

1940 UNION ST STE 25

Oakland, CA 94607

Industrial
Investment Opportunity

Offering Memorandum



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EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

1940 Union St Suite 25
Oakland, CA 94607



INVESTMENT HIGHLIGHTS

Property Highlights

- Rare small-bay industrial condo in Oakland
- Bonus loft area provides additional usable space
- High-clear warehouse with functional buildout
- Gated and secure complex
- Vacant and ready for immediate occupancy
- Ideal for owner-user

Property Features

- 18' clear height in main work area
- Grade Level Roll up door
- Sprinklered unit
- Sonic fiber internet
- Two (2) bathrooms, including a shower
- Mini-split HVAC in loft
- Loft built out for office/storage use
- Security cameras installed
- Private balcony replaced in 2025



INVESTMENT HIGHLIGHTS

Zoning - CIX-1 (Commercial Industrial Mix)

- Allows a wide range of uses including:
- Light industrial / warehouse
- Office / creative workspace
- Contractor / service-based businesses
- E-commerce / distribution
- Showroom / hybrid commercial uses

(Buyer to verify specific use with City of Oakland)

Complex Features

- Gated complex with secure code access
- Well-maintained common areas
- HOA: \$345/month
- Covers water, garbage, roof, insurance, and common area maintenance
- Strong reserves

