	2
Deposit:	\$2,464.00	\$3,000.00

	<u>SUITE 3</u>	<u>SUITE 4</u>
Tenant:	Karen Hodges	Traci Moren
Rent:	\$2,900.00	\$2,700.00
Type:	M.G.	M.G.
Lease End:	1/31/2025	1/31/2025
Parking:	3	3
Deposit:	\$2,900.00	\$2,700.00

- Modified Gross Rent includes outside maintenance, utilities, water, and garbage
- Tenants are responsible for phone, cable, internet, and medical waste
- Expenses (Trailing 12 Months)

2023 EXPENSES:

Cleaning	\$860	Electric	\$7,146
HVAC	\$1,429	Garbage	\$10,301
CAM/Security	\$11,311	Landscaping	\$1,680
Tax Auth.	\$1,580	Insurance	\$5,049
Water	\$1,392	Property Tax	\$16,943
Total:	\$57,691		



MEDICAL OFFICE BUILDING FOR SALE

419 30TH STREET | OAKLAND, CA



Lee & Associates Oakland Commercial Real Estate | 520 3rd Street, Suite 105, Oakland, CA 94607 | www.lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

MEDICAL OFFICE BUILDING FOR SALE

419 30TH STREET | OAKLAND, CA



Lee & Associates Oakland Commercial Real Estate \ 520 3rd Street, Suite 105, Oakland, CA 94607 \ www.lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.