



FOR SALE

# SCOTTISH RITE TEMPLE

Rare Landmark Redevelopment Opportunity on Lake Merritt  
First Time on the Market in 100 Years

ICONIC TROPHY ASSET IN PRIME OAKLAND LOCATION





# SCOTTISH RITE TEMPLE

Colliers is proud to exclusively present the Scottish Rite Temple — a generational opportunity to acquire and reimagine one of Oakland's most iconic properties. Situated directly on Lake Merritt, this ±85,000 SF building spans four levels and sits on a ±1.46-acre parcel, including an invaluable dedicated surface parking. The building offers expansive event and conference space, historical features, and multiple revenue-producing use options in the near term — while the parking lot presents a rare, buildable footprint for a future commercial or mixed-use development.

Having never been formally marketed in 100 years, the Scottish Rite Temple offers unmatched visibility and historical cachet and is ideally positioned for a creative investor or developer to unlock the next chapter of this landmark's life. This is a true once-in-a-generation opportunity in the heart of the Bay Area.



## PROPERTY FEATURES

- ±85,000 SF Existing Building on ±1.46 acres
- Historical Registry Designation A1+ for building
- Trophy asset with deep historical significance
  - Strong civic & community identity in Oakland's history
  - Original historic features – library, lounge, billiards hall
  - On-site parking – a rare asset in this prime urban location
- ADA-compliant restrooms and accessibility
- Service elevator and food staging areas
- **Event/performance infrastructure**—auditorium, ballroom, commercial kitchens, AV equipment and security rooms
- **Short-term revenue potential**—Ideal for events, nonprofits, or cultural groups
- **Long-term redevelopment path**—Significant density potential with parking lot redevelopment



14TH STREET

MADISON STREET

LAKESIDE DRIVE



## LOCATION OVERVIEW

1547 Lakeside Drive, Oakland, CA 94612

Located at the convergence of Oakland's most dynamic neighborhoods — Lake Merritt, Uptown, and Downtown — the Scottish Rite Temple benefits from unmatched access, visibility, and community presence. The property is walkable to three BART Stations, the Oakland Museum, and multiple dining and retail destinations, offering strong connectivity for any future use.

