



OFFERING MEMORANDUM

**FOR SALE**

1155 3RD S TREE T,  
OAKLAND, CA 94607

±20,000 SF West  
Oakland commercial  
property. Corner lot  
with 40+ parking spaces.  
Ideal for owner-user or  
investment opportunity.





1155 3rd Street

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**MAX SANDER**

max@retailwestinc.com | 415.730.1064

DRE 01979663

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# EXECUTIVE SUMMARY

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## Flexible Standalone Building Prime Oakland Corner Lot Ideal Owner User Opportunity

**Kidder Mathews is pleased to present for sale  
1155 3rd Street in Oakland, CA.**

1155 3rd Street offers a rare opportunity to purchase an attractive, stand-alone  $\pm 20,000$  SF commercial building located on a  $\pm 35,956$  SF corner lot with 35-40 parking spaces along with EV charging stations. Ideal for Owner-Users, 1155 3rd Street's Flexible zoning allows for a wide range of uses at the Property, for example office, retail, PDR, medical and industrial. 1155 3rd Street offers a strong West Oakland central location adjacent to the Port of Oakland, only a 5-minute drive to Downtown Oakland and a 5-minute walk to the West Oakland BART Station.



<b>Address</b>	1155 3rd Street, Oakland, CA 94607
<b>Building Area</b>	$\pm 20,000$ SF
<b>Gross Land Size</b>	$\pm 35,956$ SF/0.68 Acres
<b>Year Built</b>	1974
<b>Submarket</b>	Oakland-West
<b>Parcel No.</b>	004-0025-001-01, 004-0025-001-02
<b>Zoning (Base Zone And Combining) :</b>	CIX-1B, T

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# PROPERTY OVERVIEW

**FOR SALE**

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## Property Information

<b>Address</b>	1155 3rd Street, Oakland , CA 94607
<b>TOTAL BUILDING SF</b>	±20,000 SF
<b>GROSS LAND SF</b>	±35,956 SF/0.68 AC
<b>Year Built</b>	1974
<b>STORIES</b>	2
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING</b>	35-40+ space fully lit & secure parking lot along with EV charging stations
<b>FRONTAGE</b>	Prominent frontage on Magnolia Street, 3rd Street, and Adeline Street
<b>PARCEL NUMBERS</b>	004-0025-001-01, 004-0025-001-02
<b>COUNTY</b>	Alameda
<b>Zoning (Base Zone And Combining) :</b>	CIX-1B, T



