



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

560 14th Street Oakland, CA 94612



Excellent Investment or Owner/User Opportunity in the Heart of the CBD

\$4,000,000
(\$201/SF Building)

Basement: +/- 5,074 SF
Ground Floor: +/- 4,019 SF
2nd Floor/Mezz: +/- 1,927 SF
3rd Floor: +/- 4,387 SF
4th Floor: +/- 4,447 SF
Total: +/- 19,854 SF

Land Size: +/- 5,227 SF
As-is Cap Rate: +/- 7%
Proforma Cap Rate: +/- 10%

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



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560 14th Street Property Summary



California Capital & Investment Group is pleased to present this incredible opportunity to acquire a 4 story office building with large usable basement located just steps away from City Hall in the Heart of Oakland's Central Business District. The property is approximately 65% leased to long term tenants and presents a buyer with a great cash flow opportunity on existing income in addition to great upside potential. This is also a great opportunity for an Owner/User that wants to utilize the vacant space for its business while collecting great income from the existing tenants.

Property Details

Address: 560 14th Street
Oakland, CA 94612

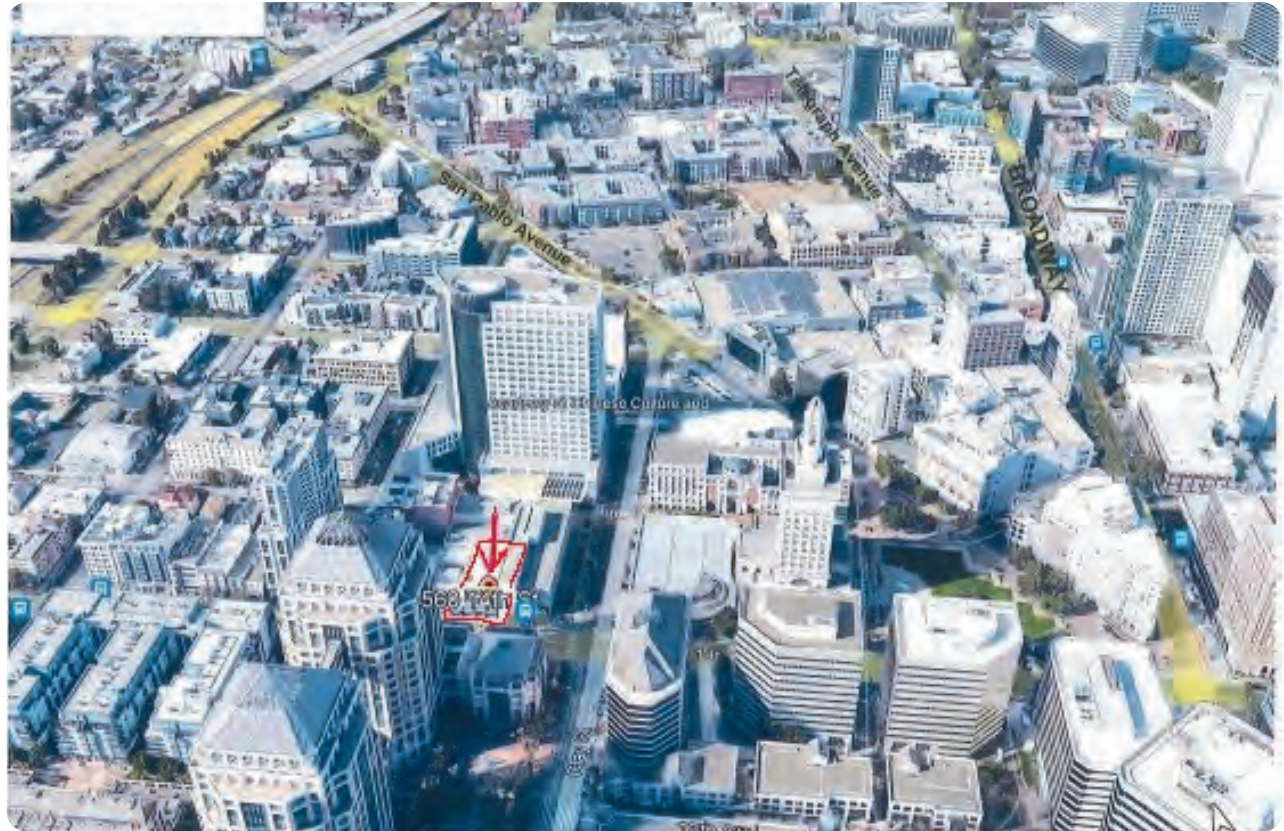
County: Alameda County

Assessor Parcel Numbers: 3-69-15

Year Built: +/- 1914 (Per City of Oakland Parcel Information)

Current Vacancy: +/- 35%
(+/- 7,000 SF immediately available for an owner/user with potential for additional space if needed)

Zoning: CBD-P – Height area 6, no limit.



