

CBRE



525
BELLEVUE

OAKLAND, CA



EXECUTIVE SUMMARY

CBRE, as exclusive advisors, is pleased to present the opportunity to acquire a fee simple interest in the Bellevue Building, located at 525 Bellevue Avenue, Oakland, CA. The Property consists of $\pm 40,460$ square feet of finished area. The parcel is 0.73 acres or $\pm 31,740$ square feet with zoning that enables a long-term redevelopment strategy.

The Bellevue Building is situated on the northern shore of Lake Merritt and was designed in 1926 for the Louis XIV and XV French design periods. The impressive six story building has magnificent rooms with 20 foot ceilings in the dining room and lounge, an indoor pool, 18 guest rooms, a gym and exercise studio, and many rooms for meetings and social gatherings.

The Bellevue Building is adjacent to the Downtown Oakland Uptown submarket. Downtown Oakland and its surrounding area have experienced a recent renaissance with an influx of institutional capital investing in office, residential and retail development.



INVESTMENT SUMMARY

PRICE

To Be
Determined

ADDRESS

525 Bellevue Avenue,
Oakland, CA 94610

YEAR BUILT

1927

BUILDING SF

±40,460

ACRES

0.73

PARKING

78 Secured parking
spaces with capacity
of 85 to 90 using
a valet system.

ZONING

RU-3/S-7S-12. To create,
maintain, and enhance
areas of the City that are
appropriate for multi-unit,
low-rise or mid-rise
residential structures. *

HISTORICAL

A+, which is of
the highest importance. *

**For both Zoning and Historical,
please reach out to the City of Oakland
and your independent consultants*

INVESTMENT HIGHLIGHTS

LOCATION

The Bellevue Building is situated on the northern shore of Lake Merritt with sweeping views. Central location in the Adams Point neighborhood.

AREA AMENITIES

It is within walking distance of Downtown Oakland, Whole Foods, Target, Drakes Brewery, the Hub, Sidebar, Oaktown Spice Shop, Grand Lake Kitchen, Junior Center for the Arts, Fairyland, Lakeside Waterfowl Refuge, Lake Merritt Boating Center, Lakeside Park Garden Center to name a few.

WALKABLE AND BIKEABLE

The Property features a Walk Score of 90 and a Bike Score of 91. This location is a Walker's Paradise so daily errands do not require a car.



TRANSIT ORIENTED LOCATION

Within walking distance of BART, the major public regional commuter transportation system in the Bay Area. BART consists of a heavy rail system connecting most major municipalities with 43 stations in four Bay Area counties. Also, within walking distance of AC Transit, a public transit agency that serves Alameda and Contra Costa County. The fleet is comprised of almost 600 buses with daily ridership of approximately 200,000 passengers. The Property is convenient to several interstate freeways including I-980, I-880, I-580 and I-80 that provide easy access to the East Bay, South Bay and San Francisco.

LONG TERM DEVELOPMENT OPPORTUNITY

The exterior of the building is protected by a historical designation. The parking area may be an opportunity for future development. RU-3 zoning is to create, maintain, and enhance areas of the City of Oakland that are appropriate for multi-unit, low-rise or mid-rise residential structures, and neighborhood businesses where appropriate in locations with good access to transportation and other services. Some residential activities include permanent, supportive housing, transitional housing. Density for regular dwelling units is not in one per 450 square feet of lot area. Maximum height for primary building is 65 feet. (please verify with the City of Oakland planning department independently).



SAN FRANCISCO

JACK LONDON SQUARE

PORT OF OAKLAND



DOWNTOWN OAKLAND



KAISER AUDITORIUM

LAKE MERRITT

525
BELLEVUE

LAKE MERRITT BOATING CENTER



LAKESIDE WATERFOWL REFUGE

ADAMS POINT NEIGHBORHOOD



LOCATION MAP

MARKET OVERVIEW

DOWNTOWN OAKLAND

The Property is located adjacent to Downtown Oakland. Downtown Oakland has experienced a renaissance over the past decade and has become the City's core economic, cultural, and recreational hub.

The Paramount Theatre, Fox Theatre, Lake Merritt, Jack London Square and many dining opportunities, have long made Oakland known as a place for entertainment, dining, cultural center for the arts and recreational hub.

Prior to the pandemic, Oakland had been growing even more vibrant with the influx of new residents, world-class restaurants, and trendy shops. We believe this trend will continue in the later part of 2025 going in 2026. It has been a prime destination for major events and festivals including First Friday, Art Murmur, Autumn Lights Festival, and the Oakland Marathon. Oakland's scenic Lake Merritt and Jack London square provide recreational opportunities where visitors can enjoy outdoor activities along with a collection of waterfront restaurants and bars.





