

# HARBOR BAY CLUB

200 PACKET LANDING ROAD, ALAMEDA, CALIFORNIA 94502

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

DRYSDALE  
PROPERTIES

COMMERCIAL DIVISION



[www.rkrealstate.com](http://www.rkrealstate.com)

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# 200 Packet Landing Road, Alameda, CA 94502

## EXECUTIVE SUMMARY

Berkshire Hathaway Drysdale Properties is pleased to offer buyers the opportunity to purchase the fee simple interest at 200 Packet Landing Road, Alameda, California 94502. This property is known as the Harbor Bay Club and includes a Fitness Center, Clubhouse, Junior Locker Room, Tennis Courts, Swimming Pool, Basketball Courts and Pickleball Courts on approximately 8.02 acres of land. Located in the award winning, planned unit development of Harbor Bay Isle and built directly on the San Francisco Bay with incredible views of the Bay and San Francisco. The Harbor Bay Club operation and all equipment are included in the asking price.

## PROPERTY SUMMARY

<b>ADDRESS</b>	200 Packet Landing Road Alameda, CA 94502	<b>BUILDING SIZE</b>	+/- 27,140 Square Feet
<b>APN</b>	APN 74-1332-2-2	<b>PARCEL SIZE</b>	+/- 349,351 Square Feet or 8.02 Acres
		<b>ZONING</b>	Commercial, Recreational

**SALE PRICE**

**\$11,000,000**



200 Packet Landing Road, Alameda, CA 94502

## PROPERTY HIGHLIGHTS



### RARE OPPORTUNITY

Purchase this Turn Key Fitness and Tennis Center Located Directly on the San Francisco Bay.



### BUILDING IMPROVEMENTS

Two main buildings, with a complete fitness center, locker rooms, spa and 2 dance studios. Plus a separate Junior Locker Room.



### OUTDOOR IMPROVEMENTS

Swimming Pool, Hot Tub, Tennis Courts, Pickleball Courts, Basketball Courts, Play Structure, BBQ Area.



### ZONING INFORMATION

Zoned Commercial with Recreational. There may be development possibilities. All buyers must confirm with the City of Alameda.



### LOCATION

Located in the Planned Unit Development of Harbor Bay Isle and directly on the San Francisco Bay.



### DEVELOPMENT OPPORTUNITY

Any potential development opportunity must be discussed with the City of Alameda before making an offer.



200 Packet Landing Road, Alameda, CA 94502

## CLUBHOUSE BUILDING DESCRIPTIONS

BUILD DATE	1984
CONSTRUCTION TYPE	Wood Frame
SIZE	±7,800 sf
HVAC	Full Heating Ventilation & Air Conditioning
FOUNDATION	Poured In-Place Concrete

## BUILDING ATTRIBUTES

- This building houses the Club offices and the kid's center. Offices on the first floor and second floor. The children's center is located on the Bay side on the ground floor. In the past, there was a bar and member club on the second floor.



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## FITNESS BUILDING DESCRIPTIONS

BUILD DATE	1984
CONSTRUCTION TYPE	Wood Frame
SIZE	±18,000 sf
HVAC	Full Heating Ventilation & Air Conditioning
FOUNDATION	Poured In-Place Concrete

## BUILDING ATTRIBUTES

- This building houses the fitness center. It includes a reception area, workout rooms, dance studios, locker rooms, spa, nail salon and various team member offices.