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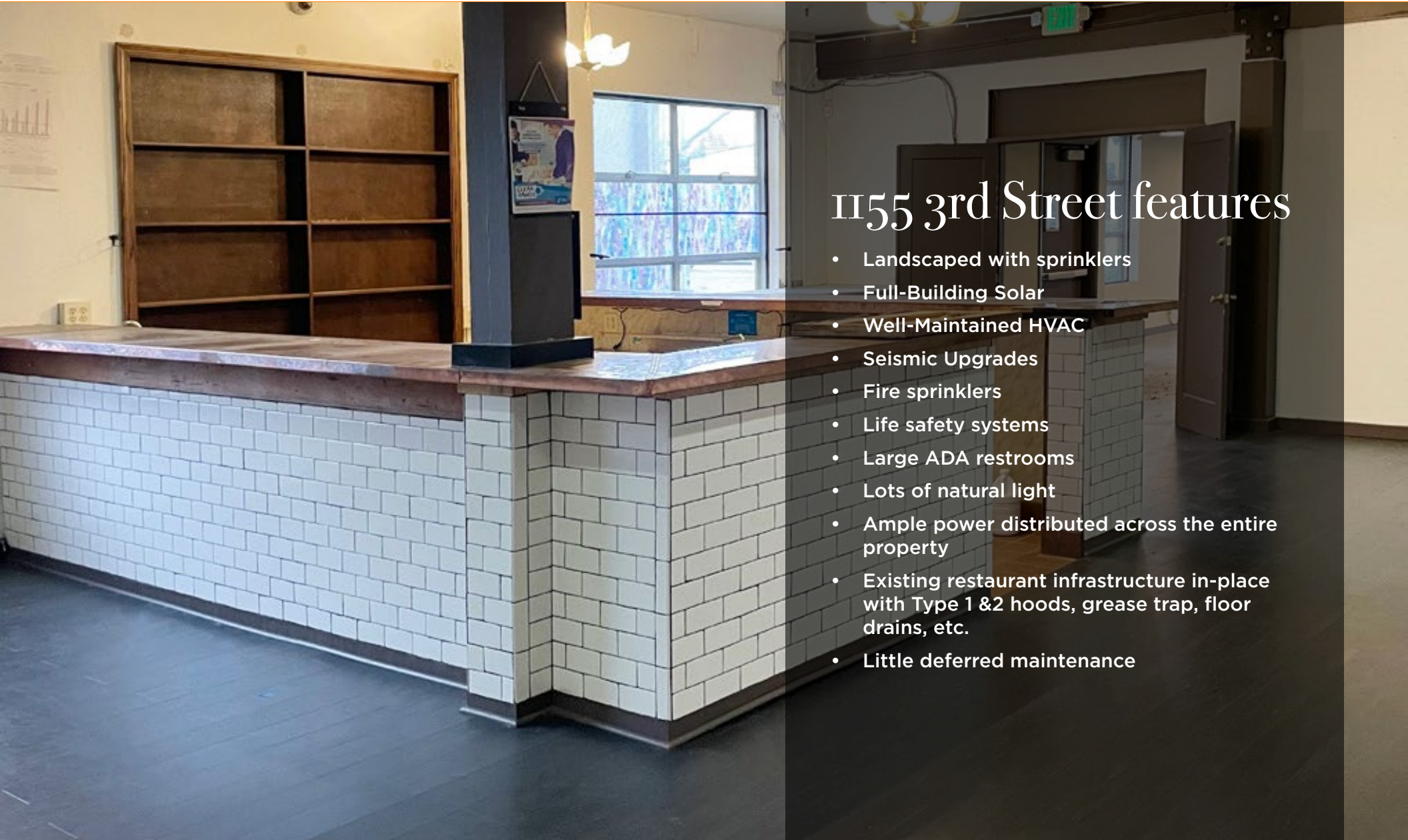
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## 1155 3rd Street features

- Landscaped with sprinklers
- Full-Building Solar
- Well-Maintained HVAC
- Seismic Upgrades
- Fire sprinklers
- Life safety systems
- Large ADA restrooms
- Lots of natural light
- Ample power distributed across the entire property
- Existing restaurant infrastructure in-place with Type 1 & 2 hoods, grease trap, floor drains, etc.
- Little deferred maintenance

