

FOR SALE: 2 COMMERCIAL CONDOS

1900 Mountain Blvd, Oakland, CA 94611

*Great Owner-User Opportunity - Both Suites Can Be Delivered Vacant!

*10.3% Market Cap Rate!

**BERKSHIRE
HATHAWAY**
HOMESERVICES

Drysdale
Properties

COMMERCIAL ADVISORS

Exclusively Represented By:

Andrew Black
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OFFERING MEMORANDUM

DISCLAIMER

FOR SALE / LEASE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Berkshire Hathaway Homeservices, Drysdale Properties in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

FOR SALE / LEASE



2 Condo Sale Price:	\$3,500,000
Lease Rate:	\$36.00 SF/YR/NNN

OFFERING SUMMARY

Price	\$3,500,000
Lease Rate	\$36.00 - 39.00 SF/yr
Price / GSF	\$350.00
Lease Type	Absolute NNN; NNN
Occupancy	0%
NOI	\$360,000.00

PROPERTY HIGHLIGHTS

- 10.3% Proforma Cap Rate!
- Both Suites Can be Delivered Vacant for Lease or For Sale, Leased or Sold Individually
- Fully Upgraded Commercial Condos, Turn-Key
- Former Guaranteed Rate Space (Suite 101) - 2,750 SF, Compass Space (Suites 103 - 105) - 7,153 SF. Compass lease expires 12/31/2023
- Over 10,000 rentable SF available 'For Sale' with high end interior finishes, common area bathrooms/lobby, elevator
- Enclosed garage parking
- Premier Montclair Location at the base of Oakland Hills
- Walking distance to high-end retail, restaurants and boutique shops

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PROPERTY DESCRIPTION

FOR SALE / LEASE



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Pacific West Advisory Group of Berkshire Hathaway - Drysdale Properties (Commercial Division) is pleased to exclusively market 1900 Mountain Blvd 'For Sale' and/or 'For Lease'. The subject opportunity is comprised of the whole first floor - two (2) commercial condominiums for a total of approximately 10,000 rentable square feet. Suite 101, consisting of ~2,500 rentable square feet, was formerly occupied by Guaranteed Rate and is now vacant for an owner-user purchaser or an investor to re-tenant. Suite 103/105, consisting of ~7,500 rentable square feet, is currently occupied by Compass Real Estate demised into two suites - the main Compass office (Suite 103) - and Compass group/team office (Suite 105) - containing its own private entrance. The subject property contains offices and a lobby/common area with high-end finishes, patios, and an elevator leading to a ground floor parking garage with ample parking. The separate office suites all have multiple private glass conference rooms, individual offices and open cubicle space with new paint, hardwood finishes and carpet floors. Per the county records, 1900 Mountain Blvd was built in 1984 and is situated on a 16,738 square foot (0.38 acre lot).

LOCATION DESCRIPTION

1900 Mountain Blvd is well located in the pristine Montclair neighborhood of Oakland, CA - located across from Montclair Park, adjacent to Montclair Elementary and just a block away from Safeway, Rite Aid, Lucky Supermarket, CVS, U.S Bank and USPS to name a few. The area is also home to professional offices such as Compass Real Estate (subject property's major tenant, Golden Gate Sotheby's, Coldwell Banker Realty and other small financial advisory services.

The neighborhood of Montclair, just off Highway 13, contains some of the most coveted real estate in the Bay Area. The hillside neighborhood along the western slope of the Oakland Hills from a valley formed by the Hayward Fault to the upper ridge of the hills. You won't find industrial restaurant décor or mustachioed baristas in this pedestrian-friendly village, exuding a Bavarian mountain town vibe. Montclair also happens to be a terrific launching point into Oakland's wilderness; some of the East Bay's best hiking is found in nearby Redwood Regional and Joaquin Miller parks, and other gems like Chabot Space & Science Center are tucked away in the hills.

