

Jack London Square



Portobello Marina

15 Embarcadero West OAKLAND, CA 94607



The Alexander Barker Team
NAINORCAL.COM

Alex Barker
Vice President
abarker@nainorcal.com
707.480.2591
CalDRE #01961924

Joshua Keller
Senior Investment Advisor
jkeller@nainorcal.com
415.582.0001
CalDRE #02187126

Jose Entrekín
Investment Advisor
jentrekín@nainorcal.com
760.460.0416
CalDRE #02235241

Property Description



Investment

15 Embarcadero West is permitted for high-rise development, offering the potential to build residential, office, or retail space. A rare waterfront opportunity in Oakland's Embarcadero. 25,000 SF lot offering future high-rise development site, or covered land opportunity. With spacious interiors and a prestigious waterfront address, this property is an ideal choice for a discerning investor/developer. The only fee simple waterfront property in Jackson Square with 100+ foot boat dock.

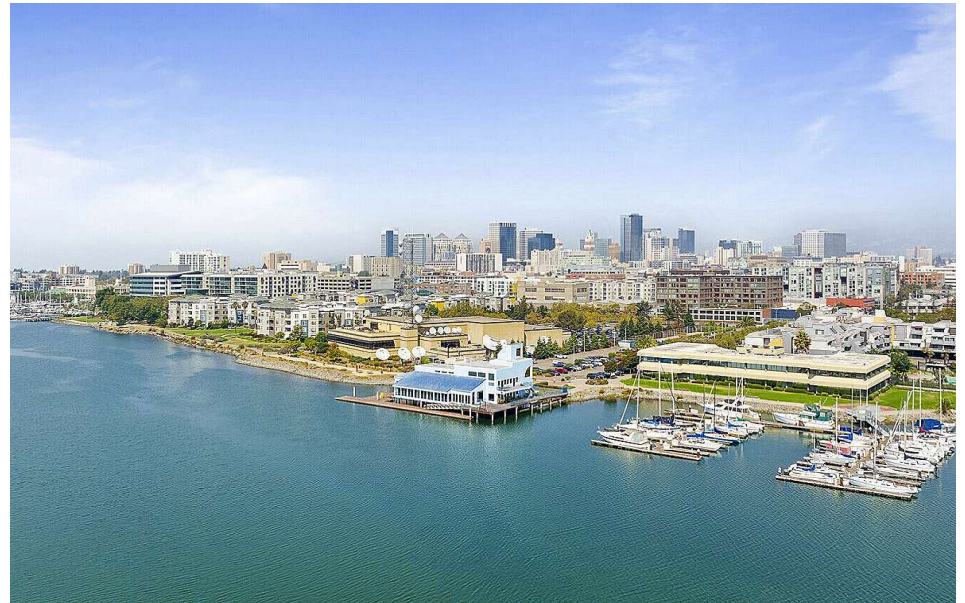
Existing Property Details

This waterfront, two-story high-end restaurant includes 10,000-square-foot freestanding retail building with stunning views of the San Francisco Bay from every angle, a 100-foot dock, and ample parking with 200 spaces. Situated on a 0.57-acre parcel within an opportunity zone, a versatile layout ideal for owner/user restaurant opportunity. The sale includes a liquor license. New roof, HVAC, and other upgrades.