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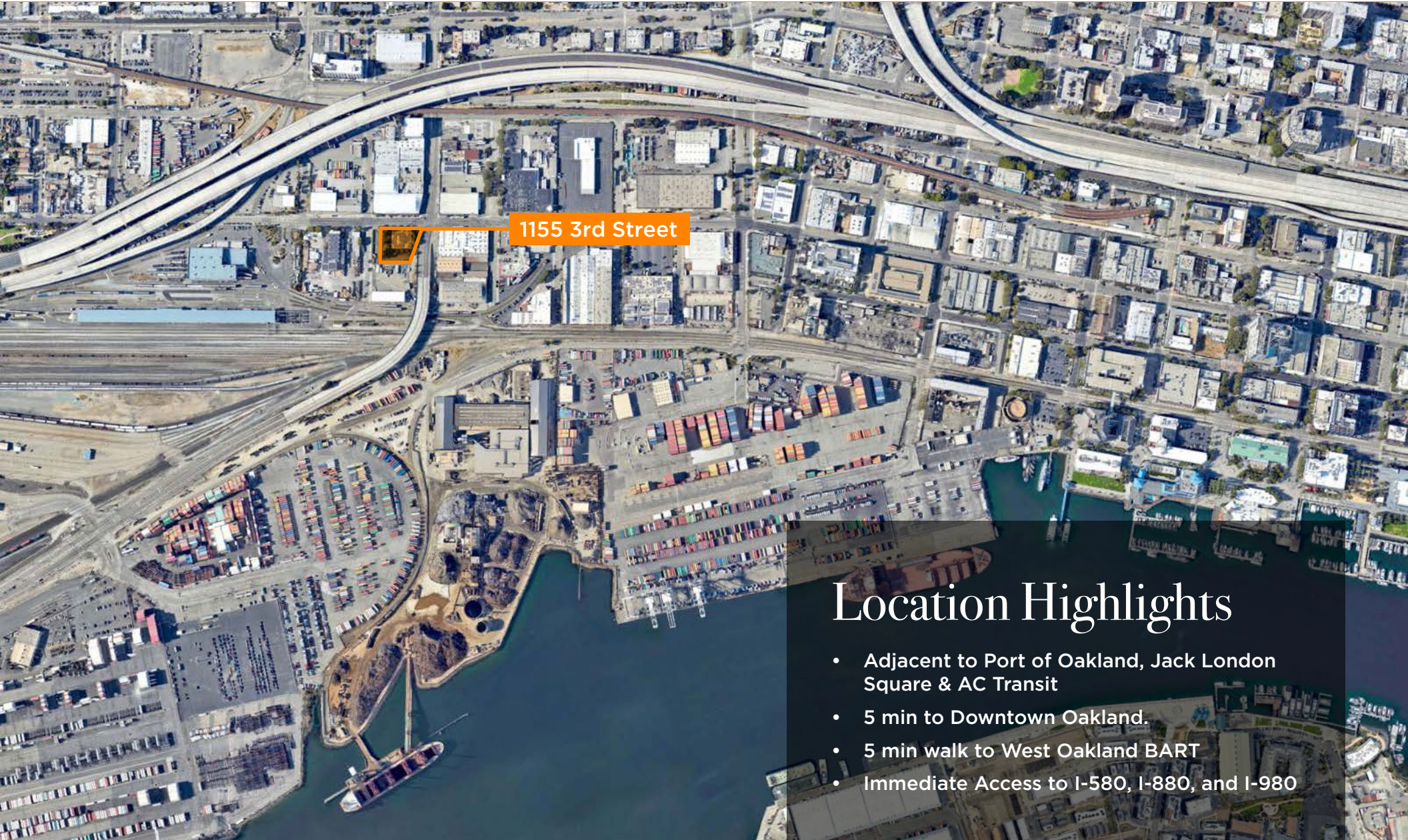
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1155 3rd Street

## Location Highlights

- Adjacent to Port of Oakland, Jack London Square & AC Transit
- 5 min to Downtown Oakland.
- 5 min walk to West Oakland BART
- Immediate Access to I-580, I-880, and I-980

