

2394

MARINER SQUARE, ALAMEDA, CA

FOR SALE



**Floating Home Marina &
Boat Slips + Adjacent Land**

OFFERING MEMORANDUM

NEWMARK

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CONFIDENTIALITY & CONDITIONS

Newmark (the "Agent") has been engaged as the exclusive representative for the Sale of 2394 Mariner Square, Alameda, Ca. (the "Property") by 'Ownership' (the "Seller" and/or "Lessor").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (September 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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EXECUTIVE SUMMARY

Completed in 1968, the Barnhill Marina & Boatyard, is located prominently on the Alameda waterfront with expansive views of Oakland's Jack London Square, downtown, and picturesque Oakland hills. The property is comprised of multiple parcels totaling over 6.546 Acres spanning over land and water, and a unique 41-slip floating home marina with 16 boat slips. The land portion is approximately ±4.3 Acres and includes ample parking, offices, common areas for the marina tenants, container storage, mini-storage units, and an office/flex building.

The property is zoned MX - Mixed Use, but in collaboration with the City of Alameda, the land portion could potentially be updated for a variety of uses including, commercial & residential, hospitality, self storage, and a variety of other residential, commercial or light industrial uses.

PROPERTY INFORMATION

Property Address	2394 Mariner Square Alameda, CA
APN	74-1363-1 74-1363-2 74-1363-3 74-1363-6
City & County	Alameda, Alameda
Zoning	<ul style="list-style-type: none">• M-2• Heavy Industrial District• 45' Height Limit- adjacent to R District• Opportunity Zone – No
Current Use	Land/Boatyard: Parking, Storage, Offices, Marina Supporting Facilities & Marina Community Room Water: Marina & Boat Slips

SQUARE FOOTAGE

Building	±11,684 SF
Land	132,746 SF/3.05 Acres
Parking Spaces	64 Parking Spaces (63 Standard, 1 Handicap)

PLEASE CONTACT LISTING TEAM FOR SALES PRICE

The Marina

The Marina portion of the property consists of 41 Slips for Floating Homes, and 20 Slips for Boats. Currently, all 41 Floating Home Slips and 16 boat slips are 100% Occupied. Four (4) of the Boat Slips are not rentable due to shallow water. The Marina was recently inspected and requires a large amount of updates to the infrastructure with short term and longer term infrastructure needs. A copy of the report is available as part of the Due Diligence package.

The Land

The "Boatyard", or Landside portion, spans over approximately ±4.3 acres adjacent to the Marina from Mariner Square drive. The Posey Tube, an underwater tunnel connecting Alameda to Oakland, runs below the Western Portion of the property and may not be covered with a permanent structure by right of an easement. There are also several Utility easements adjacent to the Posey Tube, leaving the Eastern Portion of the property available for development.

NOTE: The land acreage stated is approximate. Buyer is advised to conduct its own investigation to confirm the actual acreage of the portion being offered.



Jack London Square

Posey Tube to Oakland

Downtown Oakland

2394
MARINER SQUARE, ALAMEDA, CA

Alameda, California

Alameda, California, offers a rare blend of small-town charm and modern convenience, making it a prime destination for real estate investment. Nestled between Oakland and San Francisco, this island city boasts stunning waterfront views, tree-lined streets, and a strong sense of community. With its excellent public schools, historic architecture, and easy access to major Bay Area job centers, Alameda is ideal for families, professionals, and retirees alike. Its vibrant local scene—including boutiques, farmer's markets, and top-rated restaurants—adds to the area's growing appeal.

PROPERTY OVERVIEW

The Barnhill Marina & Boatyard is prominently situated along the Alameda Waterfront and easily identifiable by the iconic concrete silos on the landside and the colorful floating homes along the waterfront. This unique offering is comprised of several parcels that can be realigned to provide a clearer separation of uses. The City of Alameda views this marina and landside development opportunity as a high priority location by continuing to provide housing to the 41 floating homes and by also supporting uses that activate the waterfront while also providing public access to the waterfront.

An ALTA survey is in development and will illustrate easement, parcel locations, that are in-place at the property which should be considered for future development and site-planning.

