



FOR SALE - HIGHLY IMPROVED HISTORIC OWNER USER BUILDING WITH RETAIL

570 10th Street/1007 Clay Street | Oakland, CA

OFFERING MEMORANDUM

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570 10TH STREET/1007 CLAY STREET | OAKLAND, CA



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THE OFFERING

Colliers, as exclusive advisor to the Seller, is pleased to present the opportunity to acquire 570 10th Street/1007 Clay Street (the "Property"), a highly improved historic commercial building totaling $\pm 37,130$ square feet in Downtown Oakland. A prime owner user opportunity, the upper two floors are occupied by hugely successful E.L.F, who will be moving out Q225 to take a larger footprint in downtown Oakland. Also on the second floor is long time tenant Shaw Kawasaki Architecture. The ground floor is a vacant former iconic restaurant space and Zara, a smaller leased restaurant.

The Building is at the nexus of City Center and Old Oakland amenities, transit and attractions: adjacent Oakland's newest office tower, the new Samuel Merritt Nursing Campus and just two blocks from City Center BART.

PROPERTY SUMMARY

Address	570 10th Street/1007 Clay Street, Oakland, CA 94607
Building Area	$\pm 37,130$ SF
Building Levels	3, plus Lower-Level
Year Built	1910
APN	002-0035-008
Frontage	$\pm 118'$ along Clay Street, $\pm 80'$ along 10th Street
Zoning	D-DT-C, Downtown District General Commercial Zone
Historic Category	Local Register



OPPORTUNITY HIGHLIGHTS

- Historic creative vibe with seismic and aesthetic upgrades
- HQ potential for full building - approximately 37,130 gross square feet
- Top third floor approximately 9,983 rentable square feet
- Second floor divisible to 2,878 and 1,985 rentable square feet
- Multiple nearby surface and covered parking options
- High profile ground floor retail
- Full basement with secure storage



570 10TH STREET/1007 CLAY STREET | OAKLAND, CA



TRANSACTION GUIDE

OFFERING TERMS

570 10th Street/1007 Clay Street is being offered for sale at a price of \$6,950,000. All interested parties should base their offer on the "As Is, Where Is" condition of the Project.

OFFERING PROCESS

All Offers to purchase should be delivered to the offices of the Exclusive Advisor, Colliers, attention Benjamin Harrison at benjamin.harrison@colliers.com. We request that interested parties submit a formal Letter of Intent ("LOI") on the Offer Date outlining the salient terms of their offer including:

- Company Background & Financial Capability
- Purchase Price
- Earnest Money Deposits
- Due Diligence Period
- Closing Period

PROPERTY TOURS

Property tours are available upon request. To schedule a tour, please contact:

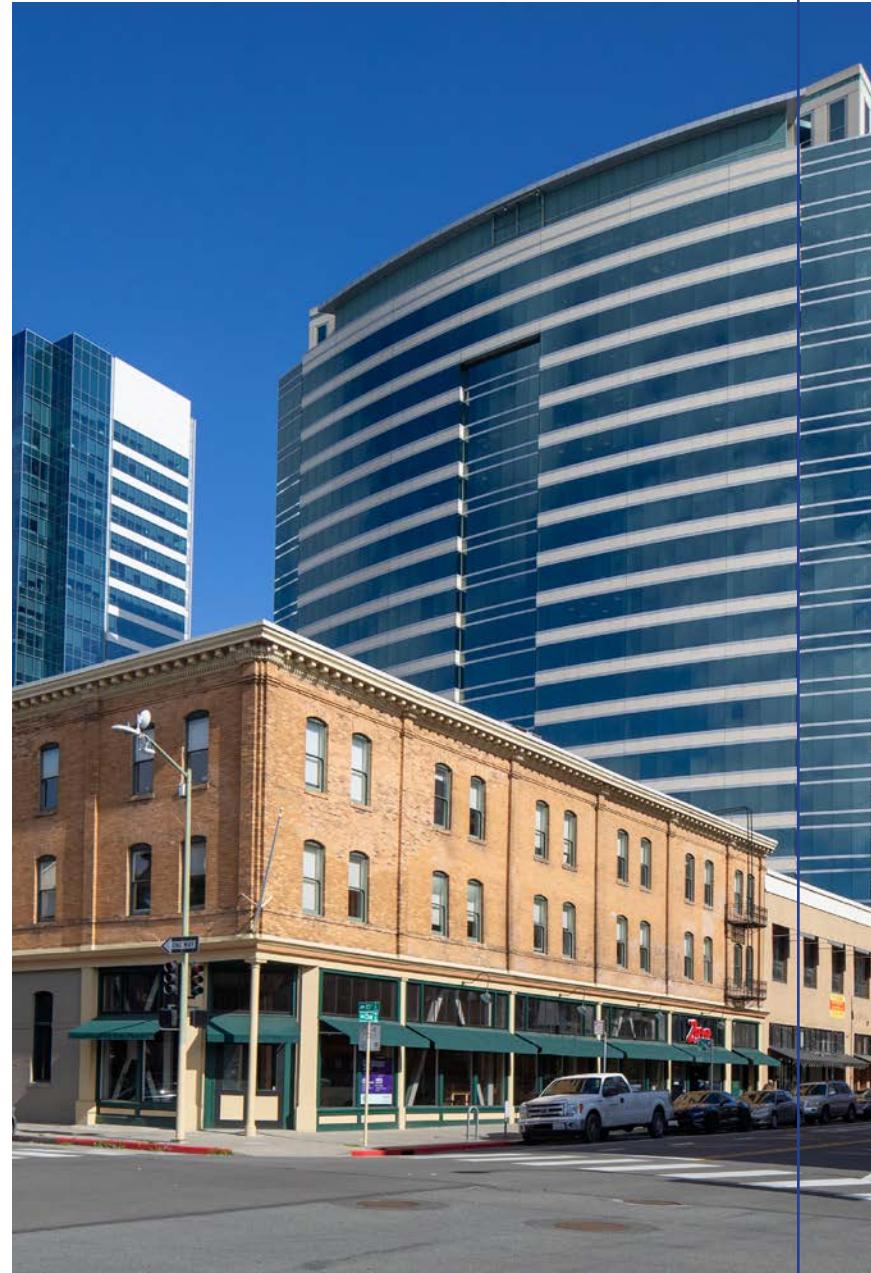
Benjamin Harrison

Senior Vice President

+1 510 433 5852

Benjamin.Harrison@colliers.com

CA License No. 01364981



PROPERTY OVERVIEW

SITE DESCRIPTION

Address	570 10th Street/1007 Clay Street, Oakland, CA 94607
Site Area	±9,352 SF
APN	002-0035-008
Frontage	±118' along Clay Street, ±80' along 10th Street