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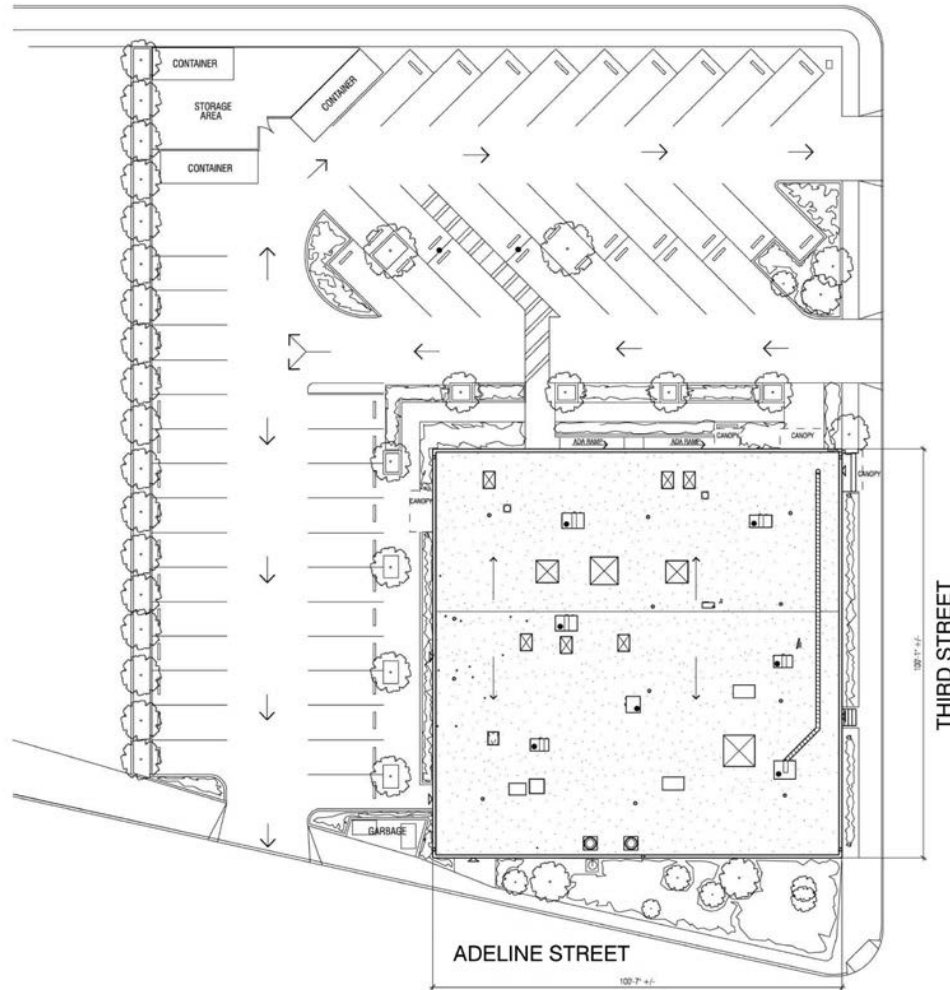
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## Site Plan



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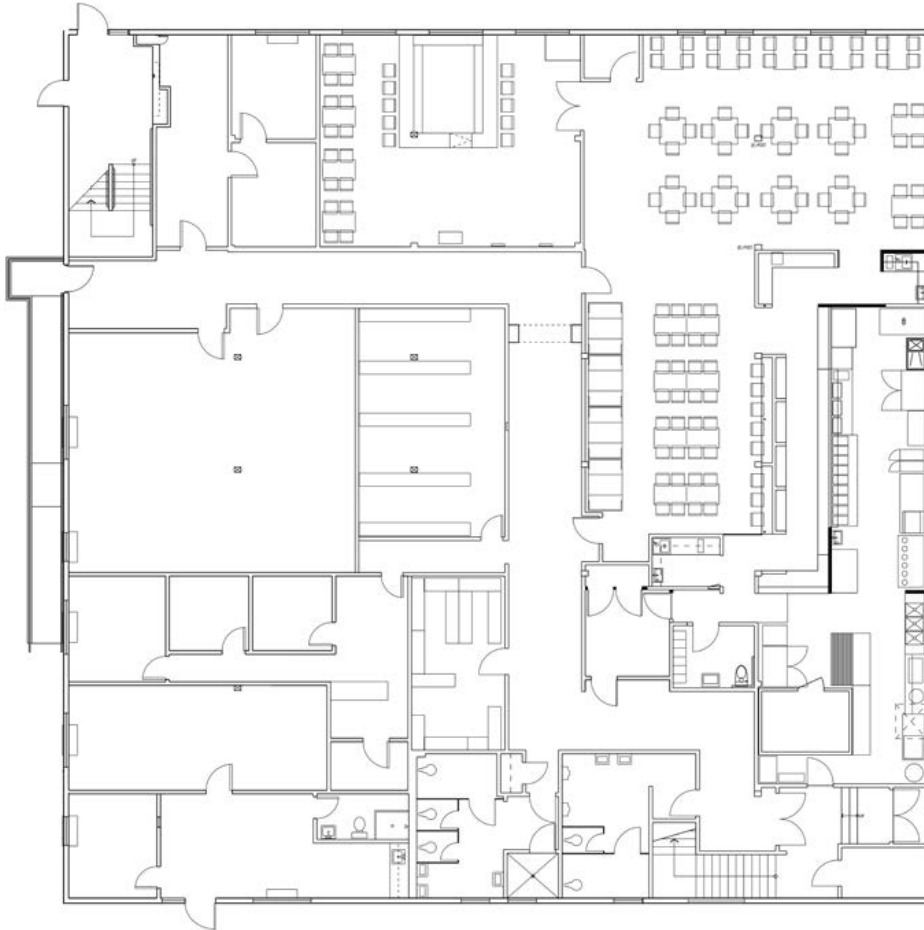
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## First Floor Plan



