

AVAILABLE
FOR SALE & FOR LEASE

**2148
BRUSH ST**

OAKLAND, CA 94612

\$1,875,000

A ±8,575 SF Flex
Warehouse on
a ±10,655 SF Parcel
**with Owner/User
Opportunity and
Development Potential**

CBRE

PROPERTY DESCRIPTION

A unique opportunity to acquire an $\pm 8,575$ SF flex warehouse on an $\pm 10,655$ SF parcel with development potential in an opportunity zone. This property is walking distance to BART, Downtown Oakland, and has a flexible zoning that allows a variety of commercial uses. Additionally, it is surrounded by several new residential developments (218 units to be constructed).

ABOUT THE PROPERTY



94
Walker's
Score



90
Biker's
Score



The property is within walking distance to Uptown and Downtown. It is close to many restaurants, hotels & area amenities.



NEW ARTHAUS BRUSH
18 UNIT APARTMENT BUILDING



NEW EBALDC HOUSING
95 UNIT APARTMENT BUILDING

FUTURE DEVELOPMENT SITE



SUBJECT PROPERTY

PROPERTY HIGHLIGHTS

- $\pm 8,575$ SF
- $\pm 10,655$ Parcel
- Zoning: CC-2
- Clear span warehouse
- Loading: 2 Grade Level
- Rear yard

About Oakland

#1

Voted Best City in the U.S. for Coffee & Breakfast by Eately

11

Oakland is named 11th best City in the US for Tech startups by CIO

#9

Oakland ranks the most walkable city in the US by Walkscore and the 4th "Most Exciting" & "Most Hipster" cities in the US by Trulia



Oakland makes National Geographic Travel's Best Trips List in 2019.

Oakland's 'There there' is in its diversity, its distinction, its sense of place, its people



KAISER CENTER



CITY CENTER

JACK LONDON SQUARE



ALAMEDA



UPTOWN

John B. Williams Fwy

2148
BRUSH ST
OAKLAND, CA 94612

2148 BRUSH ST

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DOWNTOWN OAKLAND

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