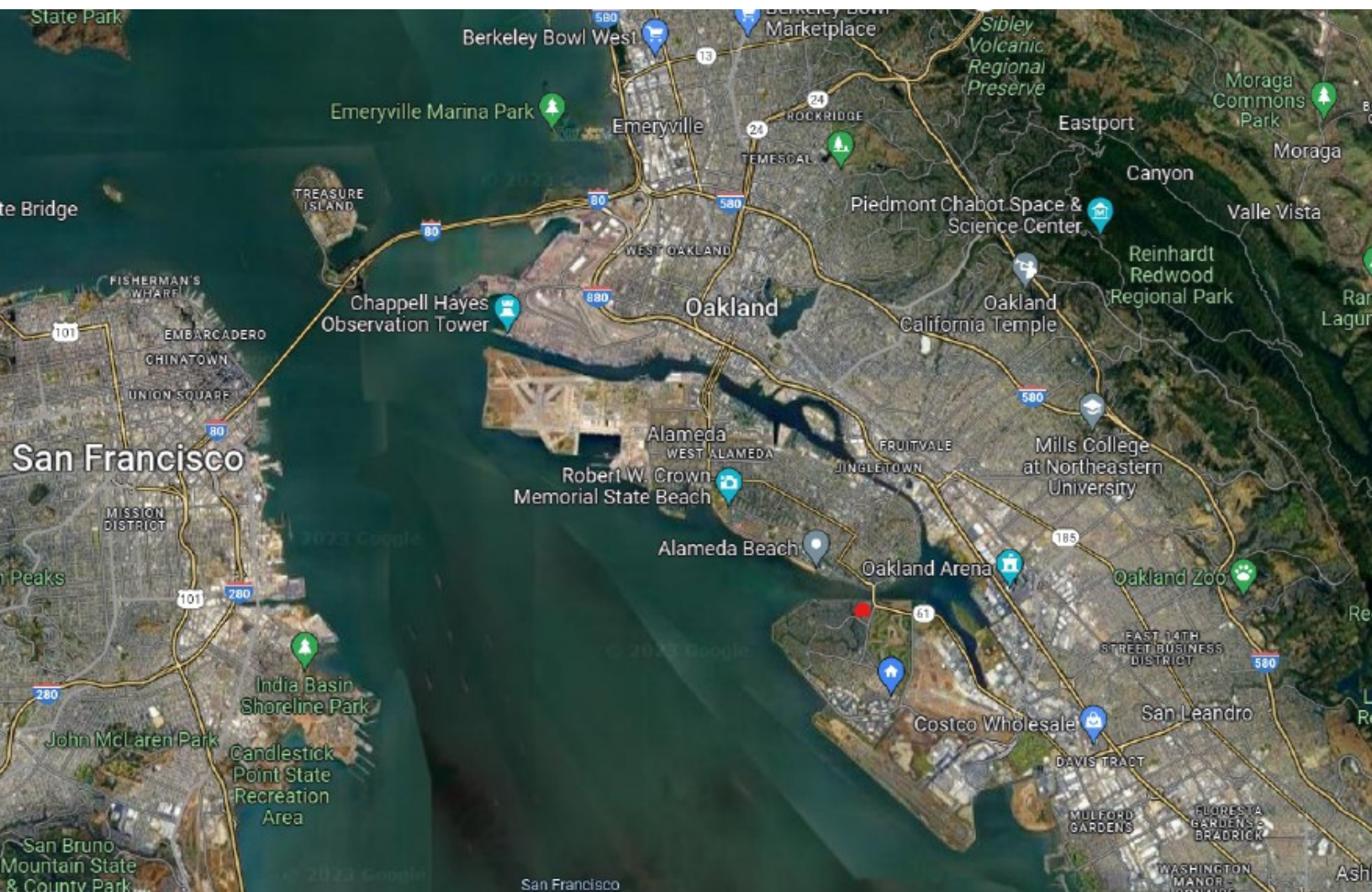
200 Packet Landing Road, Alameda, CA 94502