## Second Floor Plan

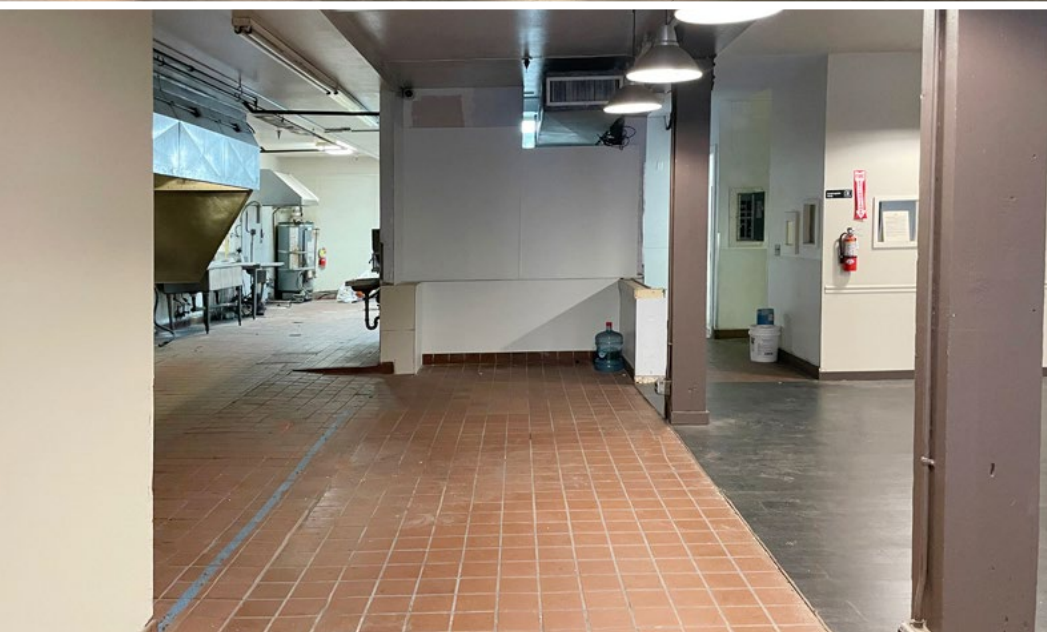


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## The Port Of Oakland, CA

**The Port of Oakland loads and discharges more than 99% of the containerized goods moving through Northern California.**

Oakland's cargo volume makes it the ninth busiest container port in the United States based on Calendar Year 2023 data. Oakland ranks among the four largest Pacific Coast ports for container cargo, along with Los Angeles and Long Beach in southern California and Seattle and Tacoma (Northwest Seaport Alliance) in Washington state. In 2023, about 74% of Oakland's trade was with Asia. Europe accounted for 17%, Australia/New Zealand and other Pacific islands about 3%, and other foreign nations about 1%. About 5% of Oakland's trade is domestic (primarily Hawaii). California's three major container ports carry approximately half of the nation's total container cargo volume.