94

WALK  
SCORE

Walker's Paradise

84

TRANSIT  
SCORE

Excellent Transit Access





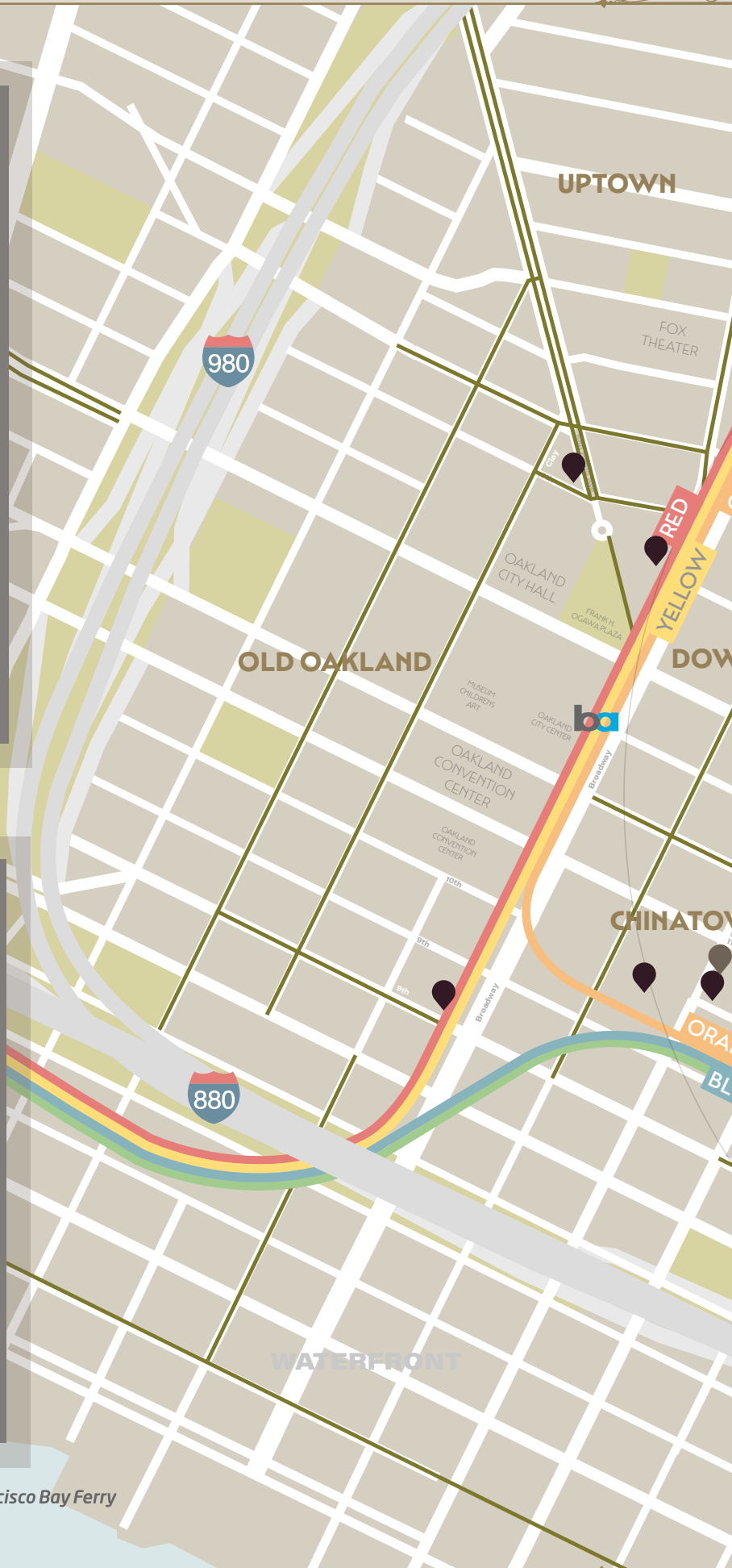
## NEARBY NOTABLE RETAILERS & ATTRACTIONS

Whole Foods Market  
Lake Chalet Seafood Bar & Grill  
Kaiser Permanente Headquarters  
Oakland Museum of California  
Oakland City Hall & Civic Center  
The Cathedral of Christ the Light  
Blue Bottle Coffee HQ (Old Oakland)  
Children's Fairyland  
Grand Lake Theatre



## NEARBY MULTIFAMILY RESIDENTIAL PROPERTIES

Alice House  
Jackson Lake Apartments  
Bay Apartment Advisors  
Lake Park Senior Living  
Ora Oakland  
Atlas Apartments  
Webster Eleven Apartments





## NEARBY NOTABLE DINING AMENITIES

The Lake Chalet  
McDonalds  
Mad Oak Bar N' Yard  
Shan Dong  
19th Street Station  
Golden Lotus  
Maya Halal Taqueria  
Pintoh Thai  
Rush Bowls  
Awaken Café & Roasting  
Hot Boys Chicken  
Horn Barbecue  
Peony Seafood





## INVESTMENT HIGHLIGHTS

- Flexible Redevelopment Upside – residential, hospitality, or mixed-use potential
  - Site Area:  $\pm 1.46$  Acres Total
    - Parking Lot:  $\pm 0.62$  AC
- Available Parking:  $\pm 70$  surface spaces
  - Zoned: D-DT-RX
    - Height: 65'
  - Max Non-Residential FAR: 5.0
  - Downtown Height Area: 8-65 feet
  - Base Height: Intensity Area (HIA): 8
- Zoning Incentive Program (ZIP): Same as (HIA): 8
- Dwelling Units: 1/250 SF or 108 Units on  $\pm 0.62$  AC lot



