

10345-10441 EDES AVENUE
& 581 105TH AVENUE / Oakland, CA

OFFERING MEMORANDUM



FOR MORE INFORMATION, PLEASE CONTACT

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Offering Overview

/ 10345, 10441 Edes Ave & 581 105th Ave, Oakland, CA

PROPERTY	BUILDING/IMPROVEMENTS	LOT SIZE	ASKING RATE	AVAILABILITY
10441 Edes Ave	9,000 SF Warehouse	23,552 SF	\$15/SF/YR	For Sale / For Lease
10345 Edes Ave	6,300 SF Warehouse	15,682 SF	\$15/SF/YR	For Sale / For Lease
581 105th Ave	2,112 SF SFR	24,829 SF	\$.50/SF/MO	For Sale / For Lease

EXECUTIVE SUMMARY

Tyler Abraham is pleased to present a three-parcel industrial offering consisting of **10441 Edes Avenue, 10345 Edes Avenue, and 581 105th Avenue in Oakland, California**. Together, the contiguous properties comprise approximately **64,033 square feet of land, or 1.47 acres**, with approximately **15,300 square feet of industrial warehouse space**.

The offering provides a flexible combination of warehouse space, paved yard area, outdoor storage, vehicle parking, and operational space. The properties may be **purchased or leased individually, in combination, or as a complete offering**, allowing users and buyers to tailor the site to their specific needs.

The properties are located in **East Oakland with convenient access to the region's major transportation and industrial corridors**. The site is located within Oakland's **CIX Commercial Industrial Mix zoning district**, a designation intended to accommodate a broad mix of commercial and industrial establishments, providing flexibility for a variety of industrial and business uses.

The properties are being offered **for sale or lease**, with sale pricing to be determined. **Seller financing and other creative financing structures are available for qualified buyers**.

10345 Edes Avenue
/ Oakland, CA

10441 Edes Avenue
/ Oakland, CA

581 105th Avenue
/ Oakland, CA



Zoning & Planning

/ CIX-2 COMMERCIAL INDUSTRIAL MIX-2

The properties are zoned **CIX-2 Commercial Industrial Mix-2 with an S-19 Combining Zone** under the City of Oakland Planning Code. The CIX-2 district is intended to create, preserve, and enhance industrial areas appropriate for a wide variety of commercial and industrial establishments. The zoning is designed to accommodate industrial operations while also allowing a range of supporting commercial activities.

SELECTED INDUSTRIAL USES

The Oakland Planning Code recognizes a broad range of industrial activity classifications applicable within its industrial zoning framework, including:

- » Warehousing, Storage Distribution
- » Construction Operations
- » Custom Manufacturing
- » Light Manufacturing
- » General Manufacturing
- » Trucking and Truck-Related Activities
- » Freight and Transportation-Related Activities
- » Other Commercial and Industrial Uses permitted or conditionally permitted under the CIX-2 zoning regulations

DISCLAIMER

Zoning and planning information is based on records and regulations published by the City of Oakland and is provided for informational purposes only. Permitted and conditionally permitted uses, operating requirements, development standards, and required approvals may vary depending upon the specific proposed use. Prospective buyers and tenants should independently verify all zoning and land-use requirements with the City of Oakland.

10441 Edes Avenue

/ Oakland, CA

EXECUTIVE SUMMARY

10441 Edes Avenue is an approximately **9,000 square foot industrial warehouse situated on a 23,552 square foot paved lot**. The property offers a functional combination of warehouse space, paved yard area, vehicle access, and outdoor operational space.

The building is well suited for industrial users seeking a standalone facility with meaningful land area in addition to warehouse space. The paved site provides flexibility for parking, equipment, materials, fleet operations, and other business needs, subject to applicable City requirements.

PROPERTY HIGHLIGHTS

- » Approximately **9,000 SF Warehouse**
- » Approximately **23,552 SF Paved Lot**
- » Significant paved yard area
- » Multiple roll-up doors
- » Industrial warehouse configuration
- » Vehicle and equipment access