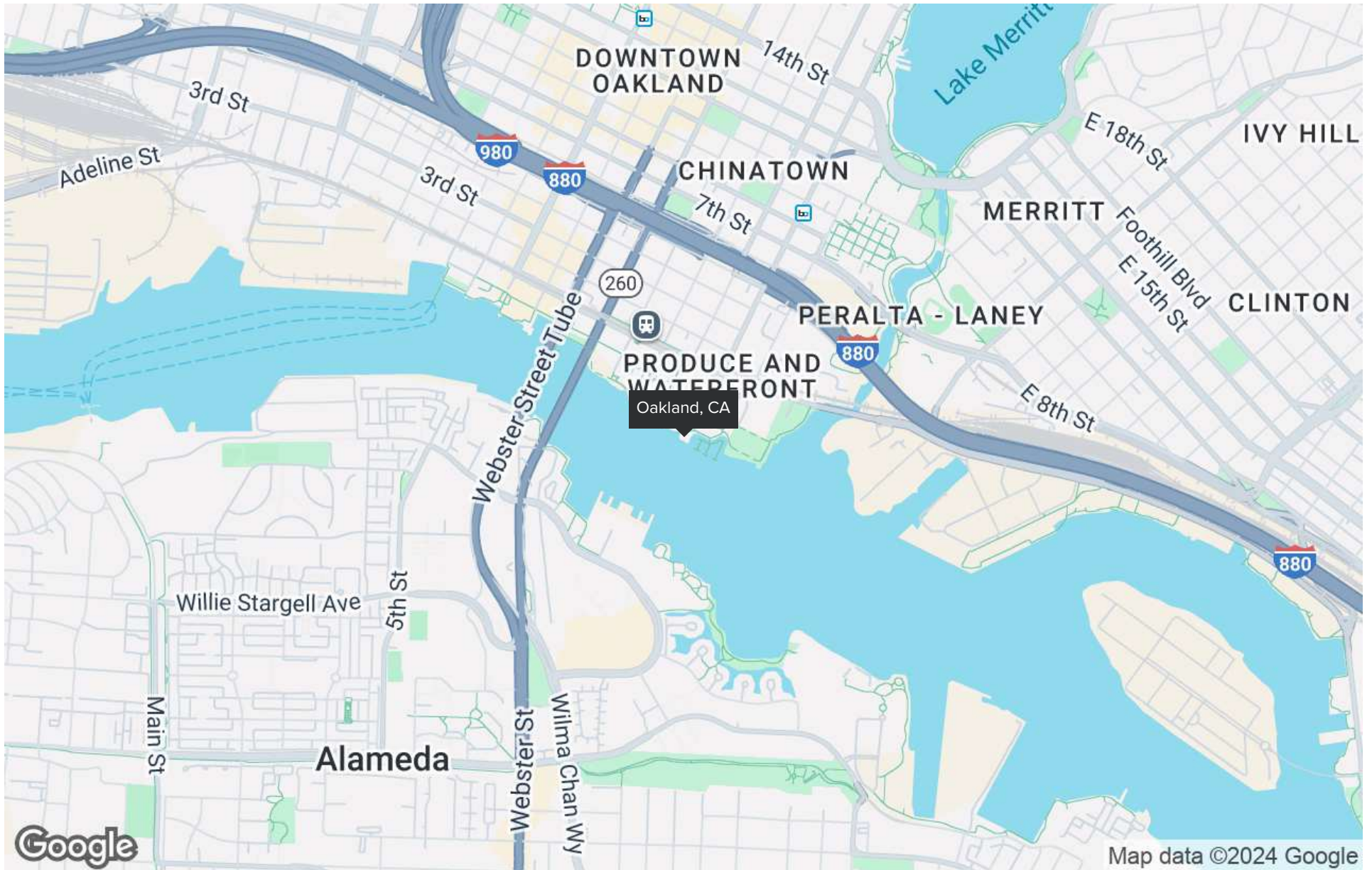
Bullets Headline

- Zoned RU 80 for retail/restaurant use Mid-rise/ high-rise development opportunity.
- Prime free standing location in the Oakland Embarcadero.
- Spacious interior for flexible business layout.
- Building Interior, 8,500 SF with large wraparound deck 1,500 SF.
- Over half an acre of land located in Opportunity Zone.

Additional Photos



Regional Map



Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,667	5,220	25,451
Average Age	40	42	45
Average Age (Male)	40	42	43
Average Age (Female)	40	42	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	848	2,458	11,878
# of Persons per HH	2	2.1	2.1
Average HH Income	\$214,026	\$208,290	\$141,772
Average House Value	\$872,840	\$934,465	\$947,156

Demographics data derived from AlphaMap