The offering is ideally located within 1 mile to two major shopping centers, the Webster Street commercial district and farmers market, College of Alameda, Regional Ferry and Water Taxi service, Jack London Square, and Downtown Oakland. The major redevelopment at the former Naval Air Station, Alameda Point is also within 1 mile of the property that is currently delivering new housing and 120,000 square feet of a variety of uses including sports facilities, distilleries, breweries, and a wide variety of commercial activities that employ over 1,000 people. The development is comprised of multiple phases, but is proving to be a strong economic driver and smart reuse of a former military property. redevelopment at the former Naval Air Station, Alameda Point is also within 1 mile of the property that is currently delivering new housing and 120,000 square feet of a variety of uses including sports facilities, distilleries, breweries, and a wide variety of commercial activities that employ over 1,000 people. The development is comprised of multiple phases, but is proving to be a strong economic driver and smart reuse of a former military property.

PARCEL MAP

Opportunity Site:

APNs:

- 1) 74-1363-1
- 2) 74-1363-2
- 3) 74-1363-3
- 6) 74-1363-6

Concrete Silos are currently used as
Rental Storage

Marina:

Marina Consists of 41 Slips for
Floating Homes
20 Total Slips for Boats
(currently 4 Slips not are not rentable
due to shallow water)

Note: The shaded parcel overlay
is approximate and provided for
illustrative purposes only. Buyer
should independently verify all
parcel boundaries and dimensions.



2394
MARINER SQUARE, ALAMEDA, CA

AERIAL PHOTOS

VIEW LOOKING WEST OVER BARNHILL MARINA & BOATYARD/LANDSIDE PROPERTY



(Not part of Offering)

Oakmont of Mariner Point -
Senior Living
(Not part of Offering)

VIEW LOOKING NORTH OVER THE BARNHILL MARINA, WITH
DOWNTOWN OAKLAND IN THE BACKGROUND



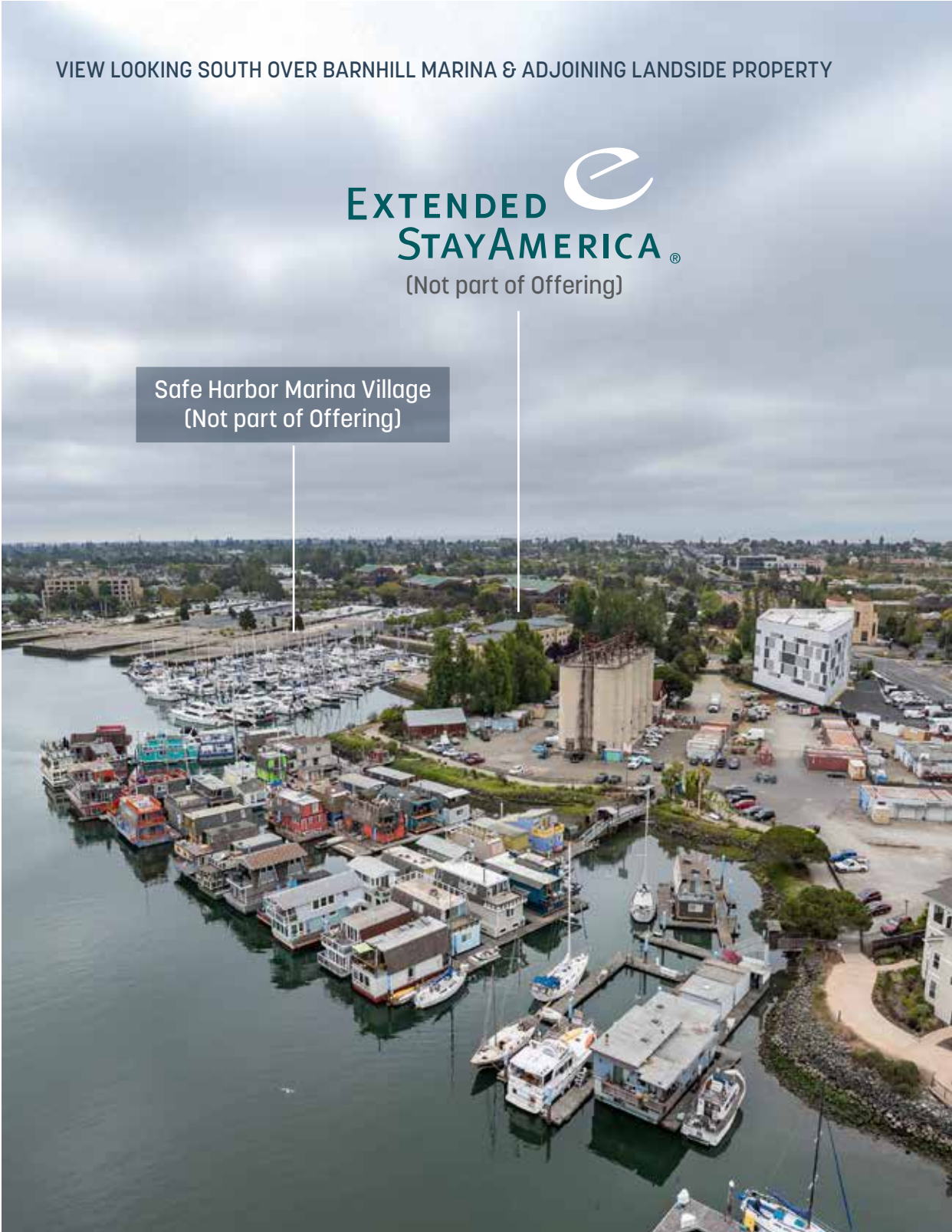
VIEW LOOKING NORTH OVER THE LANDSIDE PORTION, WITH
THE NEIGHBORING EXTENDED STAY AMERICA HOTEL IN THE
FOREGROUND



