



Ideal Site for Homekey or Measure W

Price Reduction



SALE OR LEASE | PARK LANE MOTEL
8100 MacArthur Boulevard
Oakland, CA

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*Please Contact
Broker to Tour*

**ATTN: Alameda County
Housing & Homelessness
Services Vendor Pool
Round I - RFP**

[LINK TO AC RFP](#)

**6,983 SF Hospitality Structure on 20,104 SF Parcel
23 Guest Rooms (Former Kitchenettes)**

Address	8100 MacArthur Blvd, Oakland, CA
Status	For Sale or Lease
Property Type	Supportive / Transitional Housing / Development Opportunity
Property Size	Structure - 6,983 SF Land - 20,104 SF (0.4591 ac)
Guest Rooms	23
Manager's Suite	On site
Assessor's Parcel No.	040A-3422-11-4
Building Age	Built 1938
Site Coverage Ratio	35%
Zoning	RU - 4
Present Use	Hospitality
Parking	15 stalls on-site

Sale Price: \$4,000,000.00

Building Condition

Recent management change, some visible wear, meets current building code, recent refresh to multiple rooms, 3 active kitchenettes (Buyer may choose to restore all units to kitchenettes), room sizes of approximately 190 SF, 209 SF, and 399 SF, on-site laundry and ample storage

HOSPITALITY PROPERTY FOR SALE OR LEASE

8100 MacArthur Boulevard, Oakland, CA

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SALES CONTACT

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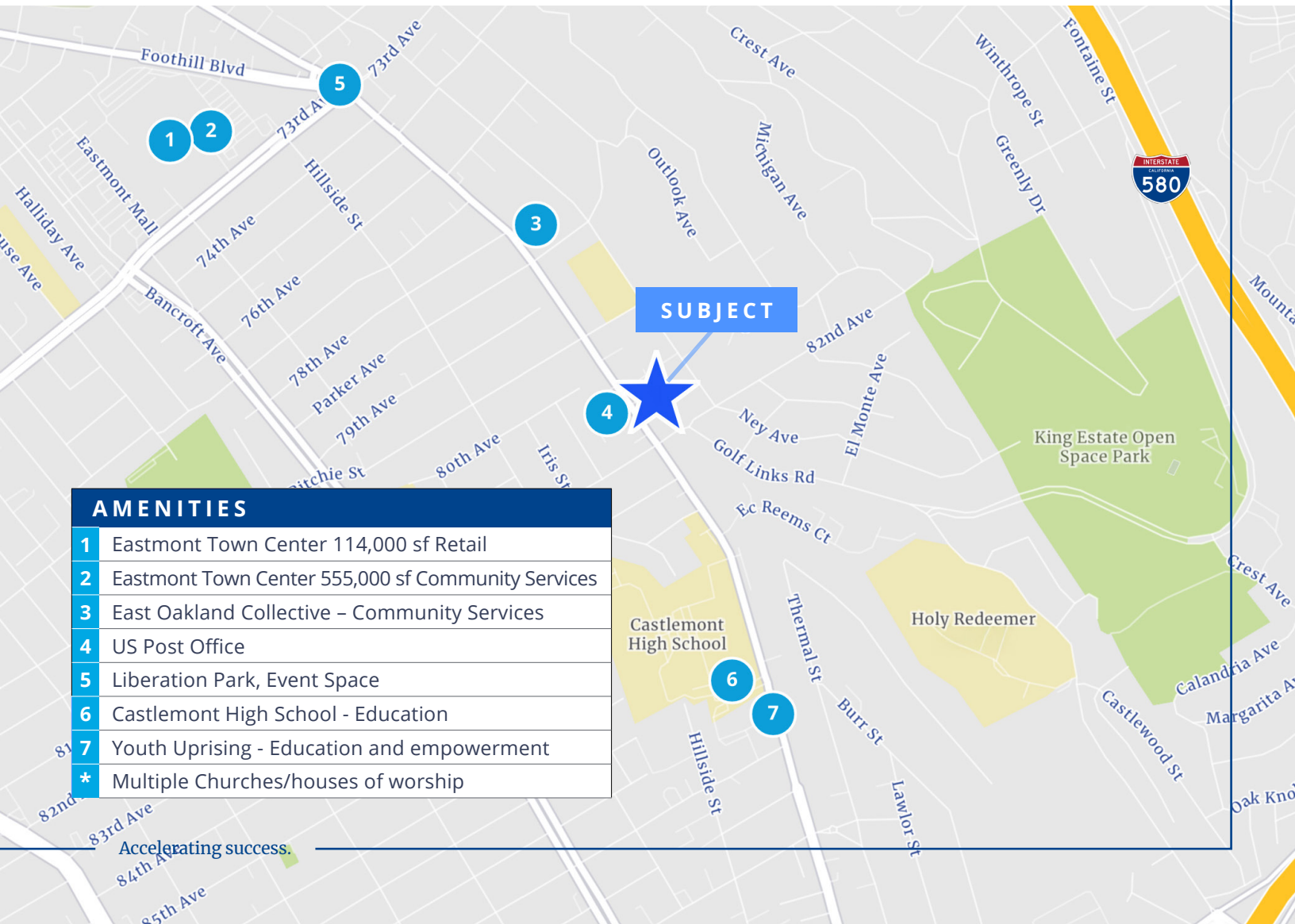
8100 MacArthur Boulevard, Oakland, CA

Management and Operations Agreement Available

Proposals for long-term Management and Operations Agreement with service-oriented organization will be considered.

Basic terms shall include:

- Minimum Term – Four (4) years
- Rental rate – \$42,500/month (Discounted for semi-annual lease payments)
- Lease terms – NNN
- Improvements made at Tenant’s expense
- All other terms negotiated



AMENITIES

- | | |
|---|--|
| 1 | Eastmont Town Center 114,000 sf Retail |
| 2 | Eastmont Town Center 555,000 sf Community Services |
| 3 | East Oakland Collective – Community Services |
| 4 | US Post Office |
| 5 | Liberation Park, Event Space |
| 6 | Castlemont High School - Education |
| 7 | Youth Uprising - Education and empowerment |
| * | Multiple Churches/houses of worship |