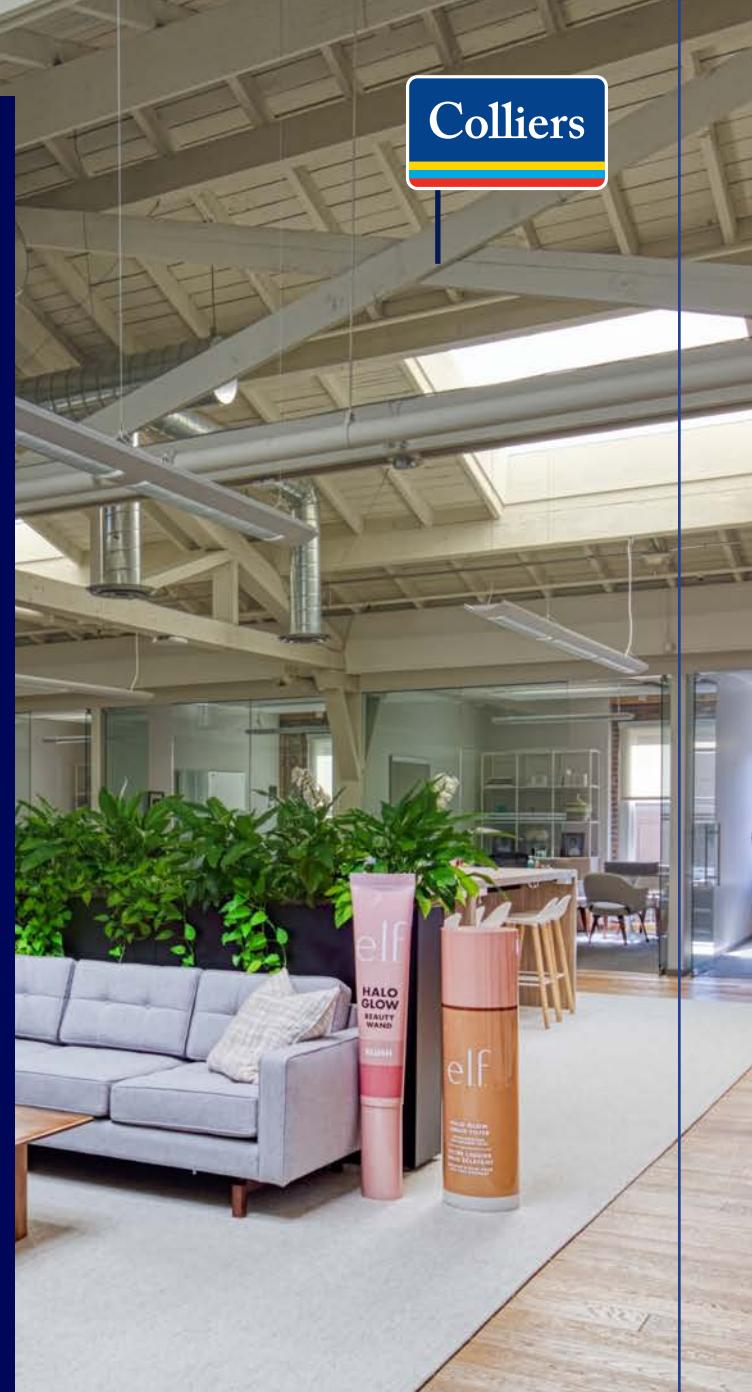
PROPERTY DESCRIPTION

Building Area	±37,130 SF
Levels	3, plus Lower-Level
Year Built	1910
Height Area	Height Area 2, 85 ft
Zoning	D-DT-C, Downtown District General Commercial Zone
Historic Category	Local Register Local Historic District, Area of Secondary Importance
OCHS Rating	B+2+ B: Major Importance: Especially fine architectural example, major historical importance (about 600 total). In an Area of Secondary Importance (ASI) or district of local interest.
City Council	District 3, Carroll Fife



BUILDING INFO

Access	Grand Office Lobby Stairway and Elevator on 10th Street. Secondary stairway off Clay Street. Stairs and elevators serve all levels.
Ground Floor configuration	Currently two restaurant/bars. Larger restaurant could be converted to two units.
2nd and 3rd Floor Configuration	Single tenant third floor with soaring bow truss ceilings and trident columns. Brick and timber elegance. Flexible second floor layout allows for three units, two of which can be combined.
Lower Level	Full site footprint serving ground floor retail and upper floor offices. Multiple configurations possible with good ceiling height.
Bathrooms	Two in suite 3rd floor, two common on second floor, two in each restaurant configuration.
Construction Type	Masonry, to code
Power	120/208V-3Ph-4W, 800 AMPS
Electrical Meters	One 200 AMP meter each for 2nd and third floor, Two 200 AMP meters on ground floor, one for each restaurant.
Roof	New roof in 2012, Builtup
HVAC	Four new units as of 2012, 2@10 ton each, 2@12.5 ton each. 45 tons total
Seismic Upgrade	2013 by Clausen Engineers, Scope of work available.
Fire Life Safety	Fire and sprinkler system installed throughout
Utilities	PG&E (electricity and gas), EBMUD (water & sewer)

