

ALAMEDA, CA



# NAUTILUS INNOVATION PARK

2421 Blanding Building C



**NEWMARK**

18,276 SF | VALUE-ADD INDUSTRIAL OR OWNER USER OPPORTUNITY

# THE OPPORTUNITY

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire 2421 Blanding Building C (the “Property” or “Building”), an 18,276 sf industrial condo located in Alameda, California. The Property is offered fully vacant providing an investor with the opportunity to reposition the asset to appeal to today’s active tenant base or for a user seeking near term occupancy.

The Property offers an ideal Alameda location, surrounded by a dense retail amenity base including Nob Hill Foods, Starbucks, Peet’s Coffee, Togos, Wing Stop and Round Table Pizza, as well as local favorites Dragon Rouge Bistro and A-Town Pizza & Kabob. The Property is located on the gateway to Alameda and provides convenient access to executive and employee housing throughout the East Bay via the 880 Freeway.

**2421 BLANDING BUILDING C  
IS AVAILABLE AS PART OF A  
PORTFOLIO WITH NAUTILUS  
INNOVATION PARK OR  
INDIVIDUALLY.**





## PROPERTY OVERVIEW

Address: 2421 Blanding Building C

City, State: Alameda, California

Percent Leased: 0%

Total Sq. Ft.: 18,276

Parking: 20 Spaces (1.1 Per 1,000)

2025 Parking Income: \$15,840



# HIGHLY AMENITIZED INFILL INDUSTRIAL LOCATION WITH WALKABLE RETAIL & DIRECT FREEWAY ACCESS



2 MIN WALK

 **DOLLAR TREE**

**THE PARK STREET TAVERN**

**DR**  
DRAGON ROUGE



**Pizza & Kabob House**



15 MIN WALK

**food maxx**

**ROSS**  
DRESS FOR LESS

**the Habit**  
BURGER GRILL



**Ono Hawaiian BBQ**

**POPEYES**

**PARK STREET**



3 MIN WALK



*Coffee Cultures*



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20 MIN WALK



Fruitvale  
Bart Station

# INVESTMENT HIGHLIGHTS



18,276 sf full building repositioning opportunity or owner user opportunity



Flexible NP-MM (North Park Street Marine Manufacturing) zoning for light industrial uses



Recently completed roof and storefront window replacement



Blanding Avenue signage opportunity



Expansive surface lot with potential to add additional parking or loading



Located on the gateway to Alameda, and provides convenient access to executive and employee housing throughout the East Bay via the 880 Freeway & Fruitvale Bart Station



2 MIN WALK

**NOB HILL** FOODS **TOGO'S**  
TRUE TO SANDWICH

**Peet's Coffee**



**ROUND TABLE**  
PIZZA ROYALTY

### DOWNTOWN SAN FRANCISCO

16 Miles  
25 Minute Drive  
Population of 830,000

### RESEARCH PARK AT MARINA VILLAGE

2 MILLION SQUARE FEET



### ALAMEDA POINT



### DOWNTOWN ALAMEDA



### ALAMEDA

Population of 80,000  
Average Household Income of \$135,000



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# CENTRAL INFILL LOCATION SURROUNDED BY LEADING TENANCY & PROXIMITY TO HOUSING & TRANSIT



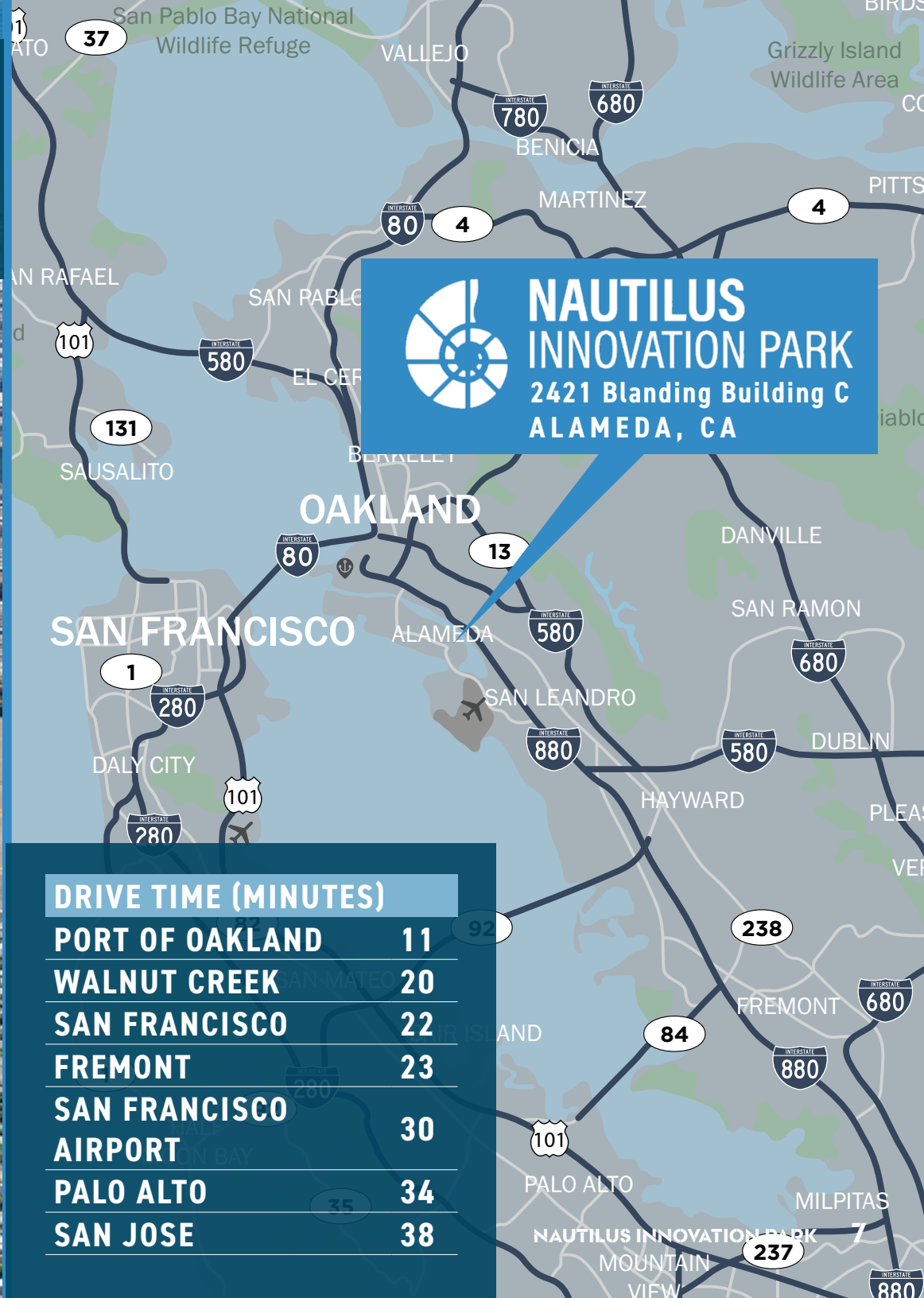
## DOWNTOWN OAKLAND

4 Miles  
8 Minute Drive  
Population of 450,000

VERONICA  
FOODS  
COMPANY



Fruitvale Bart Station



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DRIVE TIME (MINUTES)	
PORT OF OAKLAND	11
WALNUT CREEK	20
SAN FRANCISCO	22
FREMONT	23
SAN FRANCISCO AIRPORT	30
PALO ALTO	34
SAN JOSE	38

ALAMEDA, CA



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