



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

253 4th Street Oakland, CA

MAJOR PRICE REDUCTION

Charming Commercial Building Filled With Unique Creative Spaces Available for Sale

Three Story Commercial Building with Mezzanine Located in Oakland's Historic Jack London Square

\$3,300,000
~~**\$6,000,000**~~
\$267/SF Building
\$147

Building: ±22,500 SF
Lot: ±7,500 SF
Year Built: 1923

Square footages were obtained from public record.
Square footage should be verified independently by Buyer.



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253 4th Street Property Summary

~~\$6,000,000~~
\$3,300,000



California Capital & Investment Group is pleased to present this rare opportunity to acquire a 3-story commercial property ideally located in Oakland's Historic Jack London Square submarket. The site is located on a highly desirable corner and consists of a +/- 22,500 SF building sitting on a +/- 7,500 SF lot. There are 11 suites with approximately 6 tenants on month-to-month leases. 5 suites are vacant. This property provides a buyer with the ultimate flexibility to rehabilitate the current creative workspaces and lease to tenants or for an owner/user to locate its business at the property. The flexible zoning also makes a conversion to residential an interesting possibility.

Property Details

Address: 253 4th Street,
Oakland, CA 94607

County: Alameda

**Assessor Parcel
Number:** 1-153-15

Year Built: ±1928

Building Size: ±22,500 SF

Lot Size: ±7,500 SF

Zoning: D-DT-C
Downtown General
Commercial Zone



Buyer should verify any potential historic designation for the property with the City of Oakland and any other appropriate governmental agencies.



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Property Highlights

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- Three story commercial building with mezzanine. Zoning provides great flexibility for the property including potential conversion to a mixed use residential & commercial building.
- Many suites have beautiful, exposed brick and hardwood floors.
- Excellent corner location in Historic Jack London Square.
- Suites have large windows which provide abundant natural light and amazing views.
- Large freight elevator.
- Roof replaced in 2015 and repaired in 2021.
- Seismic work completed in the 90's.
- 2 roll up doors
- Surrounded by new multi-unit residential developments.
- Walking distance to great breweries, restaurants and entertainment.

Seller's Description of the Construction Type :

Reinforced concrete foundation with steel reinforcement in the columns, unreinforced brick walls and wooden ibeams connected to the columns. The seismic upgrade connected the walls to the existing floor joists. The parapet wall has been reinforced by being connected to the existing roof structure.

Links

[Assesor's Map](#)

[Parcel Information](#)

[Building Sketch](#)

[Zoning : D-DT-C](#)

[Downtown General
Commercial Zone](#)



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Rent Roll

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253 4th Street, Oakland Ca 94607 - Redacted Rent Roll

* Please note that all square footages are approximate and should be verified independently by all parties.

STE	Size (SF)	Monthly Rent	Annual Rent	Lease Start	Lease EXP	Lease Type
101, 102, 105	5,235	\$3,100	\$37,200	March, 2011	MTM	IG
104	2,792	\$0	\$0	VACANT	VACANT	VACANT
301	1,861	\$1,300	\$15,600		MTM	IG
302	512	\$0	\$0	VACANT	VACANT	VACANT
303	1,745	\$1,000	\$12,000	July, 1989	MTM	IG
304	3,025	\$1,600	\$19,200	June, 2010	MTM	IG
401	2,792	VACANT	VACANT	VACANT	VACANT	VACANT
402	1,047	VACANT	VACANT	VACANT	VACANT	VACANT
403	1,687	\$1,000	\$12,000	July, 1991	MTM	IG
404	902	\$800	\$9,600	October, 2011	MTM	IG
405	902	\$0	\$0	VACANT	VACANT	VACANT
	22,500	\$8,800	\$105,600			



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Aerial Map



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**253 4th Street
Oakland, CA**

Cash Flow - Income & Expenses 2022

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\$3,300,000



Cash Flow - Last year
1/1/2023 through 12/31/2023

Category	4th St
INCOME	
Rents Received	120,498.00
TOTAL INCOME	120,498.00
EXPENSES	
Cleaning and Maintenance (Rental)	5,932.70
Legal & Professional Fees (Rental)	
Accounting	2,584.81
TOTAL Legal & Professional Fees (...)	2,584.81
Rental Insurance (Rental)	10,509.50
Repairs (Rental)	21,868.58
Taxes (Rental)	20,995.02
Utilities (Rental)	8,933.02
TOTAL EXPENSES	70,823.63
TRANSFERS	
FROM Checking	6,000.00
TO Deposits -Rentals	-6,000.00
TOTAL TRANSFERS	0.00
OVERALL TOTAL	49,674.37