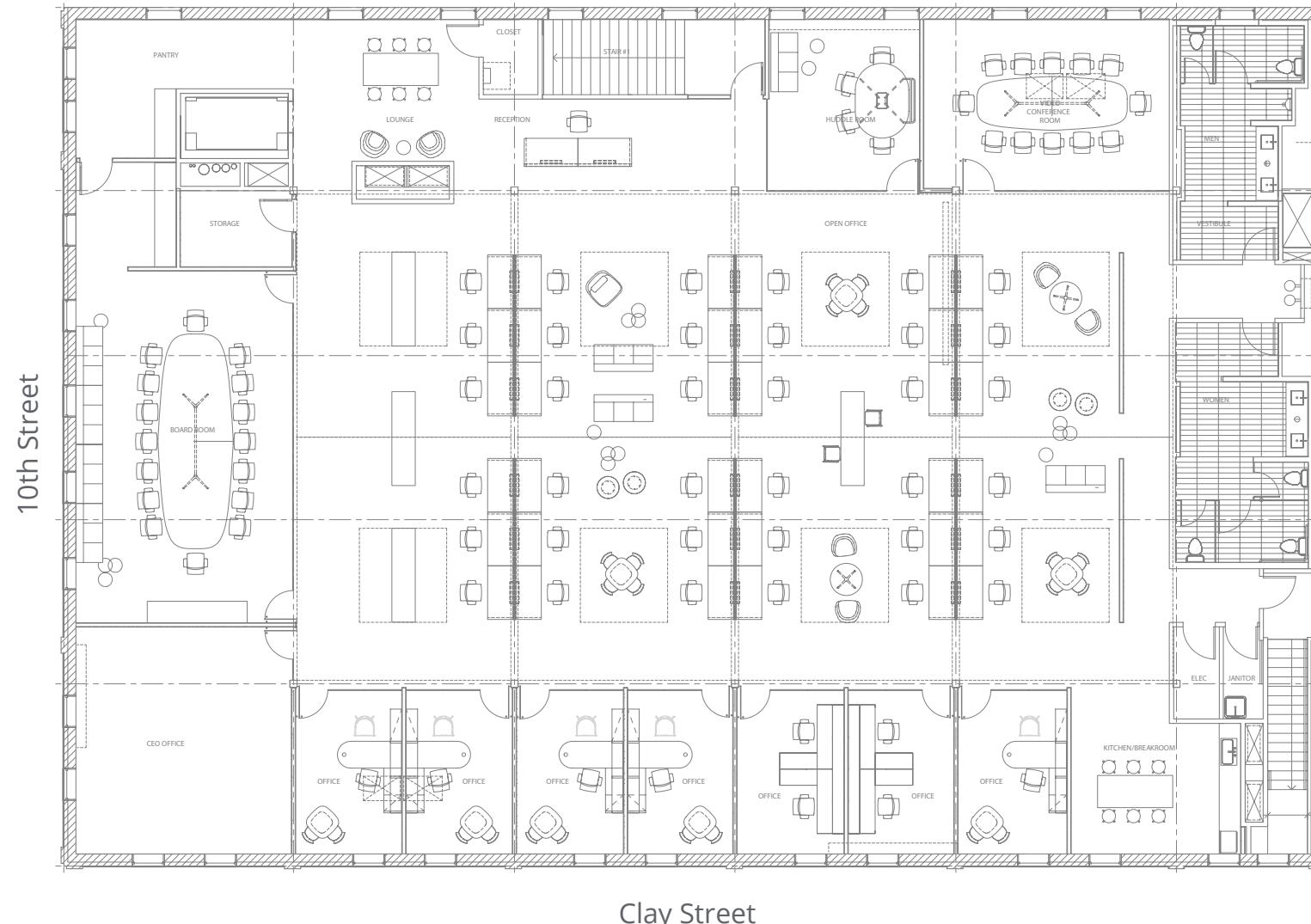


FOR SALE

Colliers

570 10th Street/1007 Clay Street | Oakland, CA

3RD FLOOR | 9,983 RSF



floor plan not to scale/not exact

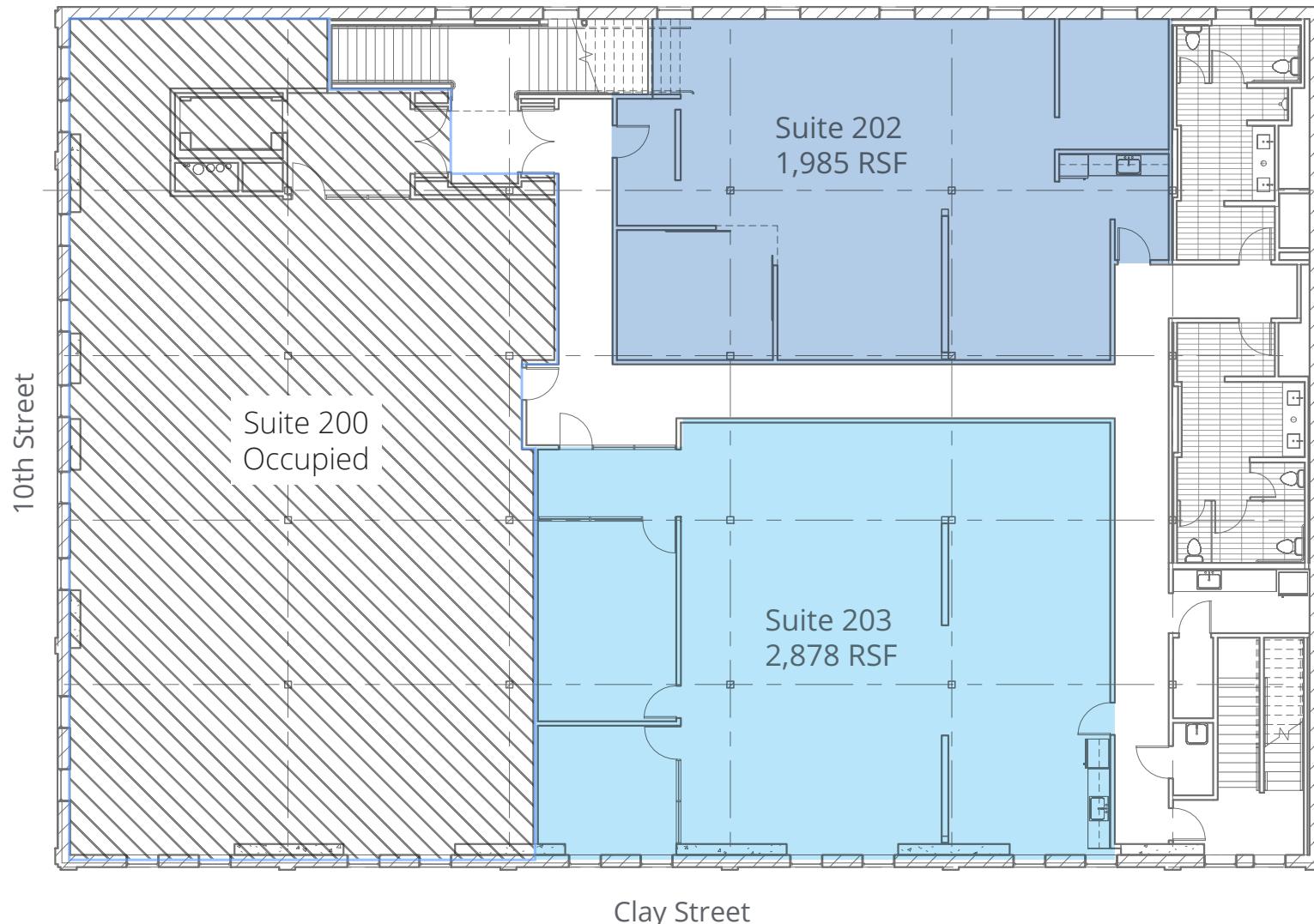
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FOR SALE