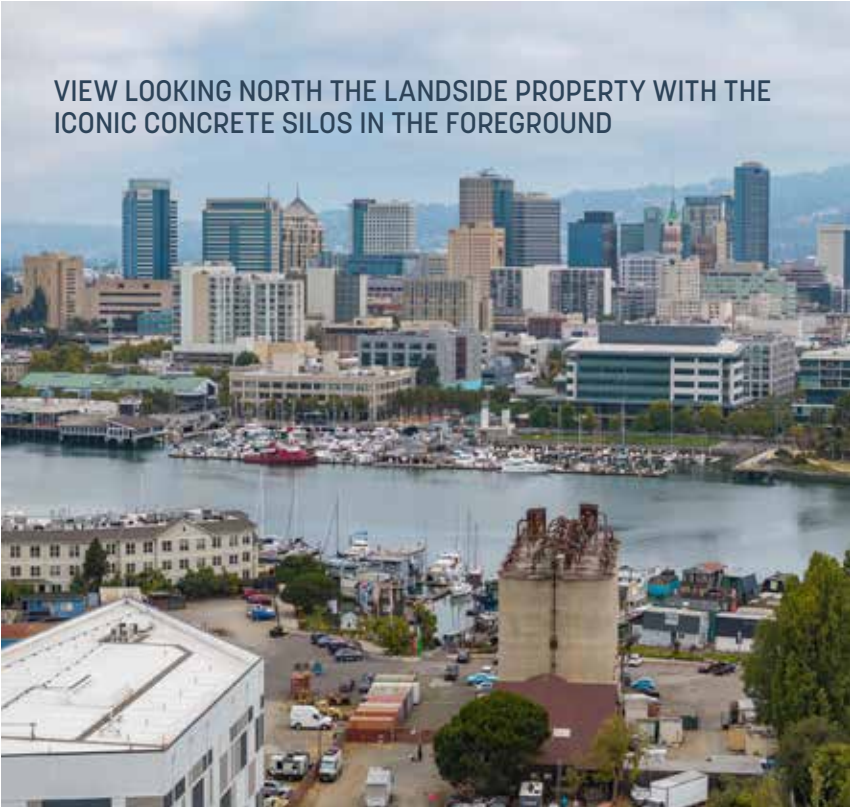
VIEW LOOKING SOUTH OVER BARNHILL MARINA & ADJOINING LANDSIDE PROPERTY

EXTENDED
STAYAMERICA®
(Not part of Offering)