Development Standards:

Height Area: 6

Max Residential Density: 90 SF of lot area per dwelling unit
Approximately 58 units (5,227 SF / 90 SF).

Max FAR: 20

No Height Limit



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560 14th Street Rent Roll



560 14th Street - Rent Roll

Suite	Tenant Name	Size (SF)	Rent/SF/Month	Rent/Month	Rent/Year	Other Income Annualized:	Move-In	Lease Expiration	Annual Rent Increases	Security Deposit	Lease Option(s)	Notes
Basement	Vacant	5,074	\$0.00	\$0.00	\$0.00		N/A	N/A	N/A	N/A	None	Usable basement space. Small portion leased to Tenant 3 for storage.
Ground Floor	TENANT 1	4,019	\$0.64	\$2,578.17	\$30,938.00		Approx 2019	MTM in June 2024	N/A	?	None	Lease goes month to month in June 2024.
2nd Floor	Vacant	1,927	\$0.00	\$0.00	\$0.00		N/A	N/A	N/A	N/A	None	Vacant
3rd Floor	TENANT 2	4,387	\$2.70	\$11,845.00	\$142,140.00	\$9,000.00	2014	03/31/29	3%	\$8,137.18	None	3% annual increases commencing 1/1/25. Free rent remaining: June 2024 and January 2025. Tenant pay \$750/month for janitorial with 3% annual increase. Base year 2024.
4th Floor	TENANT 3	4,447	\$0.00	\$17,517.98	\$234,604.46	\$20,958.24	2019	12/31/29	3%	\$20,917.39	None	Tenant pays additional \$1,633.97/month for amortized TI's for the first 60 months of the lease term. Tenant also pays its prorata share of increases in OPEX over 2019 base year. Tenant also pays \$112.55/month for storage space.
Total:		19,854	\$3.34	\$31,941.15	\$407,682.46	\$29,958.24				\$29,054.57		

Vacancy: 35%

TOTAL INCOME: \$437,640.70

Occupancy: 65%



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560 14th Street

Financial Analysis



Financial Analysis - Proforma & Actual

Address: 560 14th Street

Size (RSF): 19,854

Expense Notes: * Proforma Expense and Actual Expense account for an increase in property taxes based upon \$4M sale price.

PROFORMA

<u>Income:</u>	<u>Monthly</u>	<u>Annual</u>
Basement (PROFORMA-\$0.50/SF/Month)	\$2,537	\$30,444
First Floor (PROFORMA 2.85/SF/Month)	\$11,454	\$137,450
2nd Floor VACANT (PROFORMA INCOME \$2.85/SF/Month)	\$5,492	\$65,903
3rd Floor (Actual Income)	\$15,432	\$185,179
4th Floor (Actual Income)	\$19,550	\$234,604
Total Income:	\$51,928	\$623,136
Less 10% Vacancy:	-\$5,193	-\$62,314
Effective Gross Income:	\$46,735	\$560,823

<u>Expenses:</u>	<u>Monthly</u>	<u>Annual</u>
Property tax (0.137% of \$4M value):	\$4,567	\$54,800
Other Operating Expenses:	\$8,383	\$100,601
Gross Expenses:	\$12,950	\$155,401

NET OPERATING INCOME: **\$33,785** **\$405,421**

Sale Price: \$4,000,000
Cap Rate: 10.1%

ACTUAL

<u>Income:</u>	<u>Monthly</u>	<u>Annual</u>
Basement (Vacant)	\$0	\$0
First Floor (Actual)	\$2,578	\$30,938
2nd Floor (Vacant)	\$0	\$0
3rd Floor (Actual)	\$12,595	\$151,140
4th Floor (Actual)	\$21,297	\$255,564
Total Income:	\$36,470	\$437,642

<u>Expenses:</u>	<u>Monthly</u>	<u>Annual</u>
Property tax (0.137% of \$4M value):	\$4,567	\$54,800
Other Operating Expenses:	\$8,383	\$100,601
Gross Expenses:	\$12,950	\$155,401