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2ND FLOOR | Divisible 2,878 SF - 1,985 SF



floor plan not to scale/not exact

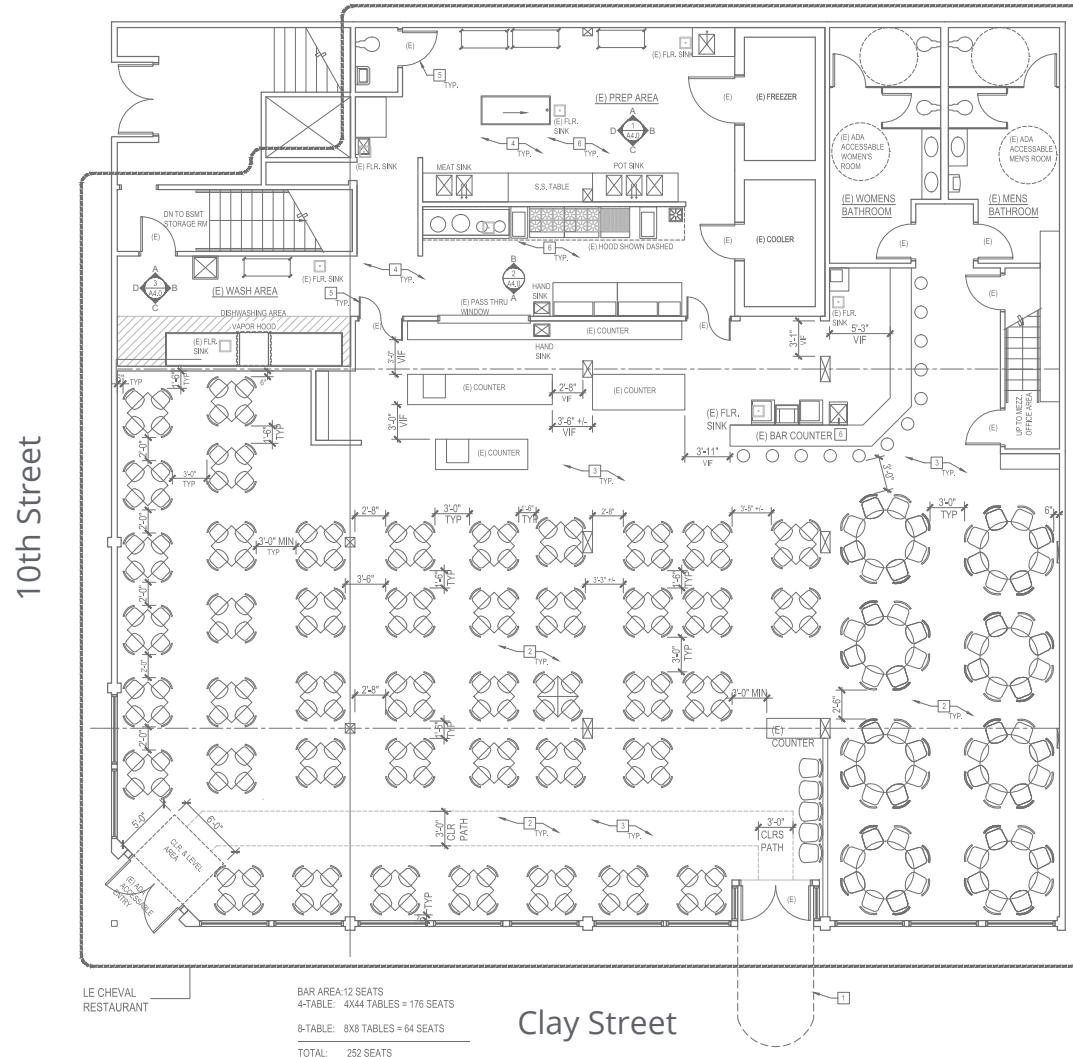
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FOR SALE