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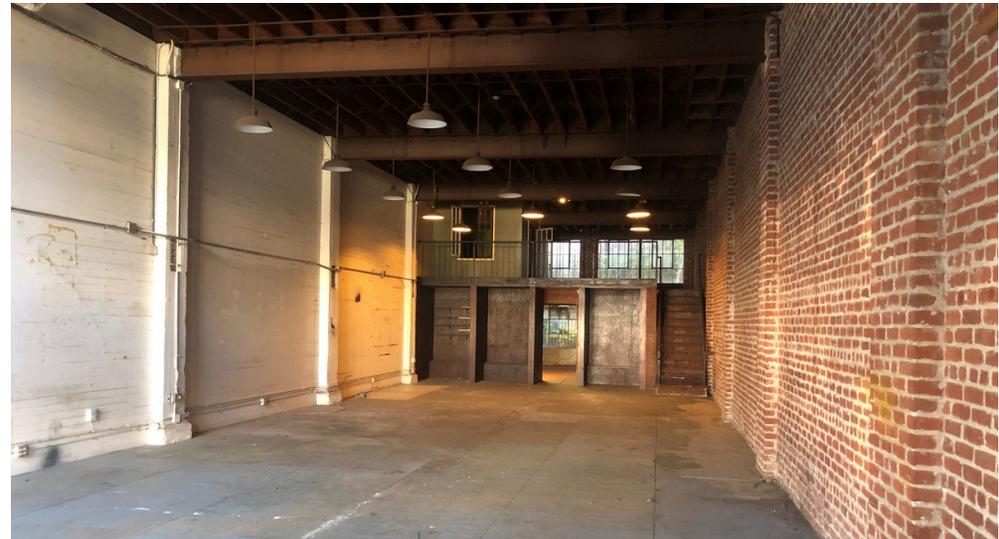
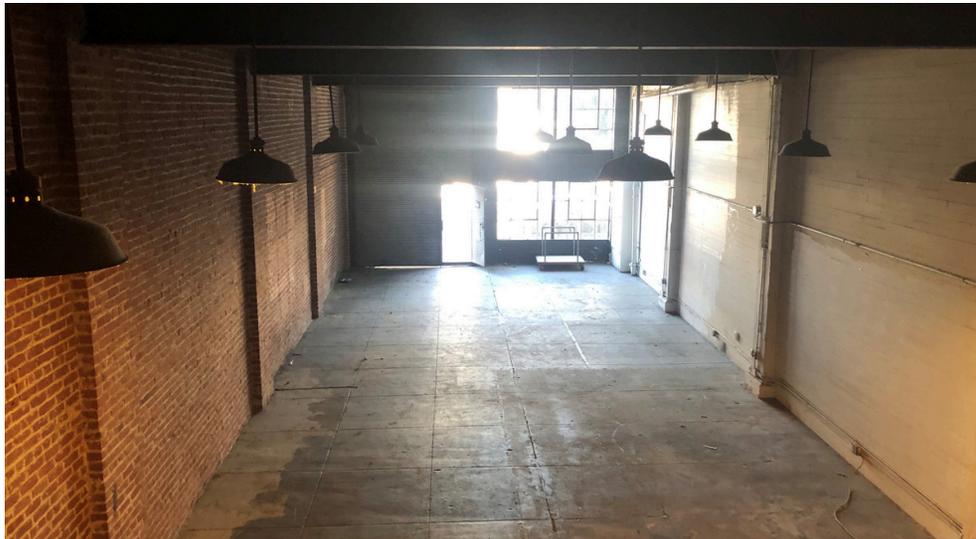
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Ground Floor Interior Photos

