

EXECUTIVE
SUMMARY



**ALAMEDA
MARINA**

LOCATION OVERVIEW

Alameda Marina in Alameda, CA offers a laid-back yet lively waterfront atmosphere in the heart of the San Francisco Bay Area. Just minutes from downtown Alameda's shops, dining, and entertainment, it provides direct access to the San Francisco Bay and beyond through the Oakland-Alameda Estuary. Conveniently located about 25 minutes (15 miles) from San Francisco via I-880 and the Bay Bridge, and approximately 1.5 hours (85 miles) from Sacramento via I-80, Alameda Marina is an ideal starting point for a relaxed day on the water or an active coastal outing.

At the center
of Northern
California's
storied boating
culture





Rendering

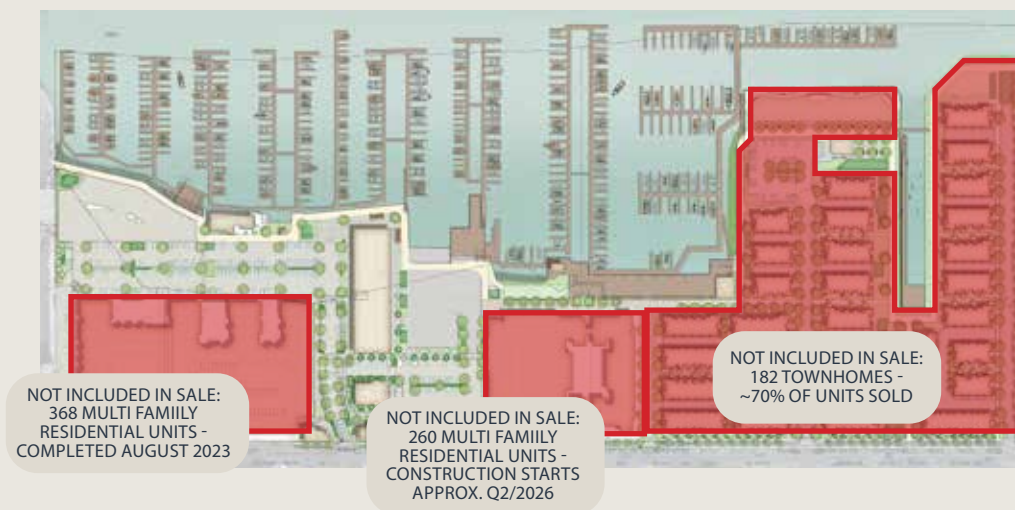


Rendering

Investment Highlights

- Alameda Marina is the anchor amenity to the Alameda Marina Master Plan Redevelopment, a transformative \$1B mixed-use revitalization that when completed will include two luxury apartment complexes and a 182-unit townhome community with prices starting at over \$1M.
- Alameda Marina features 398 wet slips, four existing commercial buildings totaling 14,694 RSF, and a 36,430 RSF building that is being completed to house Ghost Town Brewing on a long-term lease. The offering also includes significant expansion on water and land approved under the Master Plan —a rare and valuable asset along the California Coast.
- The marina benefits from a completely upgraded sea wall completed in 2022 at a cost of \$35M, plus several additional improvements made by the current ownership, ensuring long-term structural integrity and resilience. These improvements were designed to protect against rising sea levels and enhance the asset's long-term value.
- The property includes future revenue producing streams such as an additional 60 wet slips (ability to add 72 more if desired), potential to develop an additional 27,252 RSF of commercial space, plus dry boat storage yard for up to 60 boats.

Alameda Master Plan



Alameda Marina

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