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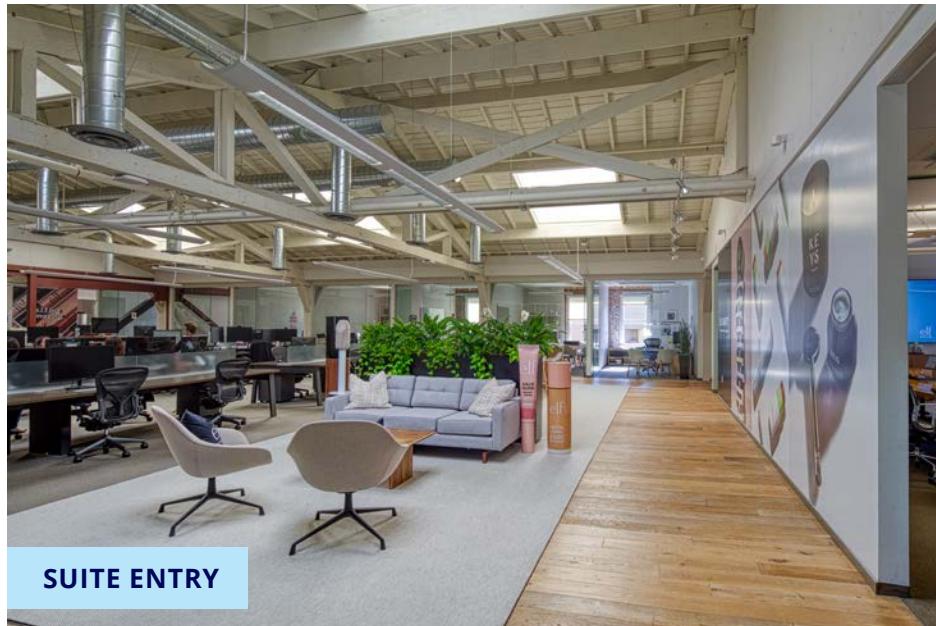
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RESTAURANT FLOOR PLAN