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COMPLETE HIGHLIGHTS

FOR SALE / LEASE



BUILDING INFORMATION

Projected NOI	\$360,000
Proforma Cap Rate:	10.30%
Building Class	A/B
Occupancy %	Delivered Fully Vacant
Tenancy	Multiple
Number of Floors	1
Number of Suites	3 - 101, 103/105
Year Built	1984

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FINANCIAL SUMMARY

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INVESTMENT OVERVIEW

Price per SF	\$350
Price	\$3,500,000
NOI	\$360,000
Proforma Cap Rate	10.30%

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RENT ROLL

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	ANNUAL RENT	LEASE START	LEASE END
101* - Vacant	Guaranteed Rate*	2,500 SF	25%	\$36.00	\$36	\$90,000	Vacant	-
103* - Vacant	Compass	7,500 SF	75%	\$36.00	\$36	\$270,000	-	12/31/2023
TOTALS		10,000 SF	100%	\$72.00	\$72	\$360,000		
AVERAGES		5,000 SF	50%	\$36.00	\$36	\$180,000		

*Suite 101 - Former Guaranteed Rate Space Currently Vacant w/ \$36/SF/Yr. Projected Rent

*Total Annual Rent is Proforma Rent

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ADDITIONAL PHOTOS

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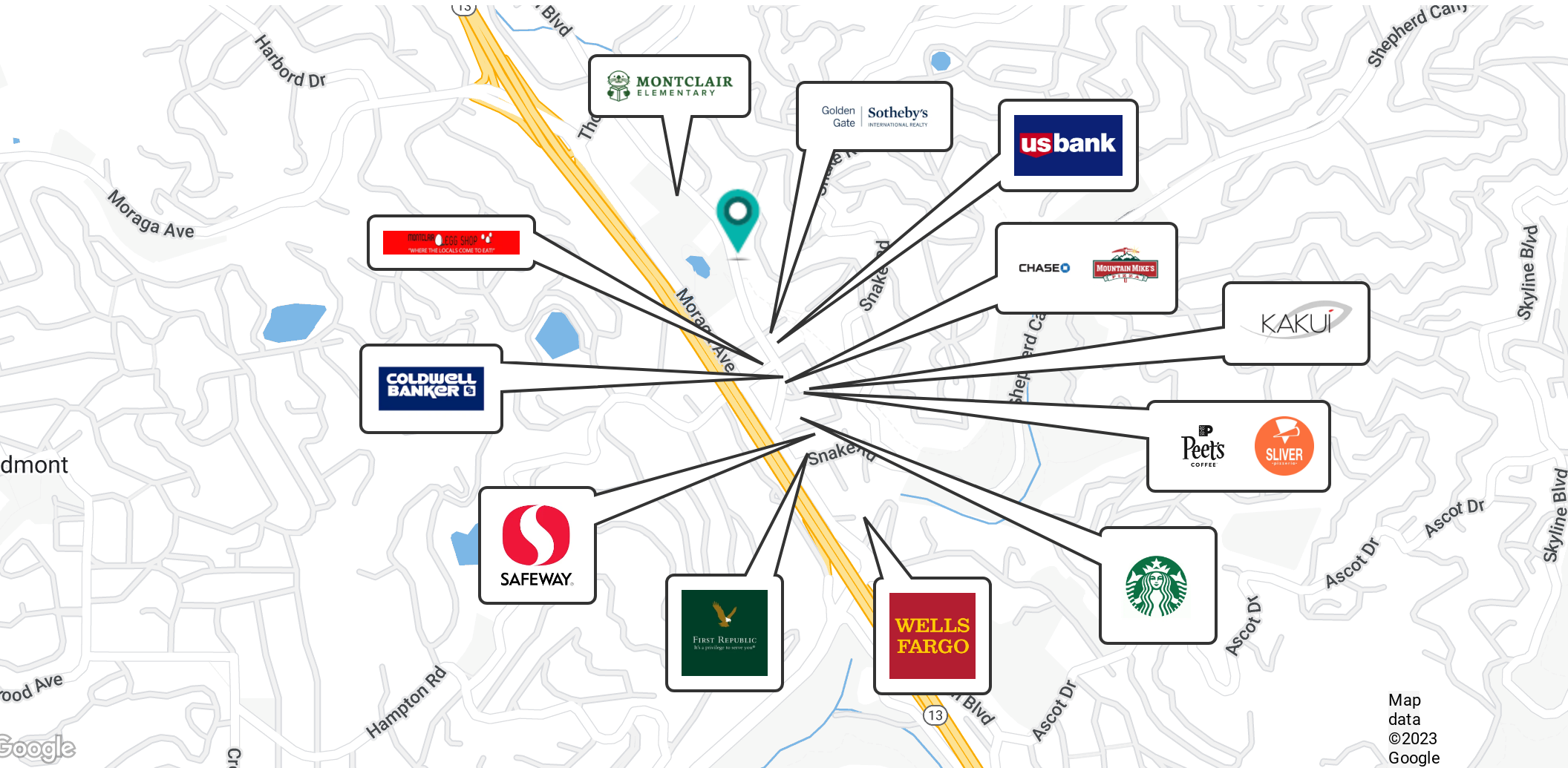
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RETAIL MAP