9,000 SF
Industrial Warehouse



23,552 SF
Paved Lot



\$15/SF/YR IG
Lease Rate

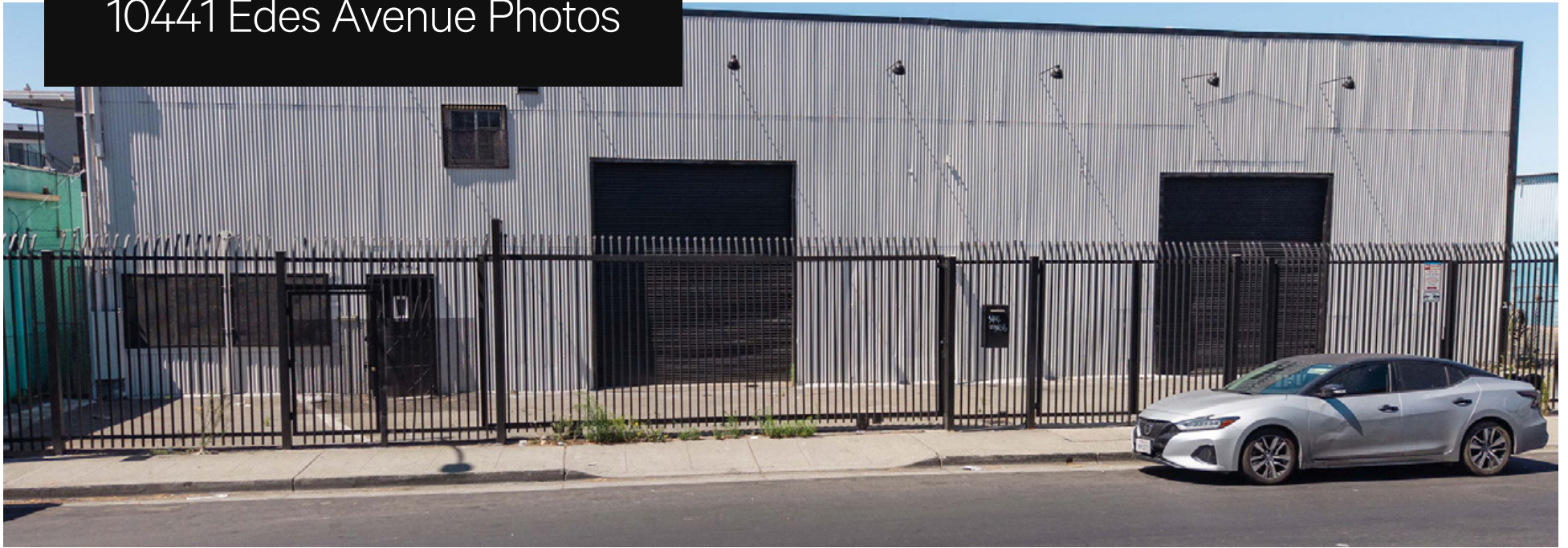


Call Agent
Sale Price



10441 Edes
Avenue
Oakland, CA

10441 Edes Avenue Photos



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10345 Edes Avenue

/ Oakland, CA

EXECUTIVE SUMMARY

10345 Edes Avenue is an approximately **6,300 square foot industrial warehouse situated on a 15,682 square foot paved lot**. The property offers a functional warehouse configuration with substantial paved exterior area for vehicle circulation, parking, equipment, and outdoor operations.

The property can function as a standalone industrial facility or be combined with the adjacent parcels to create a larger operating footprint. Its combination of warehouse space and paved land provides flexibility for a wide range of industrial users.

PROPERTY HIGHLIGHTS

- » Approximately **6,300 SF Warehouse**
- » Approximately **15,682 SF Paved Lot**
- » Large roll-up door
- » Functional industrial warehouse layout
- » Paved yard and circulation area
- » Vehicle and equipment access