NET OPERATING INCOME: **\$23,520** **\$282,241**

Sale Price: \$4,000,000
Cap Rate: 7.1%



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560 14th Street

Property & Location Highlights



- Flexible opportunity for an Investor or Owner/User to acquire a very well located office building
- Excellent income with plenty of upside
- Large usable basement
- Long term leases on the upper two floors provide excellent long term income
- Elevator
- HVAC
- Steps away from City Hall, State and Federal offices
- Walking distance to great restaurants, bars and entertainment
- Easy access to 580, 24, and 880
- Building contains hardwood flooring.
- High Ceilings.
- The steel frame and footings were originally designed for two more stories in addition to present 4 stories (Note the protruding column caps through the roof). Seller retrofitted the steel frame with lateral steel bracing on all floors in 1999.
- The elevator was retrofitted with a new hydro piston and shaft in 2023.
- The facade was reinforced to meet the cornice structural requirements of the city in approximately 1985.
- Building is on Oakland's historic building register.
- In 1999, Seller installed new HVAC systems, electrical distribution systems, telephone and life safety systems which still comply with current codes.
- New roof installed in approximately 2021 (still under warranty) and new HVAC units all on the upper roof installed around the same time (They supplied the 3rd and 4th floors). Seller replaced the HVAC equipment on the first floor in approximately 1999.
- The lobby, and all floors above have fire alarms and HVAC controls.
- All restrooms above the first floor were built at the same time in 1999 so they conform to modern codes. All exits also conform to modern codes.



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560 14th Street

First Floor Pictures





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560 14th Street



2nd Floor/ Mezzanine Pictures



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560 14th Street

3rd Floor Pictures



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560 14th Street



4th Floor Pictures



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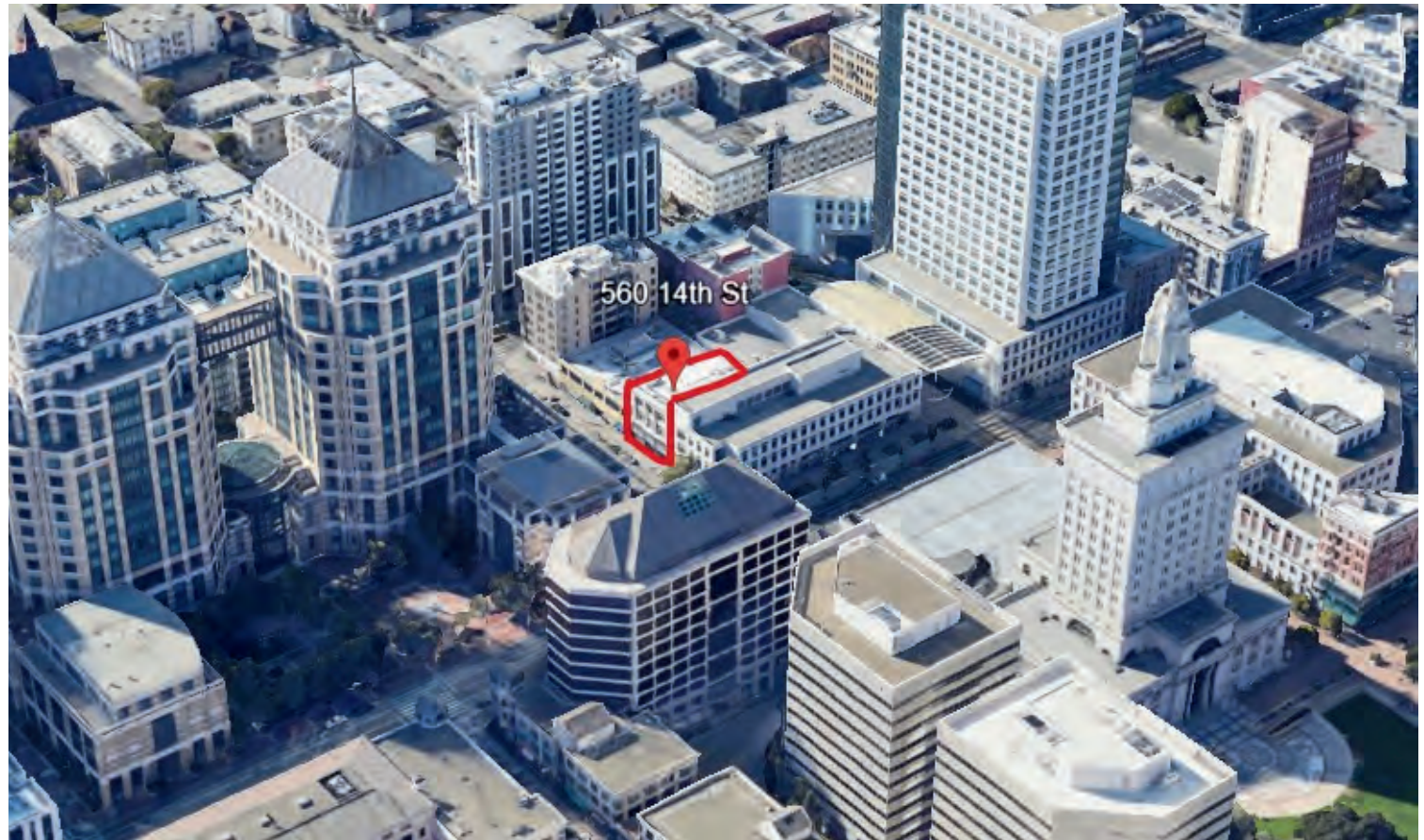
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Location Overview Map & Additional Links