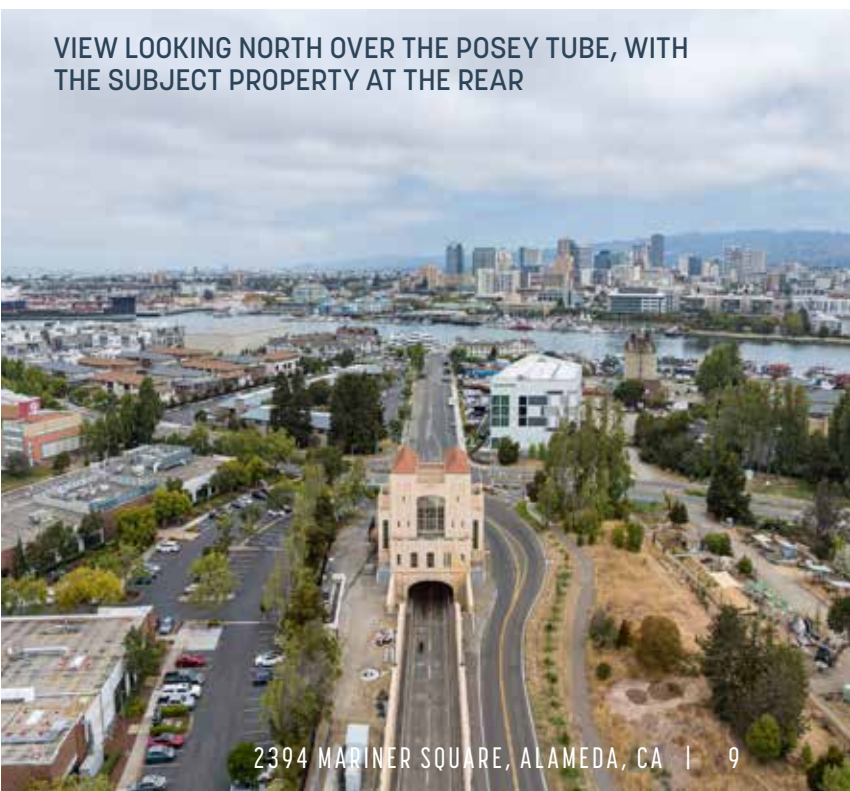
Safe Harbor Marina Village
(Not part of Offering)



VIEW LOOKING NORTH THE LANDSIDE PROPERTY WITH THE
ICONIC CONCRETE SILOS IN THE FOREGROUND



VIEW LOOKING NORTH OVER THE POSEY TUBE, WITH
THE SUBJECT PROPERTY AT THE REAR

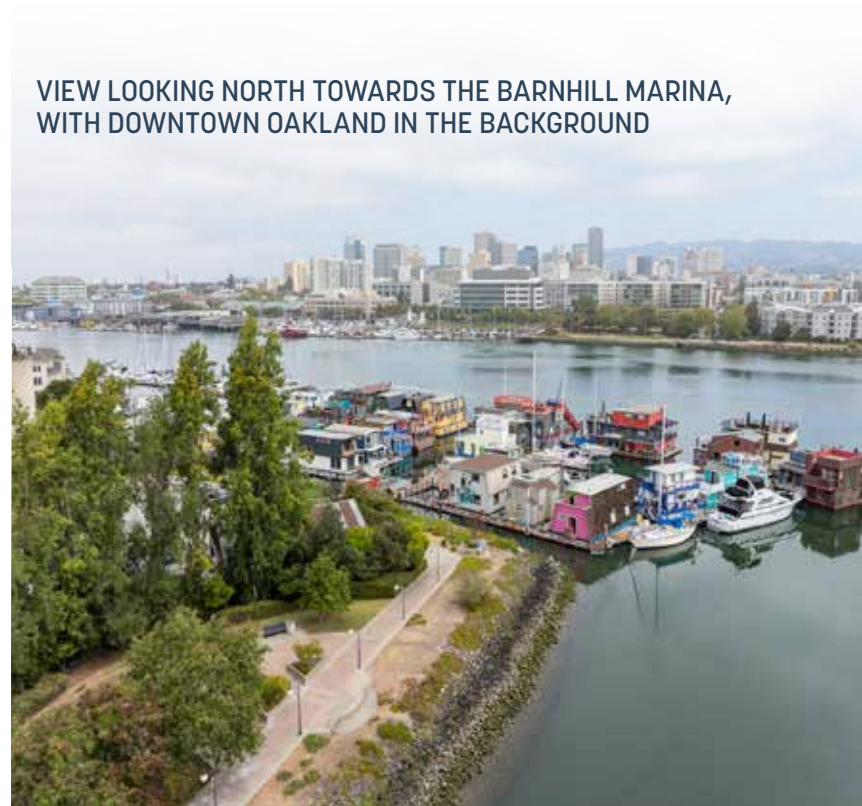


AERIAL PHOTOS



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VIEW LOOKING NORTH TOWARDS THE BARNHILL MARINA,
WITH DOWNTOWN OAKLAND IN THE BACKGROUND