HOUSING

AVG HOME SALES

Oakland \$684,500

San Francisco \$1,195,583

AVG RESIDENTIAL RENTS

East Bay is 35%
more affordable
than San Francisco



TRANSPORTATION

CENTRAL TRANSPORTATION HUB

All Roads Lead to Oakland



OCCUPANCY COST

38% LESS EXPENSIVE

than San Francisco to
complete TI Construction



WORKFORCE

42% OF BAY AREA WORKFORCE

Lives in the East Bay

31% OF TECH EMPLOYEES

Live in the East Bay



OAKLAND ATTRACTIONS

THE HIVE

The hive is a mixed-use development in the heart of Uptown that includes 100,000 square feet of commercial and retail space and 104 apartments on a site formerly occupied by car dealerships. The commercial space is half office and half retail and includes Drake's Brewery.

FOX THEATER

The Fox Oakland Theater is a historic 2,800-seat concert hall that recently underwent a \$75 million restoration. Today, the Fox Theater operates as a popular live concert venue in Oakland's Uptown District.

OAKLAND BALLERS

The Oakland Ballers baseball team was established in 2024 and is apart of the Pioneer League. There home games are played at Raimondi Park with a field capacity of 4,000 fans.



ROOTS SOCCER TEAMS

Oakland Roots Sports Club is an American professional soccer club based in Oakland. The club competes in the USL Championship (USLC) as a member of the Western Conference. The club plays its home games at the Oakland Coliseum.

PARAMOUNT THEATER

Designed by renowned architect Timothy Pleuger, Oakland's Paramount Theater is one of the finest examples of Art Deco in the United States. The theater now serves all the arts, including the Oakland Symphony, popular music concerts, variety shows, theater, and movies.



PORT OF OAKLAND


Since 1927, Oakland Seaport has served as the principle ocean gateway for international containerized cargo shipments in Northern California. The Oakland Seaport oversees 1,300 acres of maritime related facilities serving a local market of 145 million consumers.

PROPERTY DESCRIPTION

The Property was completed in 1929. It was designed in 1927 by a well known architectural firm of the era, Charles F.B. Roeth & E. Geoffrey Bangs. It is constructed with in-place poured concrete structure with five stories including a full basement and garage level that extends to the rear of the property under a parking deck. The property sits on a reinforced concrete perimeter and pier foundation that has numerous grade beams and reinforced bearing points.

The architecture is evocative of the French Beaux Arts style with variegated roof lines, extended and inset sections of the façade that includes set back wall sections behind the large deck on the third floor level. The building is very attractive from the street.

The façade is grand, with an overall height to the top of a steeply gabled roof on nearly 80 feet. It features both decorative stucco design work at the entrance and a variety medium to high window line, the most notable and striking of which are the Palladian arched row of windows in the dining room on the fourth floor, matched with flat topped windows over the two story entry foyer. The structure is reinforced concrete with steel bracing.



*Nomination to the
National Register of Historic Places*

**WOMEN'S ATHLETIC CLUB
OF
ALAMEDA COUNTY**

Now Named

THE BELLEVUE CLUB

525 Bellevue Avenue
Oakland, California

Approved by the United States Department of Interior
April, 2009

BUILDING DESIGN SPECIFICATIONS

The building is wood frame construction within the concrete structure, with stucco over the exterior walls. There are many decorative arches and soffits, and period design detail. The interiors includes many grand elements for public spaces, wood trim, paneling, wall papering and decorative work.

The following is a breakdown of the square footage of the Property:

FINISHED FLOOR AREAS*

First Floor	±10,305 SF
Second Floor	±7,944 SF
Third Floor	±8,707 SF
Fourth Floor	±9,023 SF
Fifth Floor	±4,481 SF
Total Floor Area	±40,460

OTHER AREAS*

Basement-net of pool	±8,336 SF
Attic (6th floor)	±7,578 SF

**Please confirm the square footage with your independent consultants. We have not verified its accuracy and any prospective buyer should confirm the square footage independently.*

THE FIRST FLOOR

This is the main public floor at street level with a very formal entrance. The main lobby has wide open ceilings to the second floor, reception counter, two side entrances to the garage. The swimming pool and locker rooms are on this level.