## OFFERING SUMMARY

**Asking Price** TBD

**Parking Lot**  $\pm 0.62$  AC

**County Use Code** Lodgehalls and Clubhouses (6800)

**Land Use Code** Clubs, Lodges, Professional Associations (4007)

**Ownership** Scottish Rite Temple Association of Oakland



# FIRST FLOOR

HISTORIC CORE | 21,621 SF

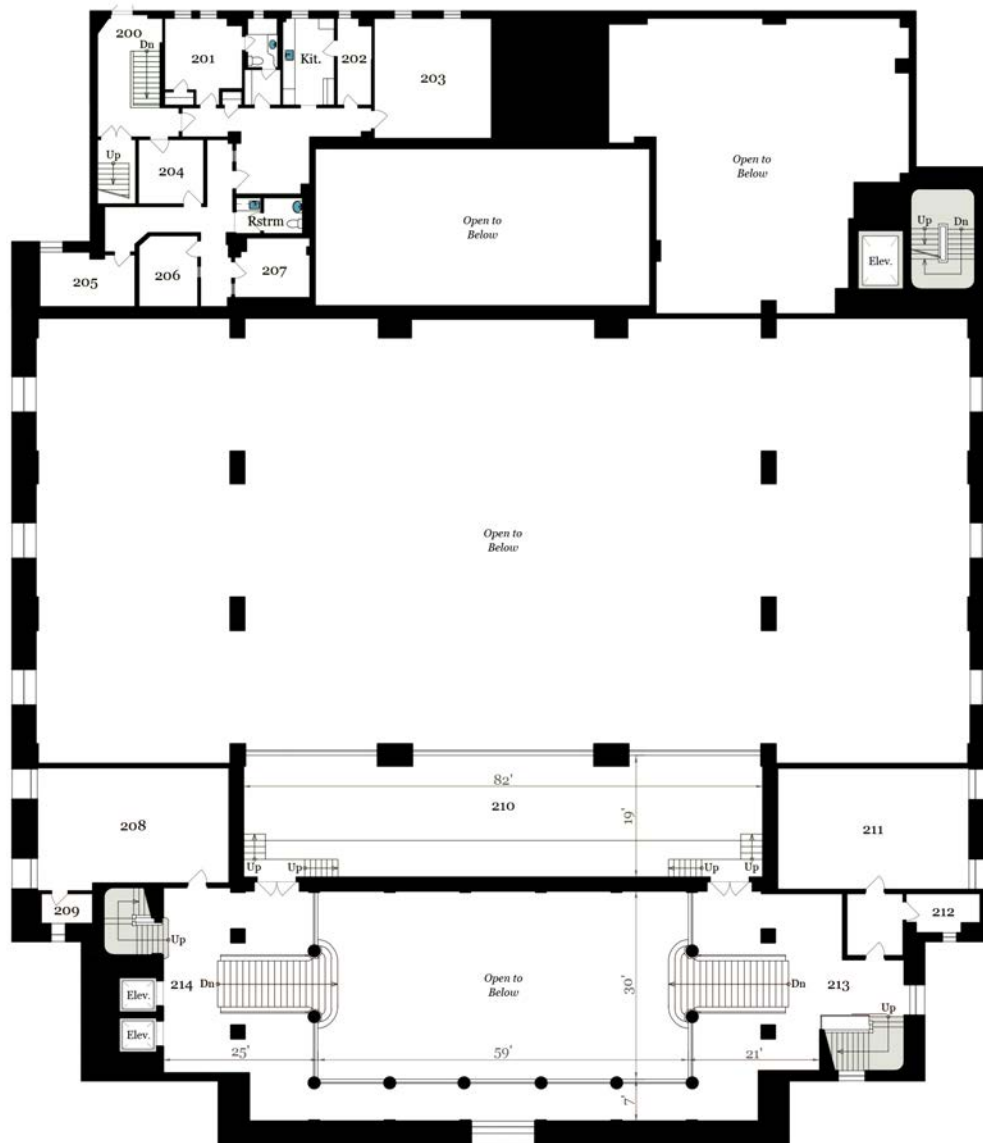


- Grand Ballroom (630–640 capacity)
- Configurable Event Seating ( $\pm 72$  tables / 10-top)
  - ADA-Compliant Restrooms
  - Commercial Kitchen
- Upgraded Electrical for Large Power Draw
- Used by Facebook, Twitter, and Kaiser for past events