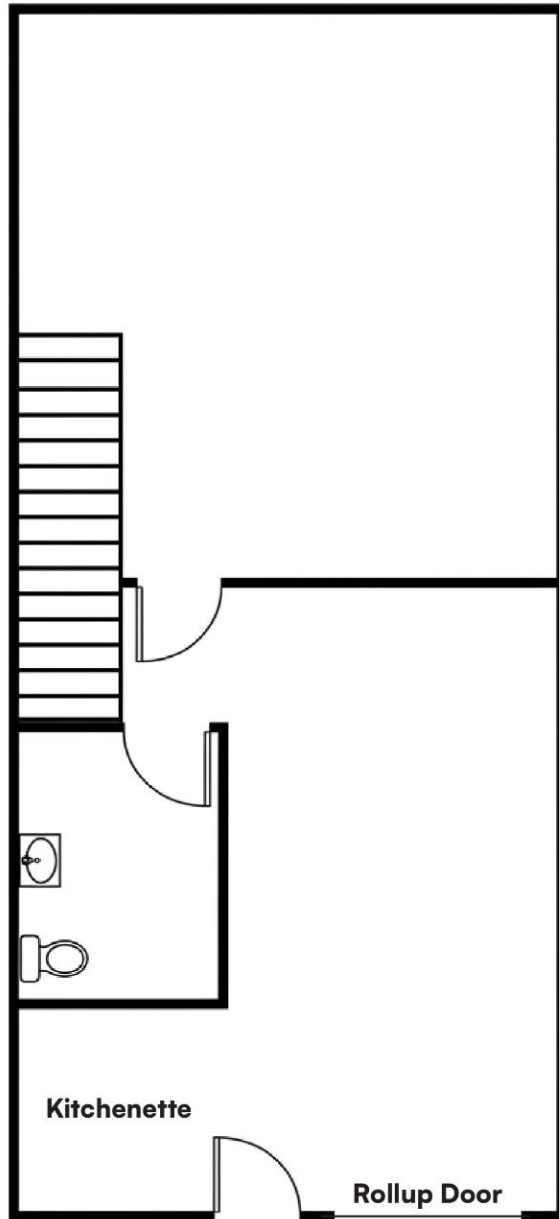
Utilities

- 100 amps, single phase power

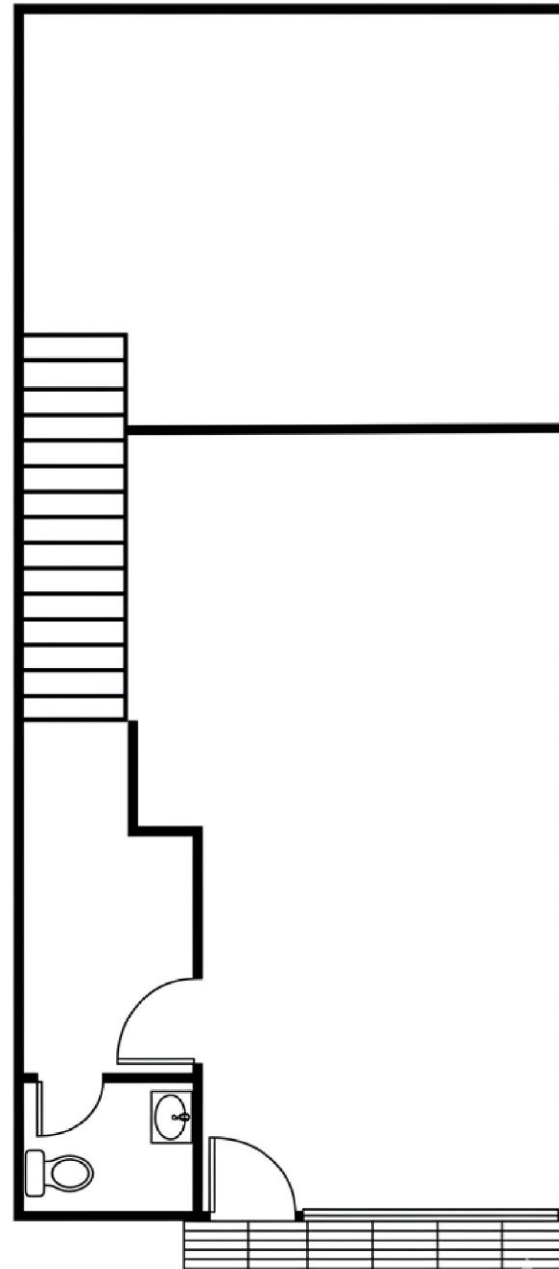




First Floor



Second Floor





Kaiser Permanente Oakland Medical Center
±349 Beds

Distance from Property
Oakland San Francisco Bay Airport - ±9.6 Miles Away
San Francisco - ±10 Miles Away
San Francisco International Airport - ±20 Miles Away

Subject Property



BNSF Oakland International Gateway Facility
Oakland International Container Terminal