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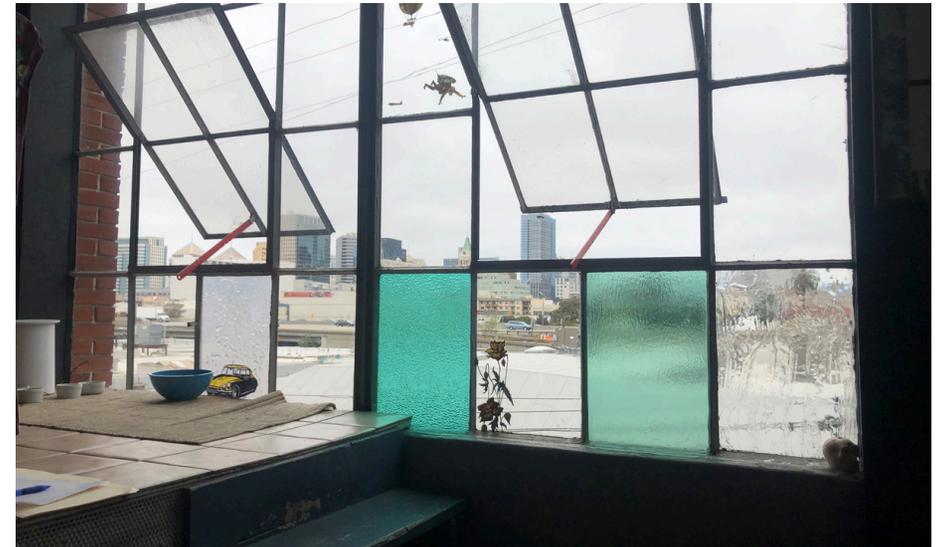
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Interior Photos