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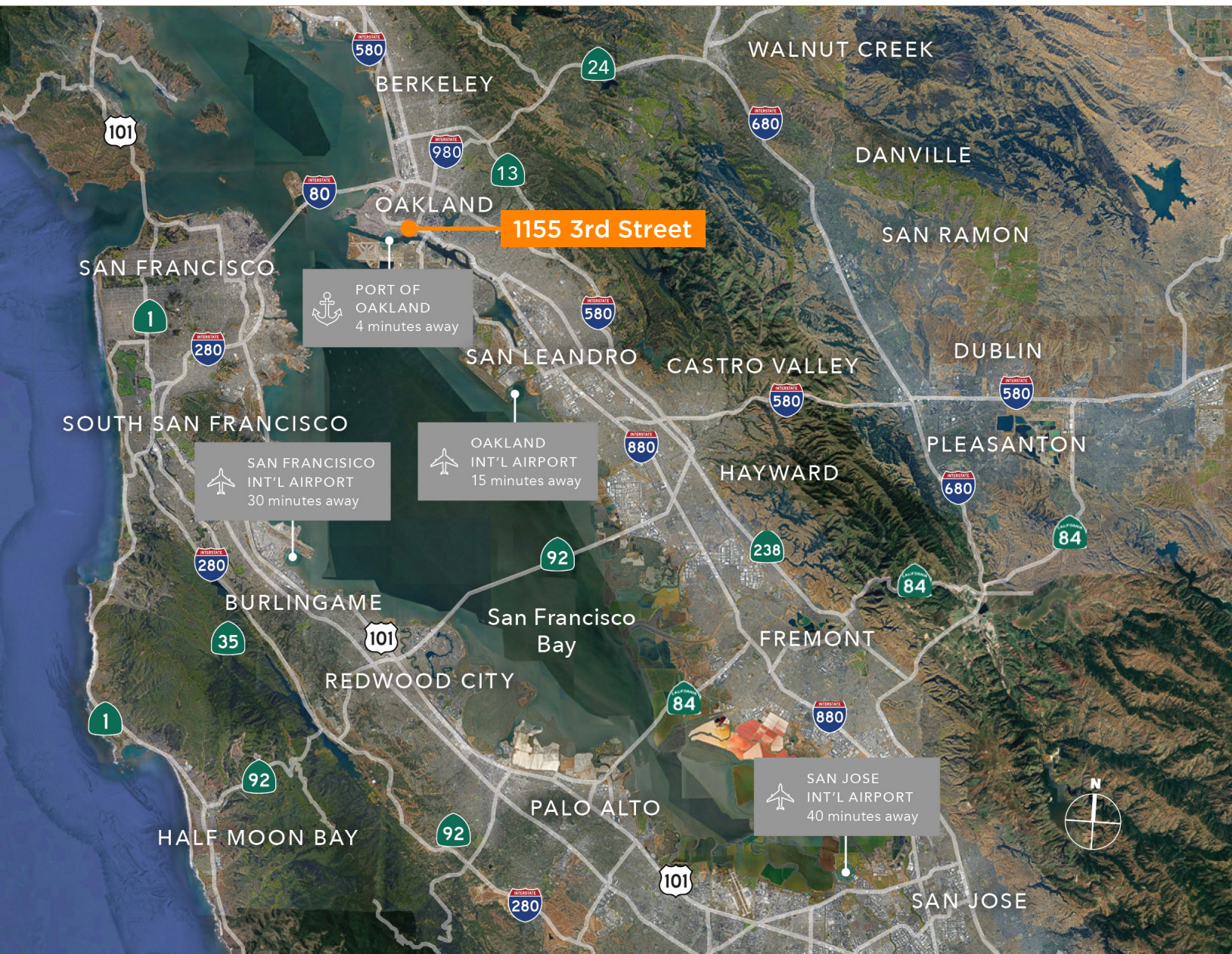
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## Drive Times