±134,000 VPD



±212,000 VPD

±77,000 VPD

Downtown Oakland
±1.5 Miles Away



Naval Air Station
Alameda

±203,500 VPD

Highland Hospital
±169 Beds

VERONICA FOODS



Coast Guard Island Alameda
Coast Guard Station



Google Earth

1940 UNION ST STE 25
Oakland, CA 94607

\$498,000

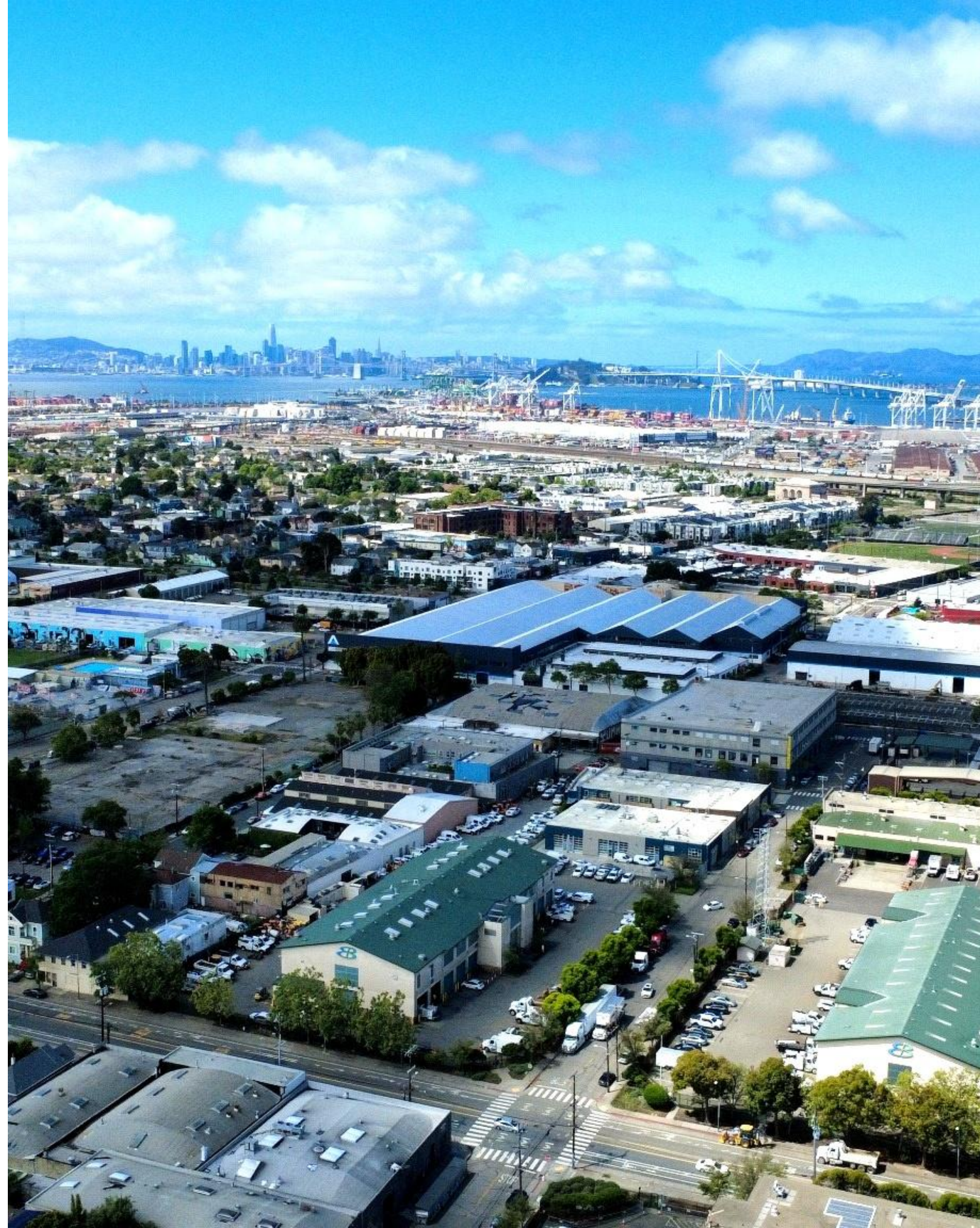
List Price

\$429

Price Per SF

(based on $\pm 1,156$ SF usable)

- $\pm 1,156$ SF total usable space
($\pm 1,021$ SF on record + ± 135 SF loft,
not on record)
- Industrial condo located within a
gated courtyard complex
- Delivered vacant at close
- One (1) dedicated parking space



INTERIOR PHOTOS



MARKET OVERVIEW

1940 Union St Suite 25
Oakland, CA 94607



Oakland, CA

Market Demographics

440,000
Total Population

\$87,000
Median HH Income

230,000
Employed Population

37
Median Age



Local Market Overview

Oakland, California serves as one of the Bay Area's most strategically positioned industrial hubs, benefiting from its proximity to the Port of Oakland, one of the busiest container ports on the West Coast. The region has experienced steady population growth supported by strong migration trends from neighboring San Francisco, driven by relative affordability and access to employment centers. Household incomes remain competitive, reflecting a diverse workforce spanning logistics, technology, and advanced manufacturing sectors. The area's connectivity via Interstates 880, 980, and 580 further enhances its role as a distribution and last-mile delivery corridor.

The surrounding East Bay market continues to attract industrial users due to constrained supply and high barriers to new development. Oakland's industrial zones are characterized by a mix of legacy warehouse stock and modernized logistics facilities catering to e-commerce and regional distribution. Demand remains elevated as businesses prioritize proximity to dense population centers and port access. This dynamic supports long-term rent growth and occupancy stability, making the Oakland industrial market a key node within Northern California's supply chain infrastructure.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	40,124	237,387	488,308
Current Year Estimate	39,623	232,270	493,525
2020 Census	36,990	222,260	492,510
Growth 2020-Current Year	7.12%	4.50%	0.21%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	15,728	111,595	208,623
Current Year Estimate	15,469	109,185	209,929
2020 Census	13,350	99,247	198,658
Growth 2020-Current Year	15.87%	10.01%	5.67%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$125,043	\$162,263	\$171,592

Economic Drivers

In the East Bay market, Oakland benefits from major institutional employers such as healthcare giant Kaiser Permanente (national HQ in Oakland), the Port of Oakland (a major West-Coast container gateway) and the East Bay public university/college systems. The city's employment base spans health services, education, logistics and professional services, providing a broad foundation for residential demand. Transit connectivity (BART, freeways) and global shipping (via the Port of Oakland) position the market for import/export and commuter access to the Bay Area core.