VIEW LOOKING SOUTH TOWARDS THE BARNHILL MARINA,
WITH THE NEIGHBORING OAKMONT OF MARINER POINT SENIOR HOUSING
AND ALAMEDA IN THE BACKGROUND

THE BOAT SLIPS IN THE FOREGROUND ARE NOT INCLUDED IN THIS OFFERING

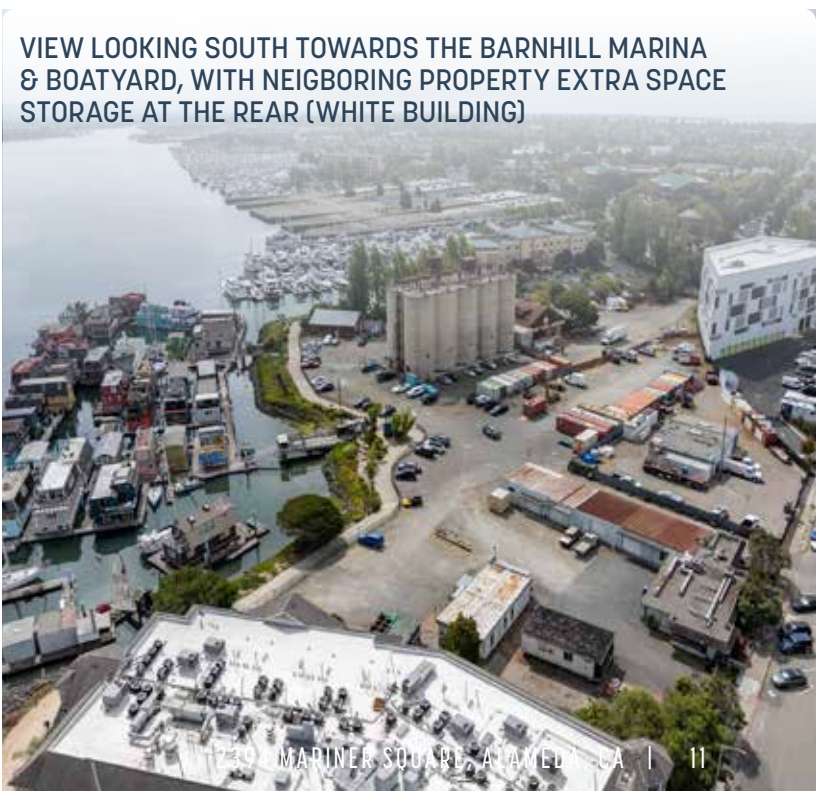
VIEW LOOKING SOUTH TOWARDS THE BARNHILL MARINA AND ADJACENT PROPERTIES



VIEW LOOKING WEST TOWARDS THE BARNHILL MARINA,
WITH DOWNTOWN SAN FRANCISCO IN THE BACKGROUND

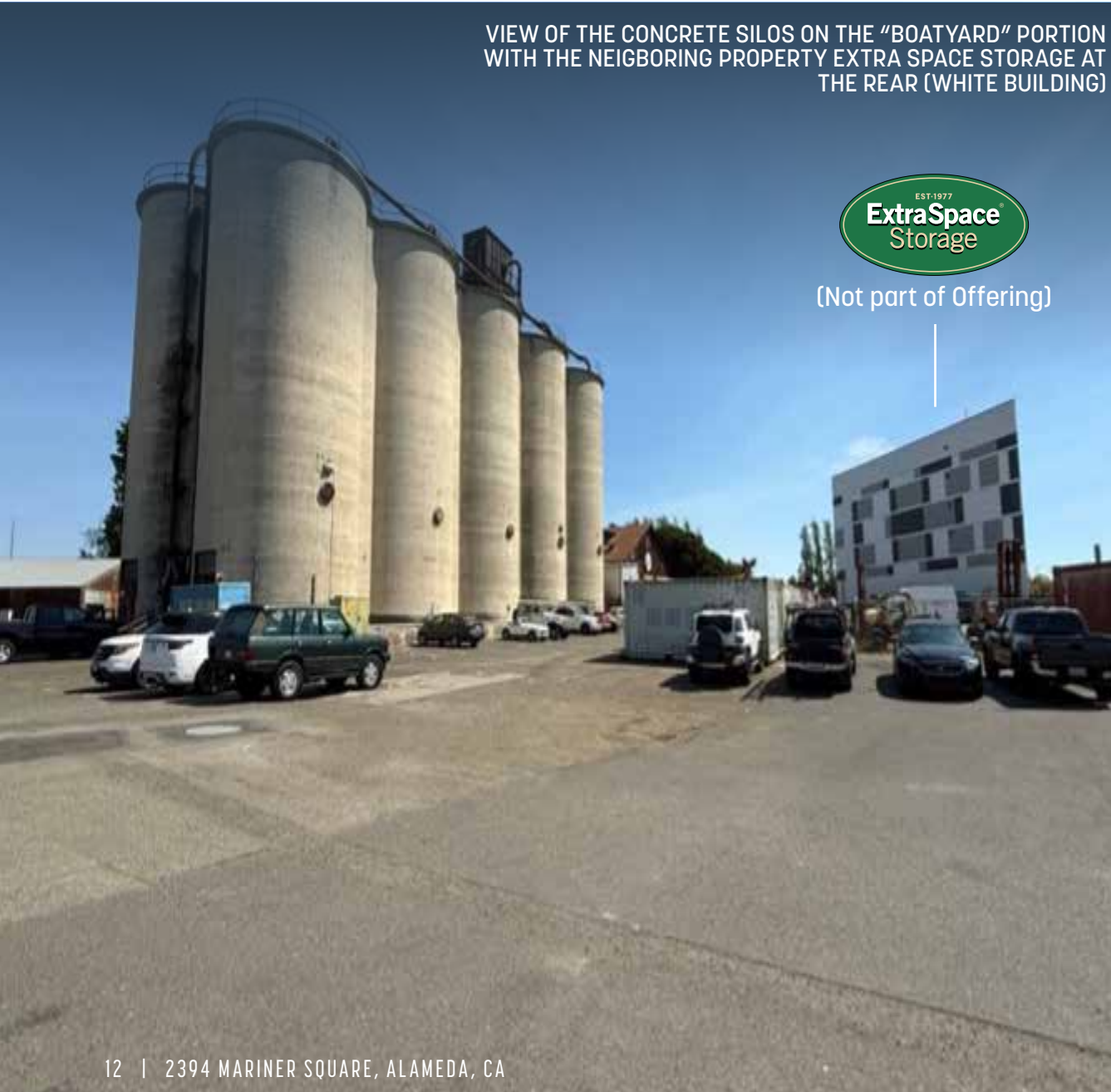


VIEW LOOKING SOUTH TOWARDS THE BARNHILL MARINA
& BOATYARD, WITH NEIGHBORING PROPERTY EXTRA SPACE
STORAGE AT THE REAR (WHITE BUILDING)



EXTERIOR PHOTOS

VIEW OF THE CONCRETE SILOS ON THE "BOATYARD" PORTION
WITH THE NEIGHBORING PROPERTY EXTRA SPACE STORAGE AT
THE REAR (WHITE BUILDING)



(Not part of Offering)

VIEW OF THE MARINA AND PUBLIC ACCESS



VIEW OF THE MARINA AND PUBLIC ACCESS



VIEW OF WALKWAY TO FLOATING HOMES



OFFICE BUILDING ALONG MARINER SQUARE





75

Very Walkable

Most errands can be accomplished on foot



69

Good Transit

Many nearby public transportation options



84

Very Bikeable

Biking is convenient for most trips

AERIAL MAP



AMENITIES MAP

Alameda offers beautiful beaches, scenic parks, and a charming downtown filled with local shops, cafés, and restaurants. Residents enjoy top-rated schools, easy access to public transit and ferries, and a strong sense of community. It's a peaceful island retreat with all the conveniences of Bay Area living.

 RESTAURANTS
 HOTELS



2394
MARINER SQUARE, ALAMEDA, CA



Marina Village
Office Park

BROOKLYN
BASIN

Research Park
at Marina Village

2394

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