6,300 SF
Industrial Warehouse



15,682 SF
Paved Lot



\$15/SF/YR IG
Lease Rate

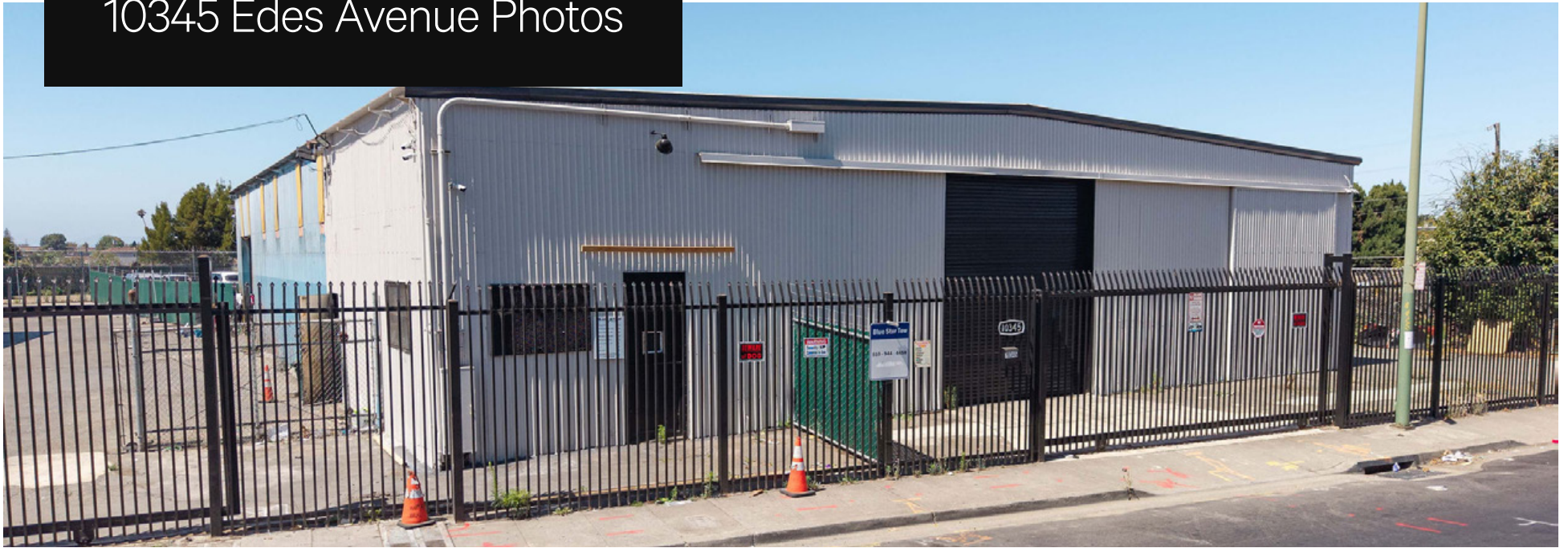


Call Agent
Sale Price



10345 Edes
Avenue
/ Oakland, CA

10345 Edes Avenue Photos



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581 105th Avenue

/ Oakland, CA

EXECUTIVE SUMMARY

105th Avenue is a **24,829 square foot paved parcel** improved with a **2,112 square foot single-family residence** at the street frontage and a large paved rear yard of approximately **15,300 square feet**.

The rear portion of the property provides substantial outdoor space suitable for vehicle parking, equipment storage, materials, fleet operations, and other industrial yard uses, subject to applicable City requirements. For lease, the paved rear yard is currently available. In a sale, the entire parcel, including the residence, is included.

PROPERTY HIGHLIGHTS

- » Approximately 15,300 SF Paved Lot
- » 2,112 SF Single-Family Residence
- » Large paved outdoor storage operational area
- » Vehicle and equipment access
- » Flexible industrial yard configuration



15,300 SF
Paved Lot



\$.50/SF/MO IG
Lease Rate



Call Agent
Sale Price



581 105th
Avenue

The image is an aerial photograph of a residential neighborhood in Oakland, CA. A specific lot, 581 105th Avenue, is highlighted with a dashed white border. This lot is currently vacant and covered in dry grass. To the left of the highlighted lot is a two-story house with a green roof and light-colored siding. To the right is a long, narrow lot with a small, open-sided structure. In the foreground, there is a large paved parking area containing several vehicles, including a white box truck, a white pickup truck, and several cars. A chain-link fence runs along the bottom and right sides of the parking area. The background shows a dense residential area with many houses and trees under a clear sky.

/ Oakland, CA

581 105th Avenue Photos





INTERSTATE
CALIFORNIA
880

Interstate 880

SITE

San Leandro St

MADISON PARK
ACADEMY

COSTCO
WHOLESALE

THE HOME DEPOT

Walmart

BURGER KING

F.H. DAILEY
CHEVROLET

WELLS FARGO

Wendy's

ROSS
DRESS FOR LESS

WING STOP

Carl's Jr.