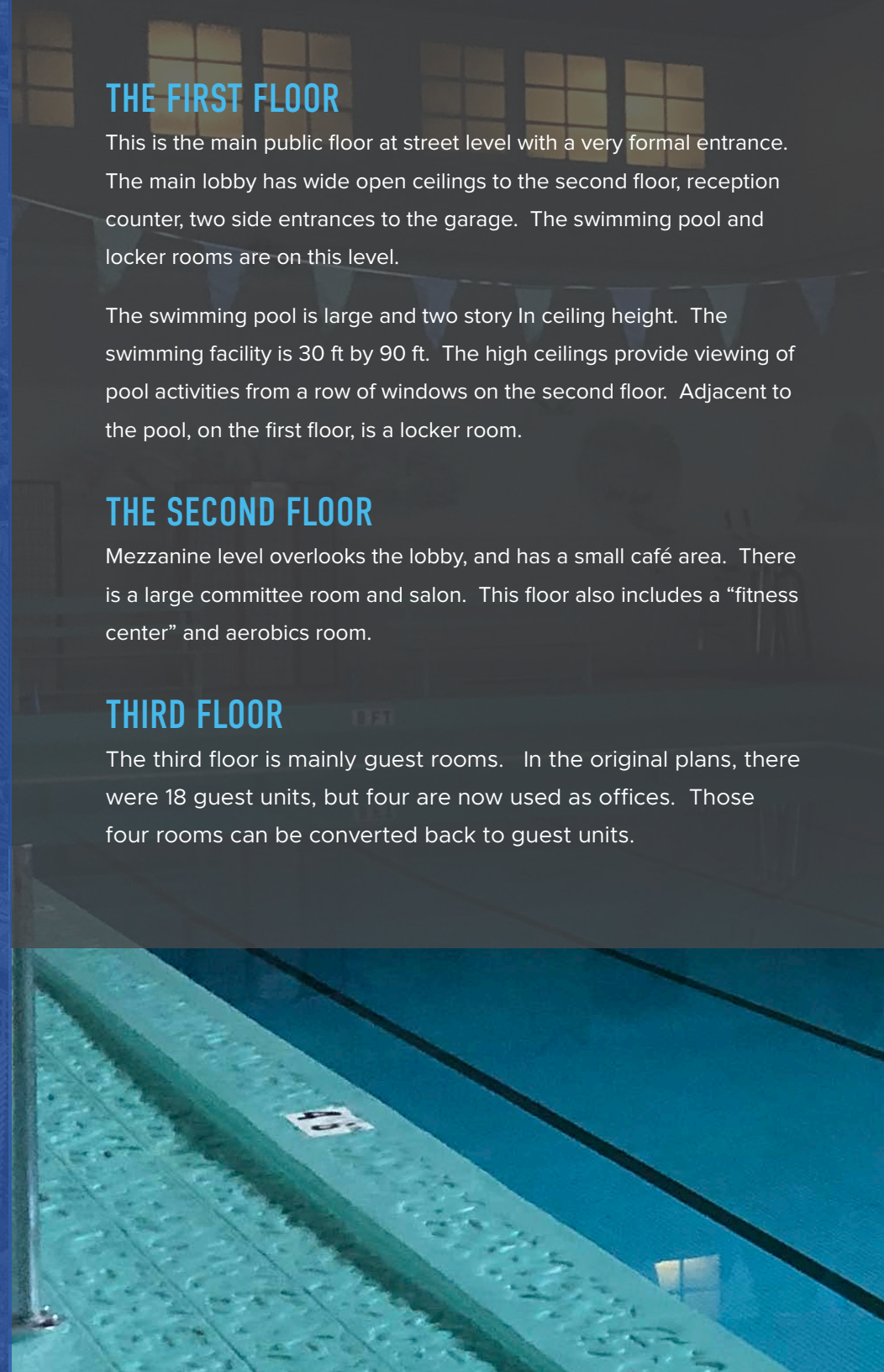
The swimming pool is large and two story In ceiling height. The swimming facility is 30 ft by 90 ft. The high ceilings provide viewing of pool activities from a row of windows on the second floor. Adjacent to the pool, on the first floor, is a locker room.

THE SECOND FLOOR

Mezzanine level overlooks the lobby, and has a small café area. There is a large committee room and salon. This floor also includes a “fitness center” and aerobics room.

THIRD FLOOR

The third floor is mainly guest rooms. In the original plans, there were 18 guest units, but four are now used as offices. Those four rooms can be converted back to guest units.



FOURTH FLOOR

This Floor features the main dining room with high, 20 foot ceilings, an interior line of formal columns, and tall formally arched windows front and back, all facing a marble fireplace and mural wall. The hand carved ornamentation on the arches and pillars add to the beauty and grandeur of the room. Next to the main dining room is a smaller room (Wisteria Room) serving as a private dining area.

The Lounge is also on the Fourth Floor. The Lounge, furnished is soft pastels and gold, has enormous windows facing South and imparts a feeling of elegance comfort and restful charm. An old French marble fireplace adds a distinctive note to the room as do the three murals, which are copies of Pater paintings, and two huge crystal chandeliers from the 20 foot ceiling.

This floor also has the main kitchen. The kitchen is fully equipped with a large hood with Ansul fire suppression system.

FIFTH FLOOR

This floor has the Crystal Bar and Lounge, a large room with bamboo faced bar and back bar, a vintage style that remains attractive. There are two bartender stations.



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OAKLAND, CA

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