Primary Industries

- Healthcare and social assistance
- Education and public administration
- Transportation and warehousing/logistics
- Professional and business services
- Retail trade

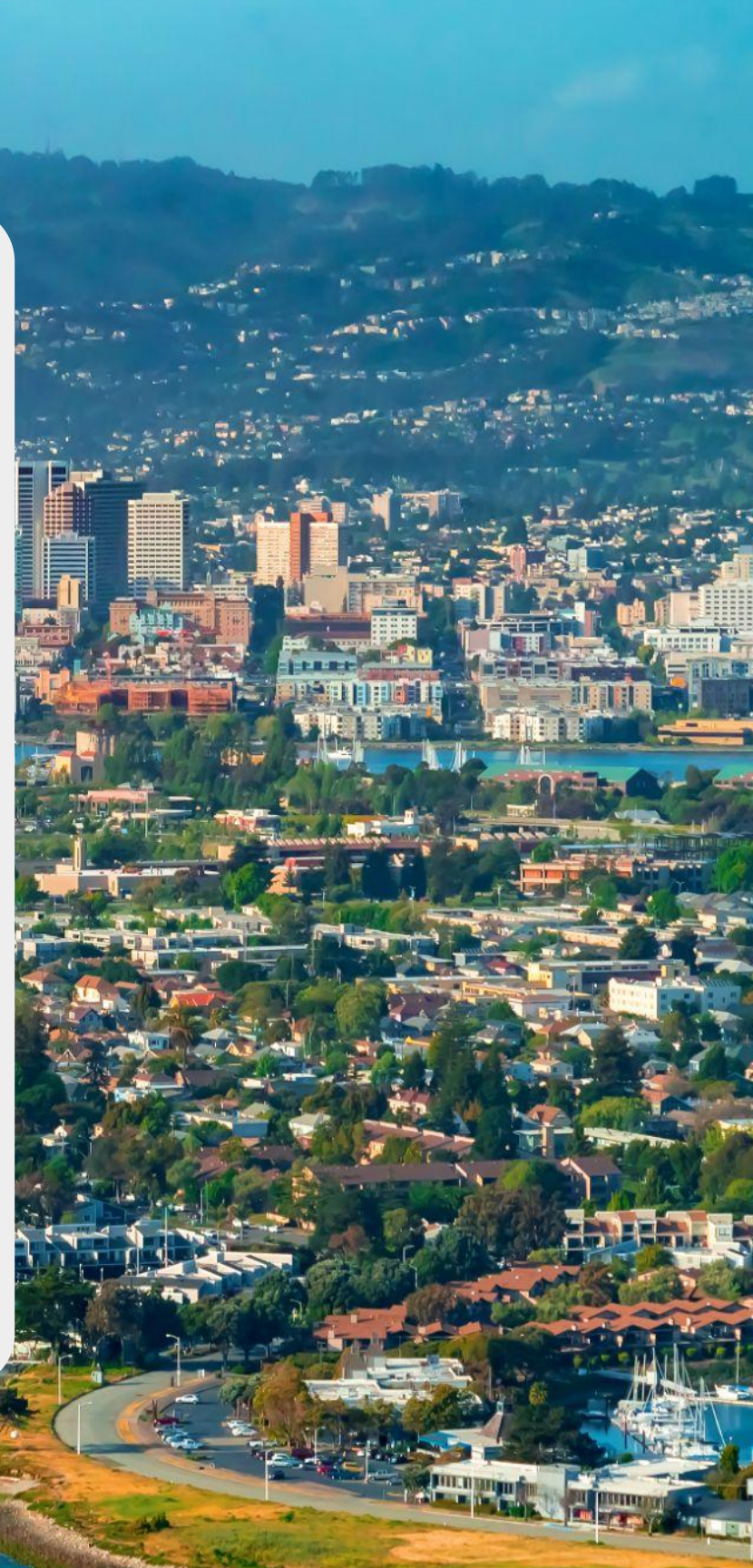
Top Employers

- Kaiser Permanente – Oakland Headquarters And Regional Medical Operations.
- Alameda County (Public Sector)
- Oakland Unified School District
- City of Oakland (Municipal Services)
- Bay Area Rapid Transit (BART) District