# SECOND FLOOR

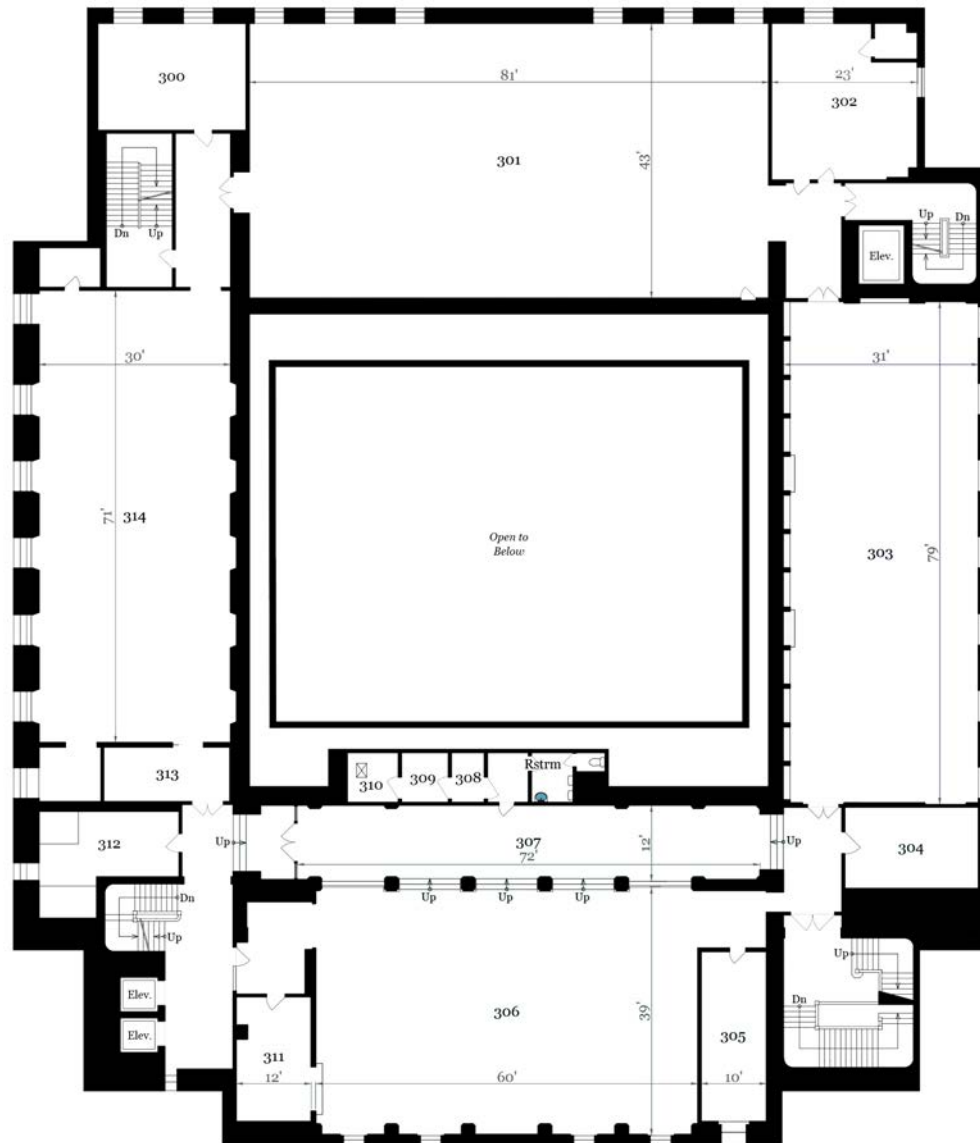
MEZZANINE LEVEL – OFFICES & SUPPORT | 21,621 SF