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- [Zoning : CBD-P](#)
- [Parcel Information](#)
- [Assessor's Map](#)
- [Basement Floor Plan](#)
- [1st Floor Plan](#)
- [2nd Floor/Mezz Plan](#)
- [3rd Floor Plan](#)
- [4th Floor Plan](#)



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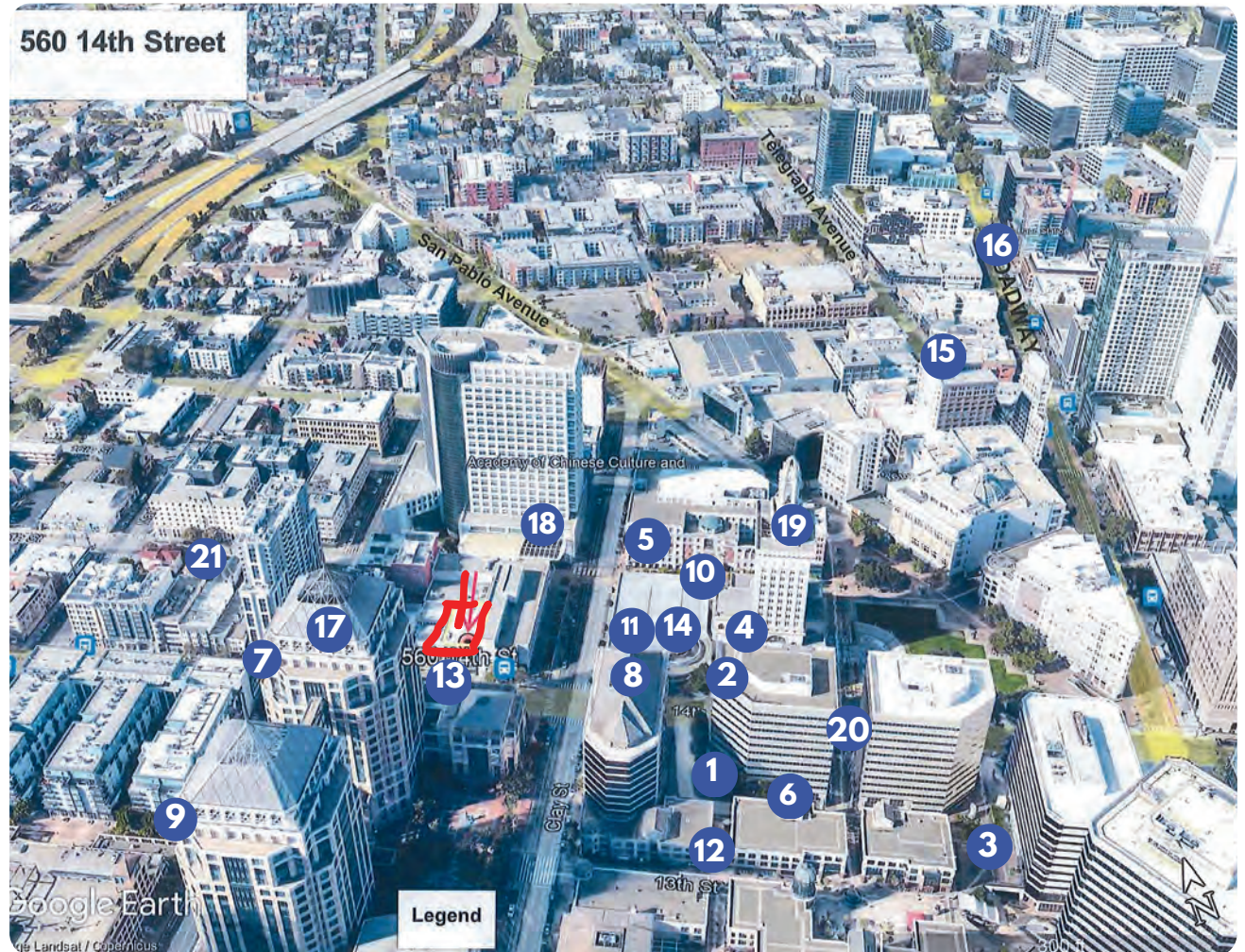
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560 14th Street Landmarks & Amenities



1. Starbucks
2. Frank Ogawa Plaza
3. BART
4. Awaken Cafe & Roasting
5. World Famous Hot Boys Chicken
6. Fedex Office Print & Ship Center
7. African American Museum & Library
8. Marbaha Cafe
9. Preservation Park
10. Juice Joint Mexican Deli
11. Walgreens
12. The Club at City Center
13. Roasted & Raw
14. Trap Kitchen Oakland
15. Fox Theater
16. Paramount Theater
17. Federal Building & US Courts
18. State Building
19. City Hall
20. City Center
21. AC Hotel By Marriott



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