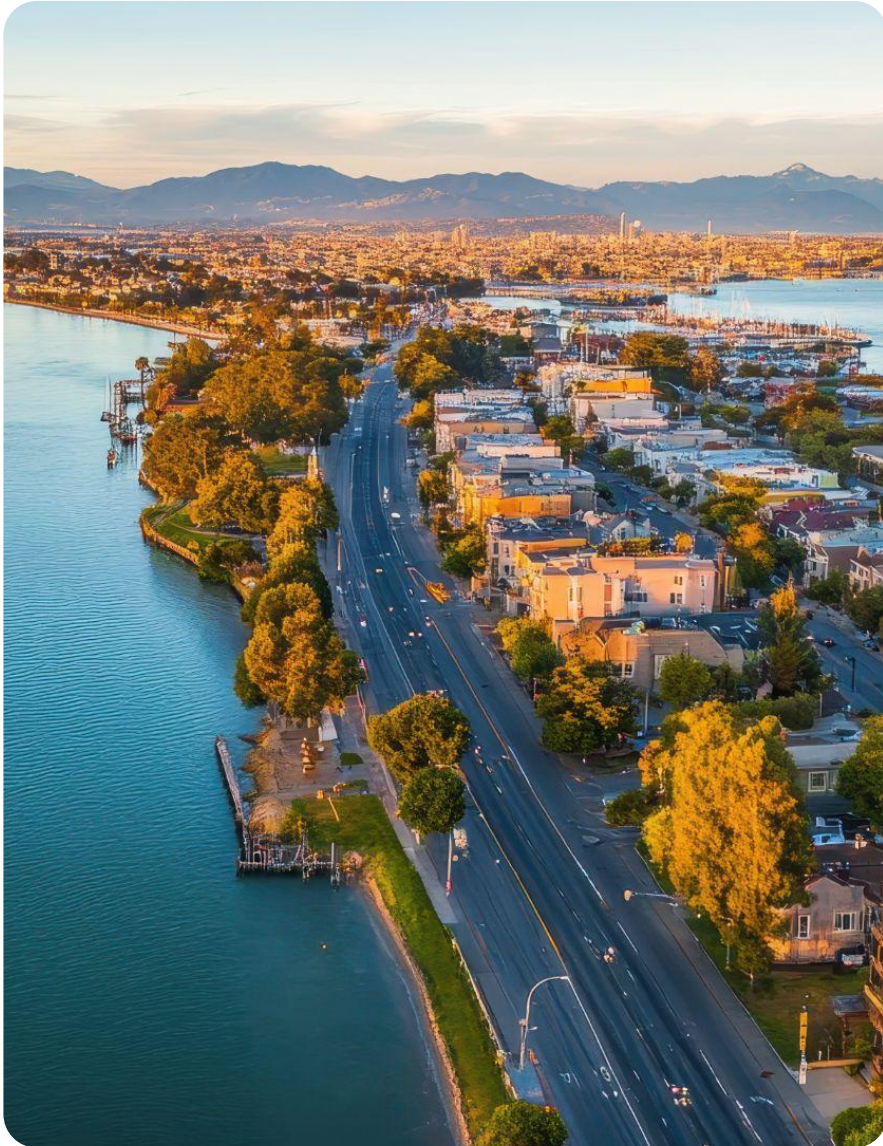
Recent Developments

- Major new campus for Samuel Merritt University in downtown Oakland (~\$240 M investment).
- Port of Oakland container terminal modernization/expansion.
- Transit-oriented multifamily developments near BART stations in the East Bay suburbs.
- Close proximity to Pacific Pipe Climbing Gym and Prescott Market, two popular neighborhood amenities driving daily foot traffic and activity

The Oakland market benefits from a large trade-oriented economy anchored by the Port of Oakland, advanced healthcare and education institutions and growing professional services. While tech has not dominated as in nearby Silicon Valley, the diversification into logistics, healthcare and education provide resilience. With constrained future multifamily supply and a strong renter base, housing fundamentals are positioned for stability and selective growth.