floor plan not to scale/not exact

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SUITE ENTRY



MAIN CONFERENCE ROOM



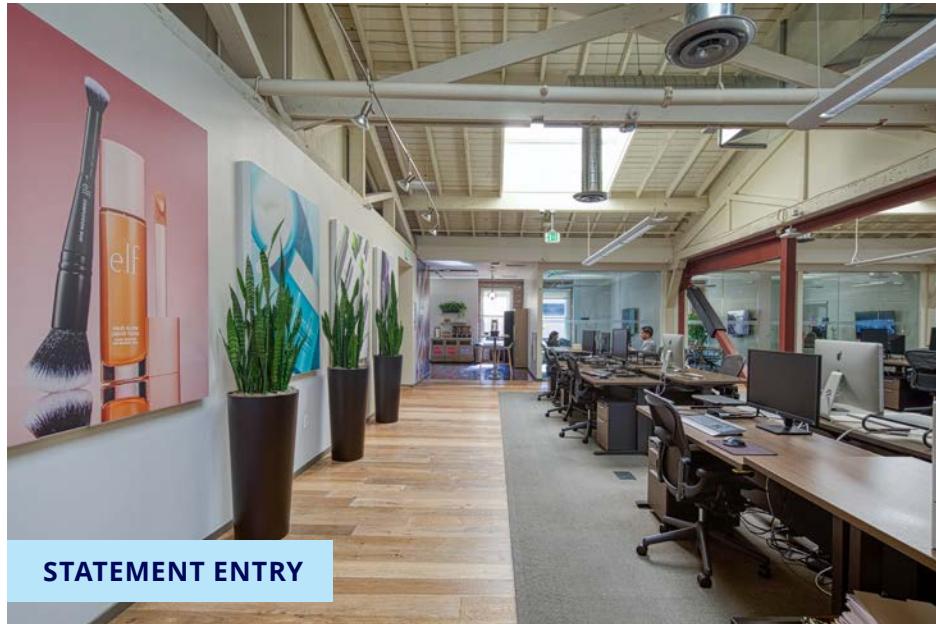
MAIN KITCHEN



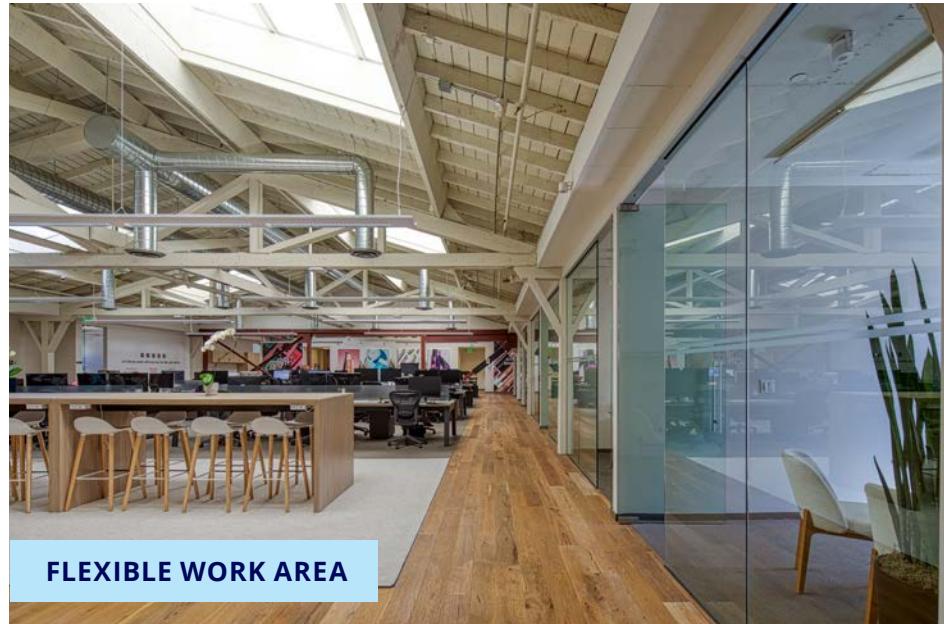
ELEVATOR LOBBY



STAIRWAY & ELEVATOR LOBBY



STATEMENT ENTRY



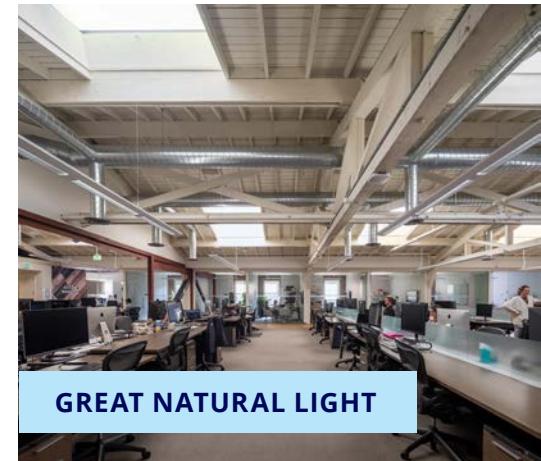
FLEXIBLE WORK AREA



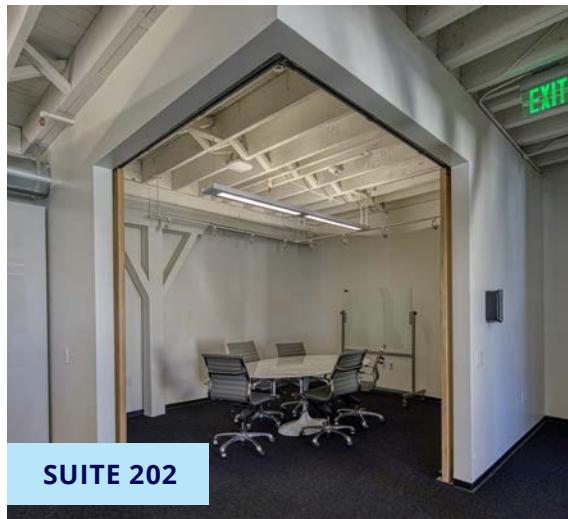
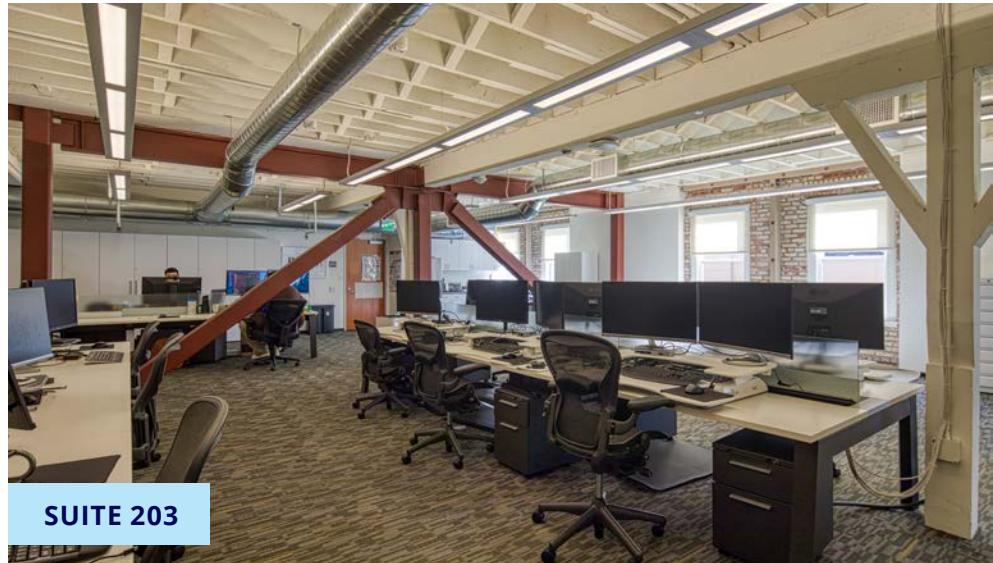
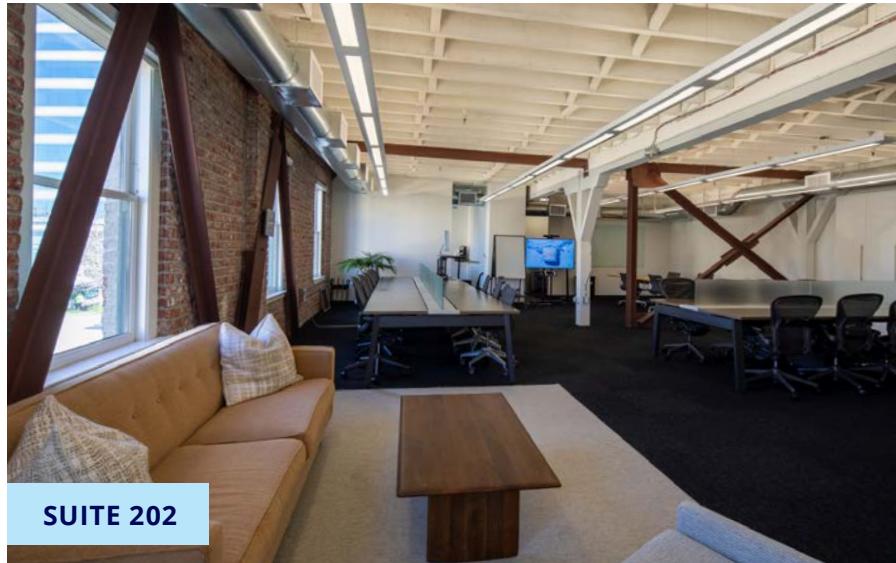
CONFERENCE ROOM SERVICE