SITE AREA: +/- 349,351 SF or 8.02 ACRES



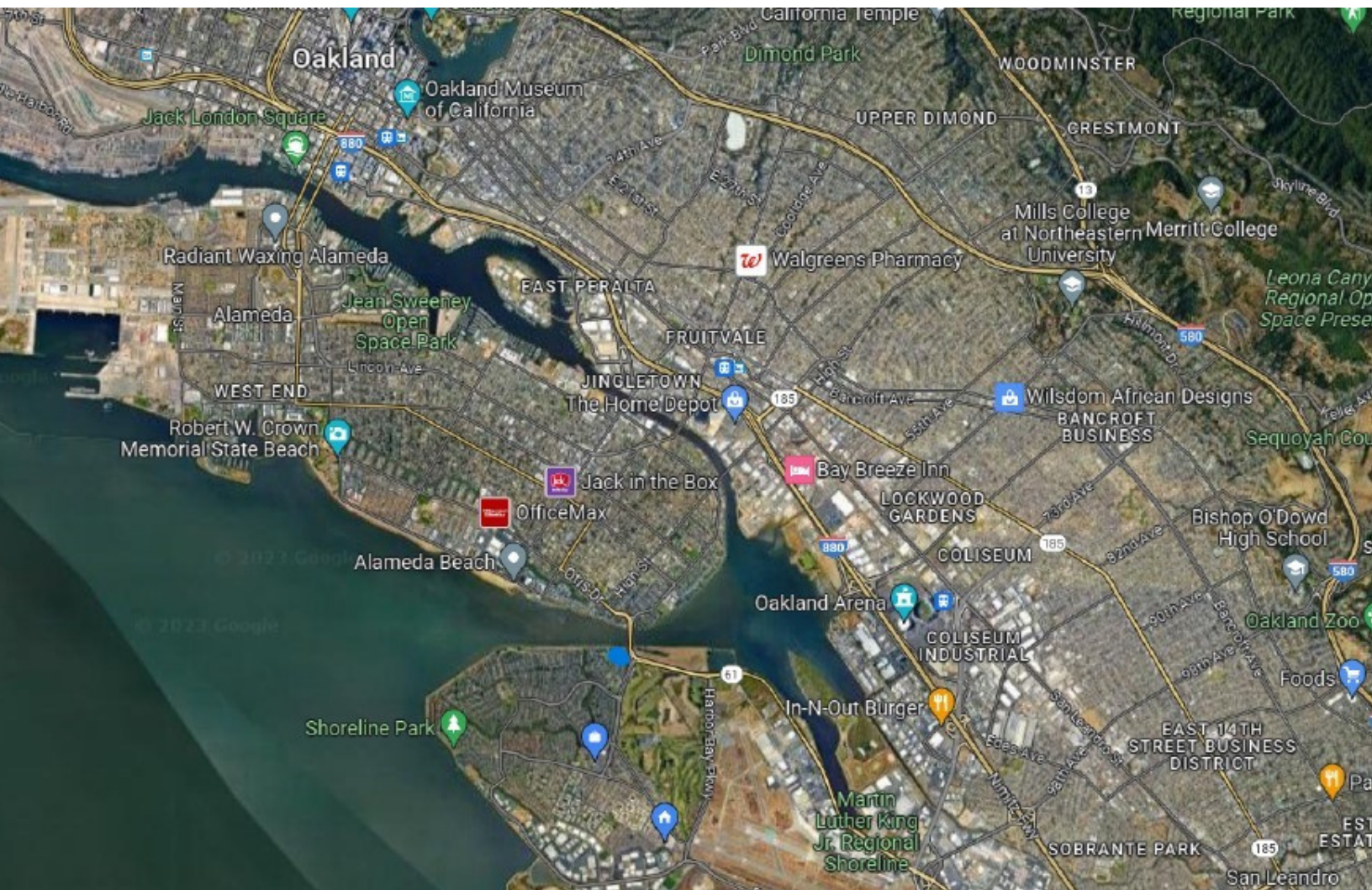
## SAN FRANCISCO BAY AREA LOCATION OVERVIEW

The San Francisco Bay Area, commonly known as the Bay Area, is a populous metropolitan area surrounding the San Francisco, San Pablo, and Suisun Bay estuaries in Northern California. The Bay Area is defined by the Association of Bay Area Governments to include the nine counties that border the aforementioned estuaries: Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano, Sonoma, and San Francisco. The core cities of the Bay Area are Oakland, San Francisco, and San Jose. Home to approximately 7.76 million people, Northern California's nine-county Bay Area contains many cities, towns, airports, and associated regional, state, and national parks, connected by a complex multimodal transportation network. The Bay Area is known for its natural beauty, progressive politics, prominent universities, technology companies, and affluence. The larger federal classification, the combined statistical area of the region which includes 14 counties, is the second-largest in California (after the Greater Los Angeles area), the fifth-largest in the United States, and the 41st-largest urban area in the world with 9.67 million people. The Bay Area's population is ethnically diverse: roughly three-fifths of the region's residents are Hispanic, Asian, African American, or Pacific Islander (with the other two-fifths being non-Hispanic White American), all of whom have a significant presence throughout the region.