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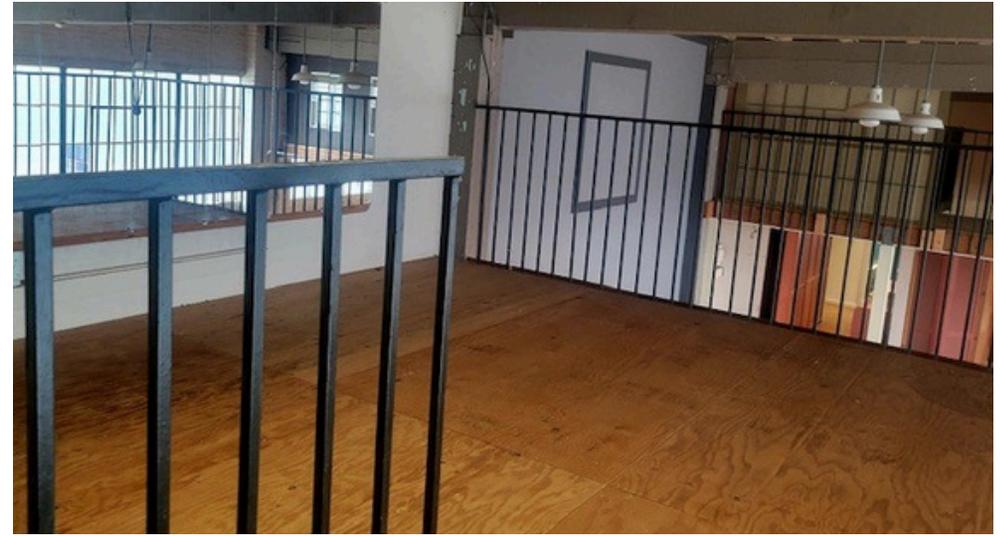
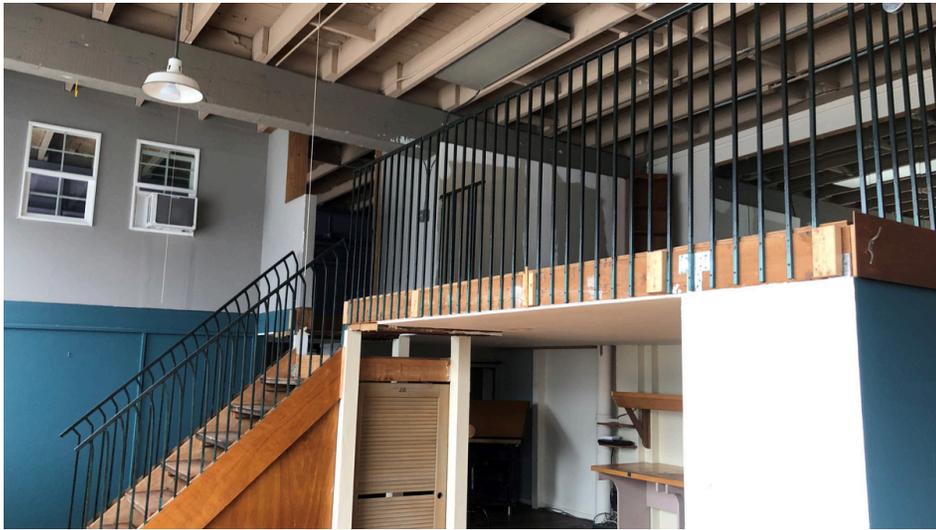
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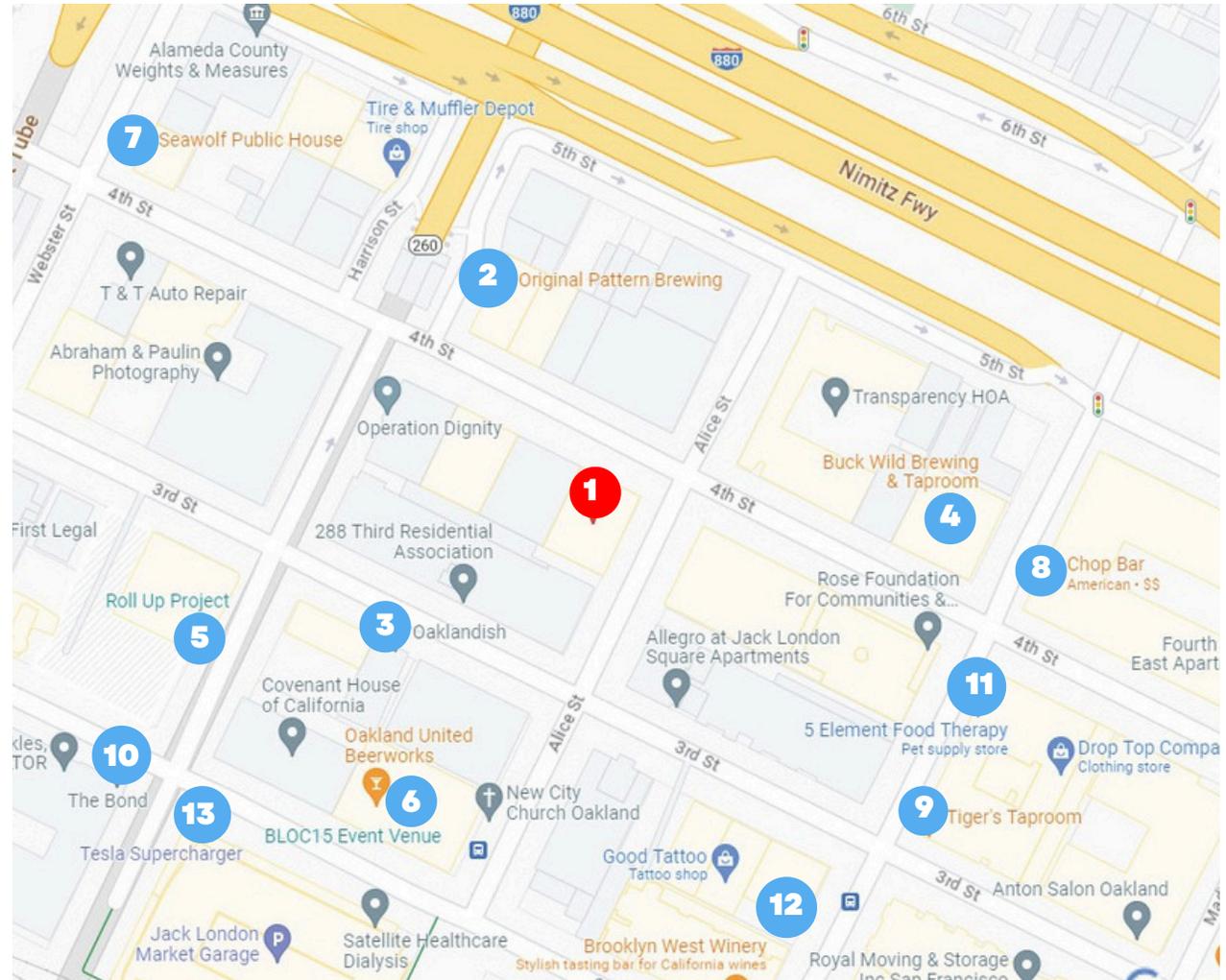
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Location Overview Landmarks and Amenities

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- 1. 253 4th Street**
- 2. Original Pattern Brewing**
- 3. Oaklandish**
- 4. Buck Wild Brewing & Taproom**
- 5. Roll Up Project: Art Gallery**
- 6. Oakland United Beerworks**
- 7. Seawolf Public House**
- 8. Chop Bar American Restaurant**
- 9. Tiger's Taproom**
- 10. TheBond: Boutique Condos**
- 11. 5 Element Food Therapy: Pet Supplies**
- 12. Brooklyn West Winery**
- 13. Tesla Supercharge Station**



- Walker's Paradise: 87
- Good Transit Score: 57
- Biker's Paradise Score: 68



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