Leisure & Lifestyle



Cultural and Lifestyle Attractions

Oakland features a strong mix of cultural, historic, and outdoor attractions that enhance its livability. The Oakland Museum of California offers curated exhibits in art, science, and local history. Lake Merritt, centrally located, is a scenic urban lake surrounded by trails and green space, ideal for walking and weekend leisure. Jack London Square blends waterfront dining, boutique retail, and seasonal events, offering a neighborhood-scale destination. Residents also enjoy nearby access to the Oakland Zoo and Redwood Regional Park for nature-focused outings just minutes from downtown.

Sports & Entertainment

The city boasts a lively entertainment scene anchored by the Fox Theater, a restored Art Deco venue hosting national touring acts and community events. Oakland's music and nightlife landscape is diverse, with smaller venues, local breweries, and outdoor festivals filling the calendar. Sports options range from local rec leagues to proximity to professional teams across the Bay, with BART providing direct access to major stadiums in San Francisco and San Jose.

Outdoor Recreation & Active Living

Oakland supports an active lifestyle with extensive parks, trails, and recreational facilities. The city is adjacent to more than 100,000 acres of regional open space, including hiking in the East Bay hills and cycling along the Bay Trail. Lake Merritt and the Oakland Estuary allow for kayaking, jogging, and waterfront activity. Public resources like the East Oakland Sports Center provide full-service fitness and aquatics programs, while city-run leagues and classes offer recreation for all age groups year-round.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1940 UNION ST STE 25, Oakland, CA, 94607 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Industrial OM Template](#)

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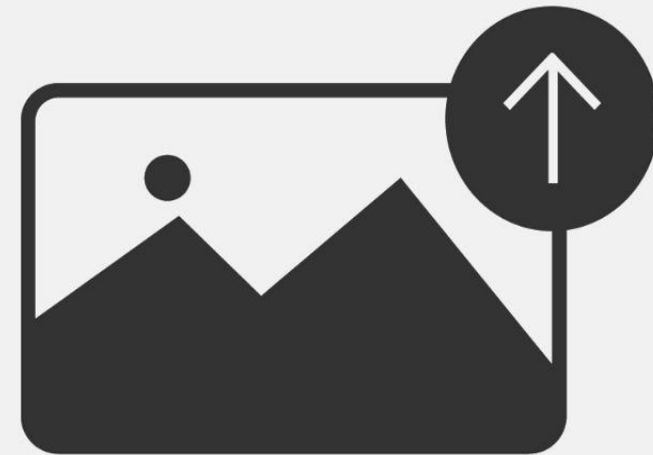
Year Built

±0 SF

GLA

XXXXX

Lease Type



PENDING PHOTOS

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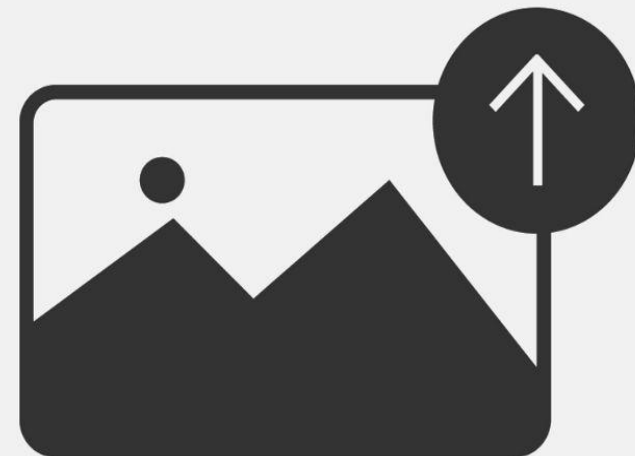
±0 SF
GLA

XXXX
Year Built

±XX,XXX
Vehicles Per Day

\$0.00/SF
Lease Rate

\$0.00
Price Per SF



PENDING PHOTOS

Financial Summary

\$498,000

List Price

0.00%

Cap Rate

00.00%

Price Per SF

0.00 AC

Lot Size

Property Summary

Address	1940 UNION ST STE 25 Oakland, CA 94607
RBA	±0 SF
Lot Size	±0.00 AC
Coverage	0.00%
Zoning	XX
Construction	XX
Year Built	1988
Dock Doors	00
Drive In Doors	00

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/PSF
Current	\$32,500.00	\$390,000.00	\$26.80
Options Year 1	\$32,500.00	\$390,000.00	\$26.80
Options Year 2	\$32,500.00	\$390,000.00	\$26.80
Options Year 3	\$32,500.00	\$390,000.00	\$26.80