## CITY OF ALAMEDA LOCATION OVERVIEW

The City of Alameda is made up of four islands and is located directly in the San Francisco Bay adjacent to the City of Oakland and directly across the Bay from San Francisco. Alameda is considered the geographic center of the SF Bay Area. It is only 12 miles west to downtown San Francisco, 38 miles south to San Jose, and 85 miles east to Sacramento. Alameda has two ferry systems, AC Transit and BART Shuttle Services. The Oakland International Airport and Small Plane North Field are located adjacent to Alameda. Alameda has a population of approximately 75,000 people within 23 square miles and there are approximately 30,000 households. The City is known for its expansive and beautiful Victorian homes, marinas, shoreline parks, bicycle paths, great schools and a safe living environment with a small hometown feel. There are two major business parks with Marina Village located on the northwest side of the City and the Harbor Bay Business Park located in the southeast out on Bay Farm Island. The business parks (roughly 3.4 million square feet) are home to many large high tech firms, pharmaceutical firms and other national companies. The businesses on Park Street provide a very large daily population of employees to the City. Alameda is home to the College of Alameda with over 2,400 full time students. The Alameda Unified School District has 2 public high schools, 2 middle schools and 10 elementary schools. There is also a private parochial school on the island that has elementary to senior high school students. There are two vibrant street-retail shopping districts along with a regional shopping mall and four large shopping centers that service the City. One of the islands within the City limits is Coast Guard Island that houses a Coast Guard Command Center. The Park Street Business District has evolved into a high quality shopping and dining area that includes the historic Alameda Theater.





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## HARBOR BAY CLUB OVERVIEW

1. Fitness Center
2. Clubhouse
3. Off-Street Parking Lot
4. 18 Tennis Courts
5. 4 Pickleball Courts
6. Outdoor Full Court Basketball
7. Outdoor Half Court Basketball
8. Outdoor Weight Training
9. Kid's Play Structure
10. Outdoor Swimming Pool w Lanes
11. Outdoor Hot Tub
12. BBQ Area
13. 50+ Cardio Machines
14. Free Weights
15. Functional Training (TRX)
16. Personal Training
17. Group Fitness Classes
18. Aqua Aerobics Classes
19. Indoor Spa
20. Nail Salon
21. Skin Care & Waxing Services
22. Junior Tennis Program
23. Private Tennis Lessons
24. Year Round Kid's Club
25. Junior Locker Room