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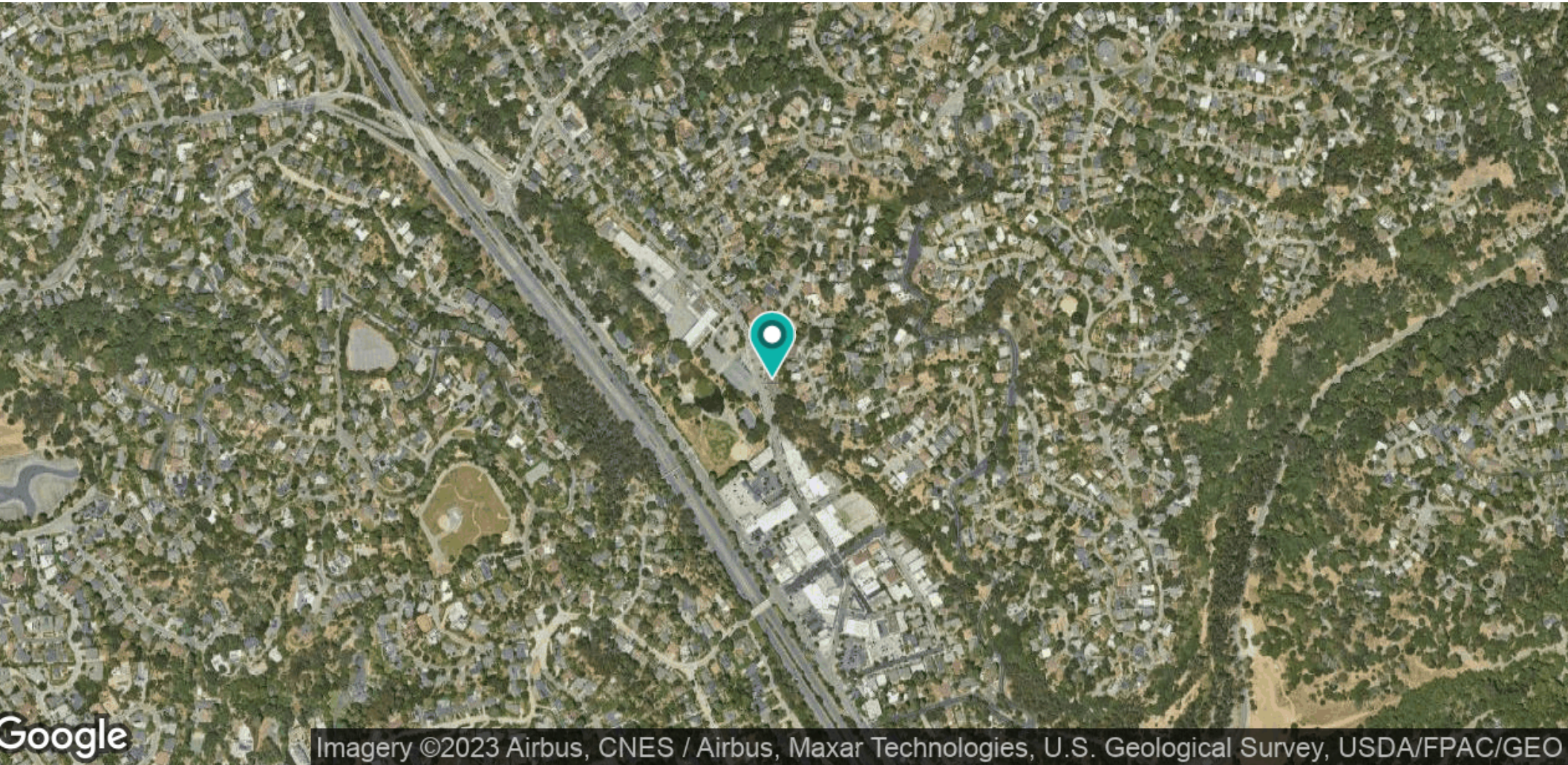
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AERIAL MAP

