

# NNN LEASED INVESTMENT FOR SALE

# 401 ALICE STREET OAKLAND, CA



*HISTORIC COMMERCIAL INVESTMENT OPPORTUNITY IN JACK LONDON SQUARE*

*13,895± SF INDUSTRIAL/FLEX BUILDING ON 0.32± ACRES*

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**LEE &  
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## THE OFFERING

Lee & Associates, as an exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 401 Alice Street, Oakland, CA ("The Property") is a historic, mixed-use building (Zoned C-45/S-4) located in the heart of Jack London Square. The 13,895± SF building was acquired in 2018 and had extensive tenant improvements and renovations completed before leasing it out to a pair of tenants. The property is 77% leased with One (1) 3,254± SF vacancy leaving the buyer with an opportunity to use the space themselves, or lease out the space to a tenant, bringing the property to 100% leased. In short, this is a rare opportunity to purchase a NNN leased investment with potential for income growth and future development opportunities.



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# INVESTMENT SUMMARY

Tenant Name	Suite	Square Feet	Lease Type	Monthly Base Rent	Annualized Rent	Lease Start	Lease Expiration	Option to Renew
Material+	Suite D	6,600	NNN	\$20,914.79	\$250,977.48	3/30/2023	7/31/2028	Two (2) 3-Year Options
Curo Pet Animal Hospital	Suite B + C	4,041	NNN	\$9,597.38	\$115,168.56	11/1/2024	10/31/2034	Two (2) 5-Year Options
Vacant (Proforma)	Suite A	3,254	NNN	\$5,694.50	\$68,334.00	TBD	TBD	TBD
		<b>13,895</b>		<b>\$36,206.67</b>	<b>\$434,480.04</b>			



## ABOUT THE TENANTS

[Curo Pet Care](#) operates a growing network of veterinary hospitals throughout the Western United States, with a focus on building and operating best-in-class small animal hospitals. Founded in 2015 and headquartered in San Francisco, the company is a privately owned, long-term operator focused on premium veterinary care and strategic market expansion.

Jack London Pet Hospital serves as a flagship, state-of-the-art veterinary facility in the heart of Oakland's Jack London District, offering advanced veterinary, surgical, and urgent care services in a modern clinical environment. The tenant recently completed an approximately \$1.5 million investment into the buildout, demonstrating a substantial long-term commitment to the location and creating significant tenant improvement value within the property.

The veterinary industry continues to benefit from strong long-term fundamentals driven by increasing pet ownership, rising consumer spending on pet healthcare, and growing demand for high-quality veterinary services. The tenant's extensive custom infrastructure and specialized medical improvements create a highly committed occupancy profile and strong operational tie to the property.



[Material+](#) is a global strategy, insights, marketing, and technology company that partners with many of the world's leading brands and Fortune 500 companies to drive customer growth and digital transformation initiatives. Headquartered in New York City, the company maintains offices across major U.S. and international markets and employs thousands of professionals worldwide.

Material+ combines consumer intelligence, behavioral science, technology, and customer experience design to help enterprise clients strengthen engagement, improve brand performance, and accelerate growth. The company serves a diverse portfolio of blue-chip clients across technology, healthcare, retail, financial services, and consumer products sectors.

Approximately \$1 million was invested in building out the Oakland office space, underscoring both the quality of the location and its long-term operational commitment to the property. The significant capital investment, combined with the company's global platform and strong financial profile, enhances the overall institutional quality and stability of the tenancy.



# AERIAL VIEW



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# AERIAL OVERVIEW



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