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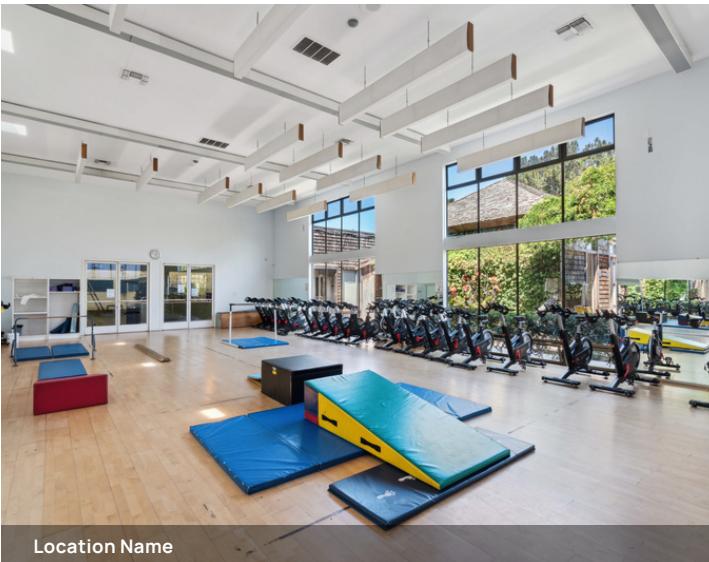
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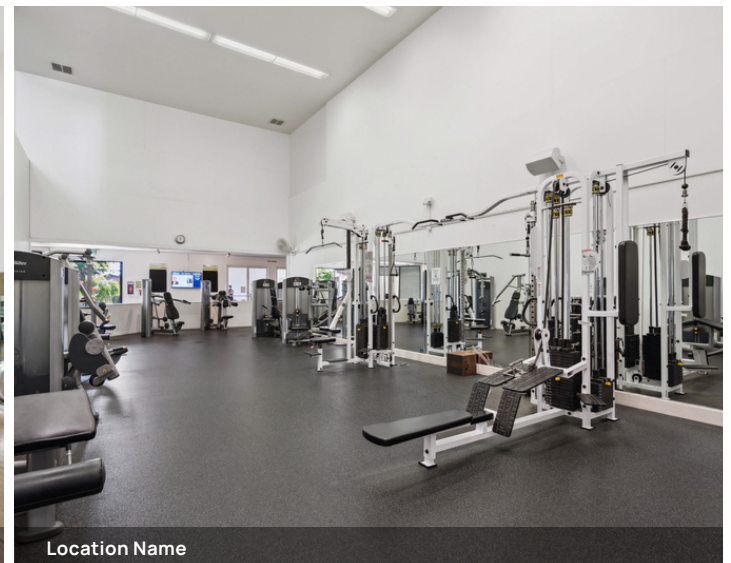
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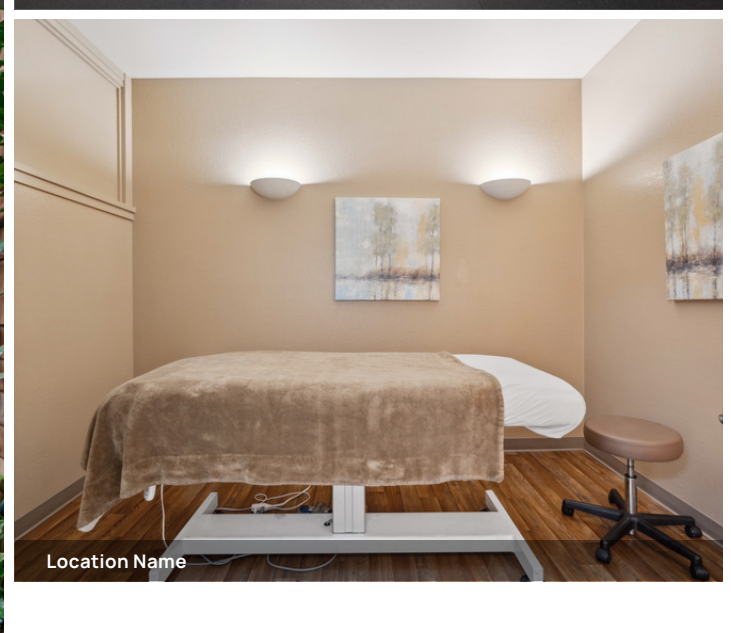
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## FINANCIAL SUMMARY

The entire Financial Package can be accessed after completing a Non-Disclosure. Please contact the Broker.





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## OFFERING TERMS

200 Packet Landing Road is being offered for sale with an asking price of \$11,000,000. All prospective buyers should assume the subject property will be delivered on an "As-Is, Where-Is" basis at the Close of Escrow. The business, and the equipment are included in the asking price. The property is pre-escrowed with Placer Title, Alameda, CA. Escrow number: P-603218, Tony Hamlet, escrow officer.

## OFFERING OUTLINE

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Berkshire Hathaway Drysdale Properties., Rich Krinks, Associate Broker, rich.krinks@bhhsdrysdale.com.

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**RICH KRINKS**  
**BROKER ASSOCIATE**

**510-381-3434**

**rich.krinks@bhhsdrysdale.com DRE #01095444**

## CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum ("Memorandum") has been prepared and presented to the recipient (the "Recipient") by Berkshire Hathaway HomeServices Drysdale Properties (BHHS DP) as part of BHHS DP's efforts to market for sale the property located at 457 Minna Street, San Francisco, CA 94103 (the "Property"). BHHS DP is the exclusive agent and broker for the owner(s) of the property (the "Owner"). BHHS DP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. BHHS DP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on BHHS DP's, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to BHHS DP. PLEASE NOTE EACH OF THE FOLLOWING: BHHS DP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to BHHS DP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, BHHS DP may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, BHHS DP will provide the Recipient with copies of all referenced contract and other documents. BHHS DP assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. BHHS DP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. BHHS DP reserves the right to require the return of this Memorandum and the material in it any other material provided by BHHS DP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Agent Name (000) 000-0000.