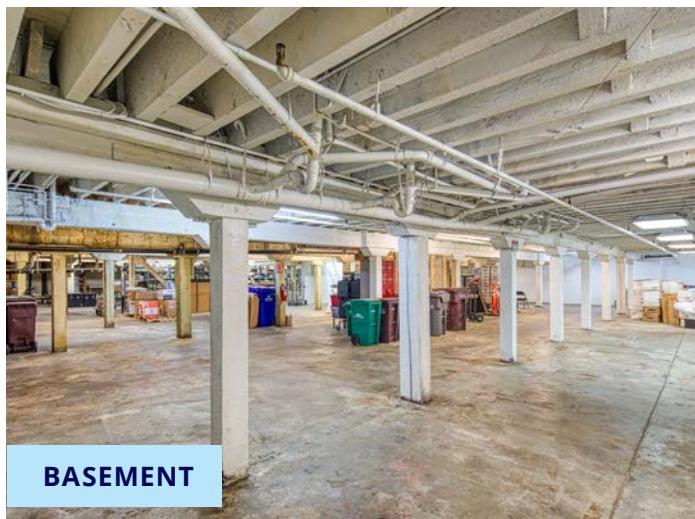
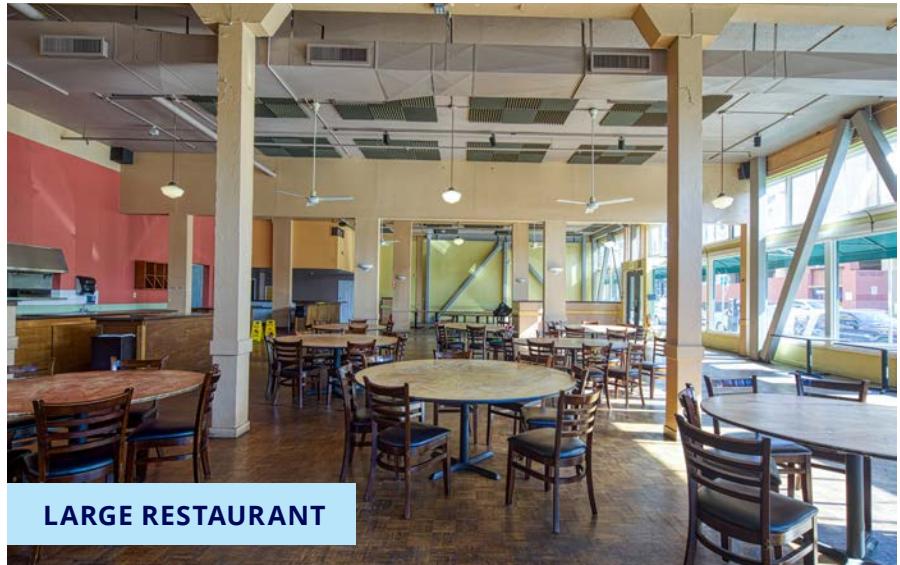
BREAK OUT



GREAT NATURAL LIGHT



GROUND FLOOR & LOWER LEVEL PHOTOS



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CONFIDENTIALITY STATEMENT & DISCLAIMER

This Confidential Executive Summary ("Memorandum") has been prepared and presented to the recipient (the "Recipient") by Colliers as part of Colliers' efforts to market for sale the real property located at 570 10th Street/1007 Clay Street, Oakland, California (the "Property"). Colliers is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Colliers 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. Colliers 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 Colliers, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient's use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Colliers.

Please note the following:

Colliers, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint venturers, 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 Colliers 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, use 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 statements 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, Colliers 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 this 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, Colliers will provide the Recipient with copies of all referenced contracts and other documents. Colliers 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 this 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 this 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. Colliers 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. Colliers reserves the right to require the return of this Memorandum and the material in it and other material provided by Colliers to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.



CONTACT

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