**9 Min**

Walk To West Oakland  
Bart Station

**15 Min**

Downtown  
San Francisco

**25 Min**

San Francisco  
In'tl Airport

**40 Min**

Silicon Valley

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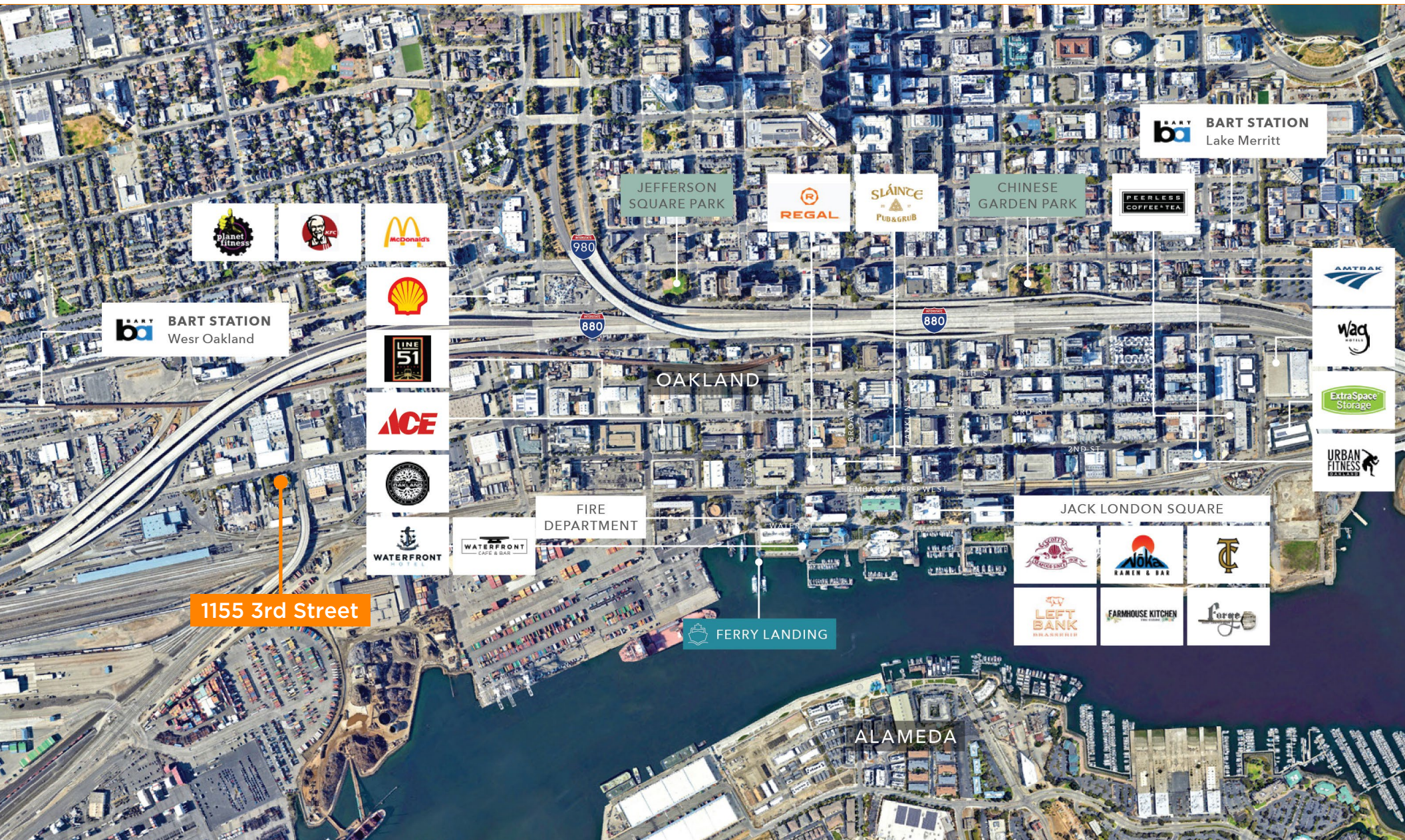