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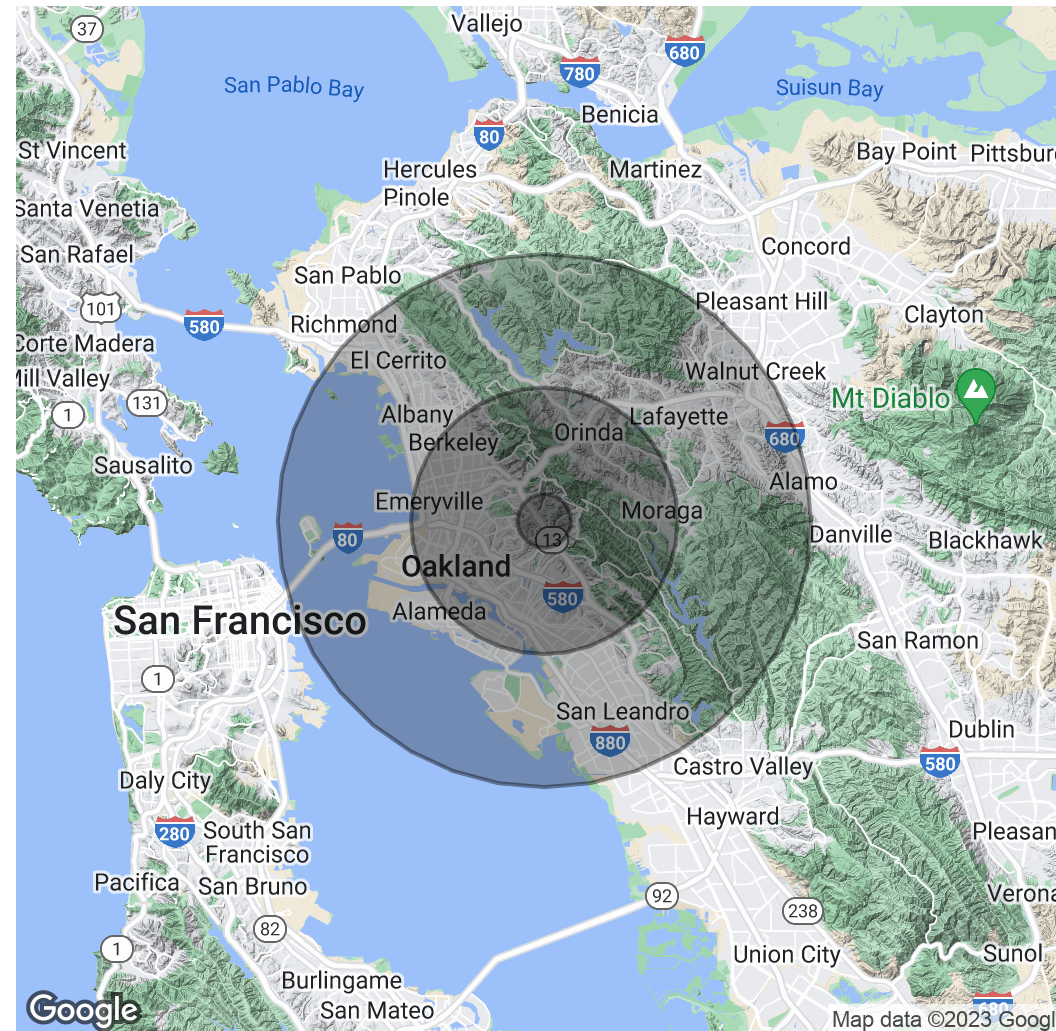
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,297	511,829	934,759
Average Age	44.7	37.7	39.4
Average Age (Male)	44.6	37.5	38.8
Average Age (Female)	45.1	38.6	40.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,458	214,375	379,593
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$249,310	\$122,888	\$127,479
Average House Value	\$1,342,681	\$774,677	\$789,521

* Demographic data derived from 2020 ACS - US Census



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