WELLS FARGO

Foods Co

planet fitness

HAPPY DONUTS

FITNESS 19

STARBUCKS

SPROUTS
FARMERS MARKET

IHOP

85°C
Cafe

McDonald's

CVS
pharmacy

Just Food For Dogs

pet food express

SAFeway

BMO Bank

GROCERY OUTLET
pagan market

PAPA JOHN'S
PIZZA

SAN
LEANDRO
HIGH
SCHOOL

SAN LEANDRO
CHEVROLET | DODGE | Jeep | RAM

SAN LEANDRO
HONDA | HONDA

MEN'S WEARHOUSE

NIKE
CLEARANCE STORE

STARBUCKS

FLOOR DECOR
TILE • WOOD • STONE

NORDSTROM rack

Marshall's

BANANA REPUBLIC

TESLA
CHARGER

FIVE GUYS
BURGERS and FRIES

GAP
FACTORY

SEPHORA

ANN TAYLOR
FACTORY STORE

FedEx
Office Print

THE FORD STORE
SAN LEANDRO

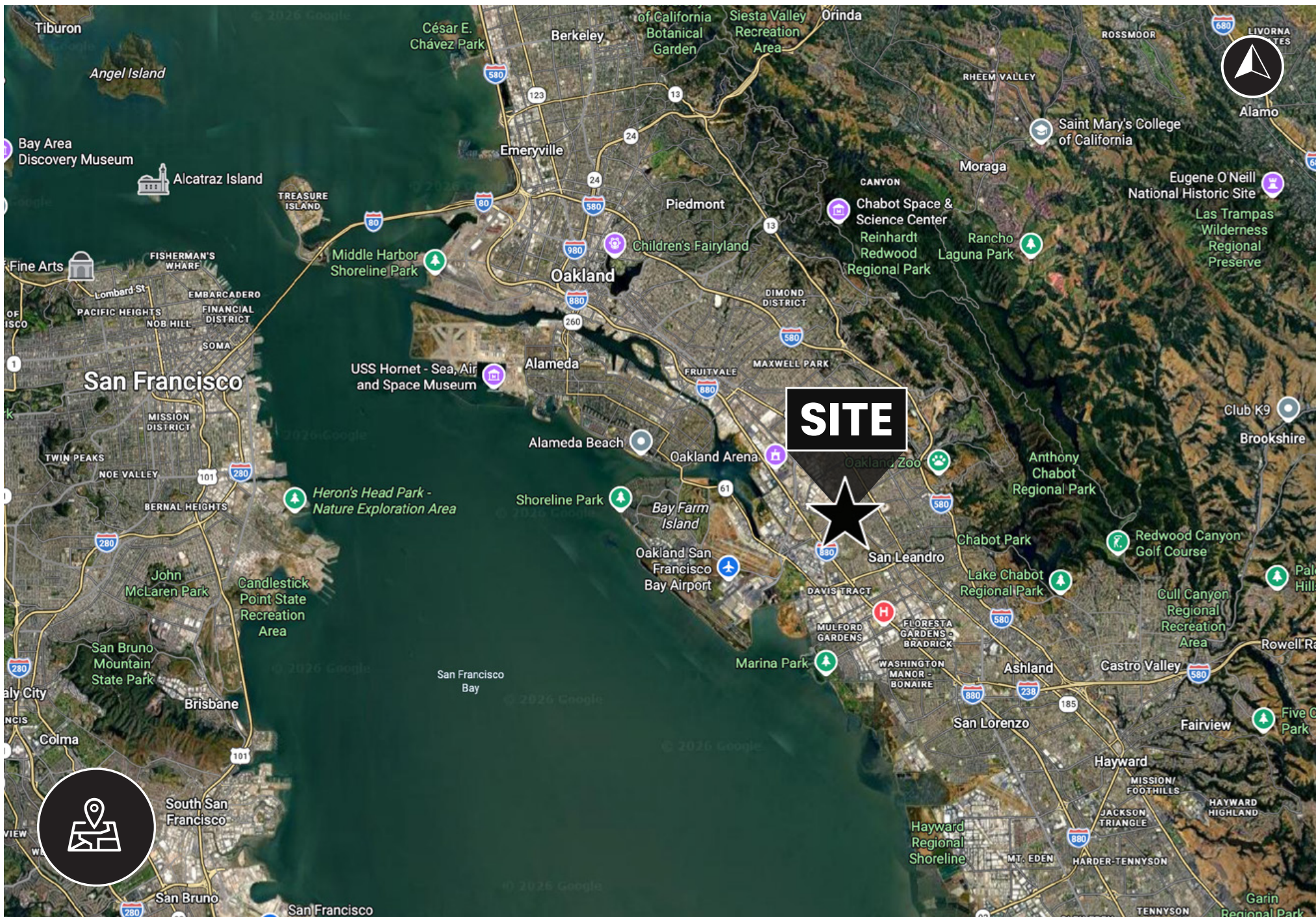
INTERSTATE
CALIFORNIA
880

OAKLAND, CALIFORNIA

Oakland is one of the Bay Area's principal employment, transportation and cultural centers, strategically positioned on the eastern shore of San Francisco Bay. The city combines direct access to San Francisco and Silicon Valley with extensive freeway, rail, transit, maritime and air infrastructure. Downtown Oakland serves as the city's primary business and civic center, offering a diverse mix of office, residential, government, entertainment, dining and educational uses.

Oakland's economy is supported by healthcare, transportation and logistics, construction, professional services and creative industries. Its location is particularly important to international trade and distribution, with transportation, wholesale trade, logistics and related sectors employing more than 25,000 people in Oakland. The city's combination of established employment centers, multimodal connectivity, universities, cultural institutions and diverse neighborhoods continues to reinforce its role as a major urban center within the greater Bay Area.

Statistic	Oakland
Population	443,575
Median Age	38.6
Median Household Income	\$102,235
Per Capita Income	\$62,487
Bachelor's Degree+	48.7%
Civilian Labor Force	68.6%



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