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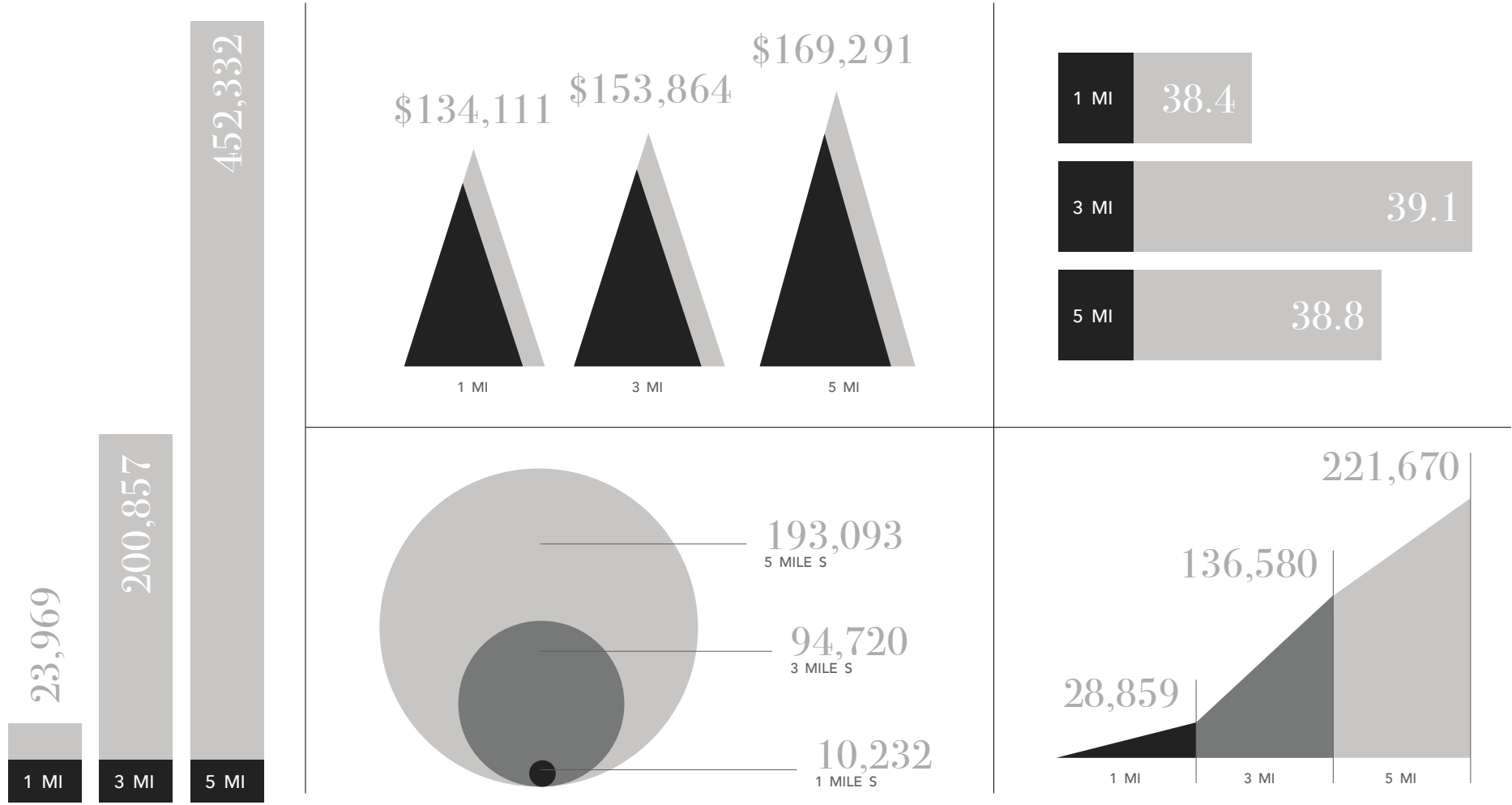
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# Oakland Demographics



Data Source: ©2023, Sites USA

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