- AV and Security Room
- Office with natural light
- Large Conference Room



EVENT SUITE | 21,621 SF

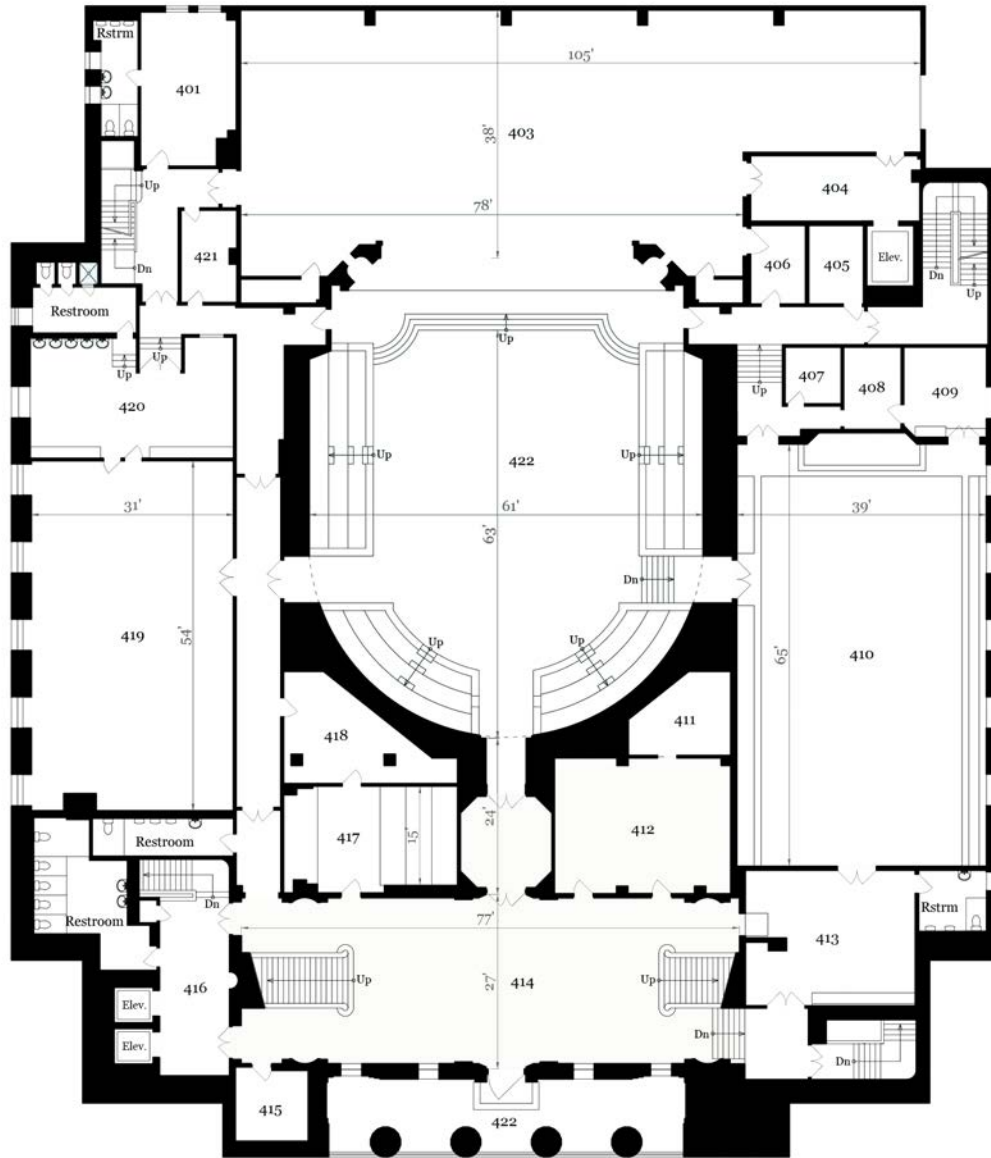


- "Blue Room" – flexible open-plan event space
- Banquet Room (seats ±250), overlooking parking area
  - Connected to Service Elevator and Kitchen
    - Commercial Kitchen
  - Library, Lounge and Billiards Hall



# FOURTH FLOOR

AUDITORIUM LEVEL | 21,621 SF



- Auditorium (±1,145–1,345 seating capacity)
  - Lobby / Pre-function Area
- Outdoor Balcony (3,000-lb capacity)
- Multipurpose Room (±120 seats)
- Food Staging & Prep Space





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## LISTING BROKERS

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