

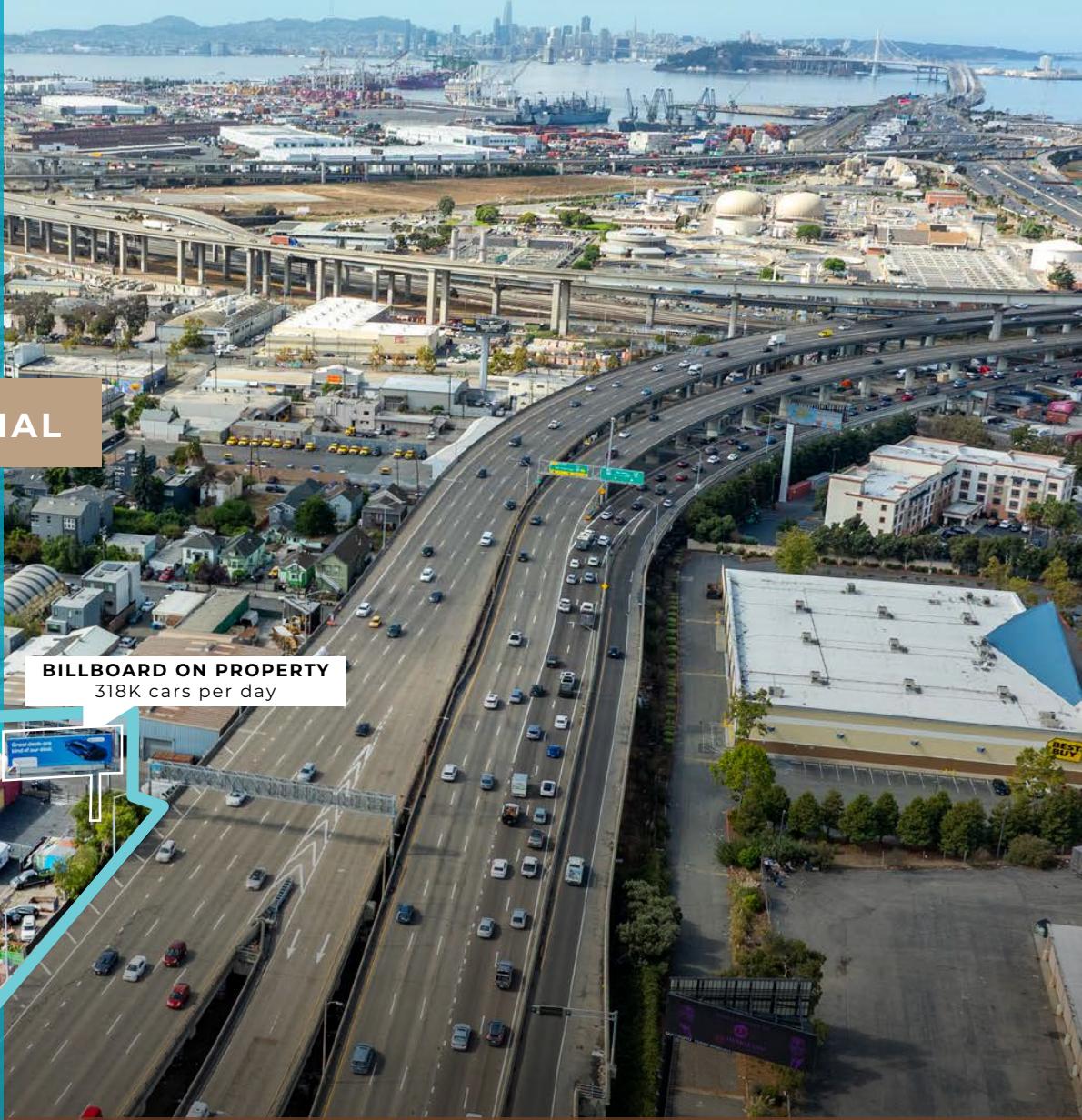
SAN FRANCISCO BAY AREA, CALIFORNIA

3421 HOLLIS STREET

SHALLOW BAY INFILL INDUSTRIAL



BILLBOARD ON PROPERTY
318K cars per day



52,381 SQ. FT. | 73% LEASED | 2-YEAR WALT |
TOP-PERFORMING BILLBOARD ALONG I-580

NEWMARK

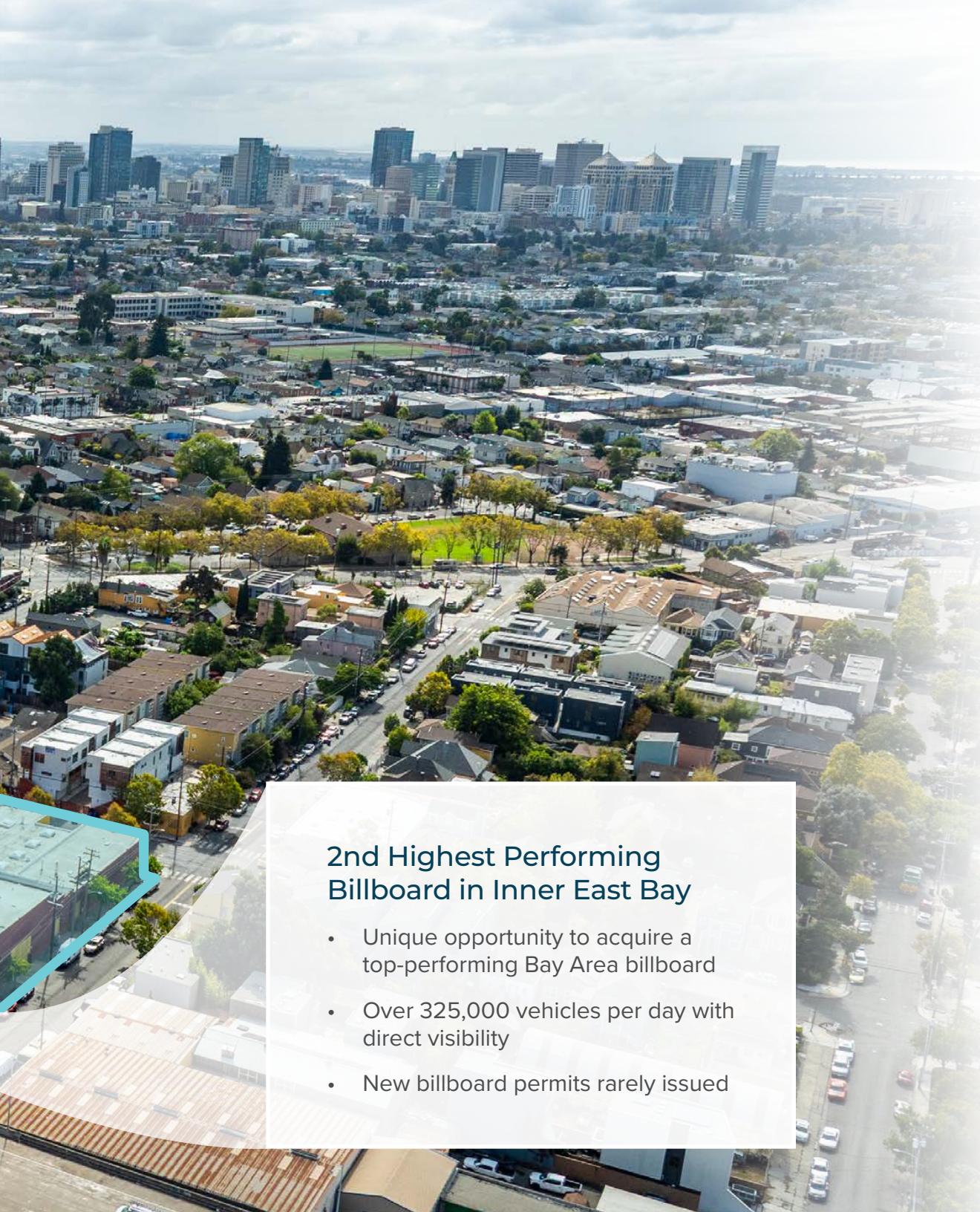
THE OPPORTUNITY

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee-simple interest in 3421 Hollis Street (the “Property” or “Building”), a 52,381 sq. ft. shallow bay industrial asset located on the border of Emeryville and Oakland, California. The Property is 73% leased to a diverse mix of 16 tenants, providing industry diversification and minimal exposure to any single tenant. 3421 Hollis Street features a billboard on the premises with direct visibility from the I-580 freeway, one of the most sought after billboard markets in the country, further diversifying the income stream.

The Property offers a central Inner East Bay location, offering convenient access to both Alameda and Contra Costa Counties with a dense population of 2.8 million residents. Located adjacent to the Macarthur Maze, the Property offers direct access to the 80, 880, 580 and 24 Freeways, providing immediate connectivity to the greater Bay Area region.

3421 Hollis Street provides an investor with the rare opportunity to acquire a well-occupied shallow bay industrial asset in the Inner East Bay with direct access to the MacArthur Maze providing immediate freeway access, mark-to-market upside as tenants roll to market, and additional signage income through the onsite billboard.





2nd Highest Performing Billboard in Inner East Bay

- Unique opportunity to acquire a top-performing Bay Area billboard
- Over 325,000 vehicles per day with direct visibility
- New billboard permits rarely issued

PROPERTY OVERVIEW

ADDRESS:

3421 Hollis Street

CITY, STATE:

Oakland, California

PROPERTY SIZE:

52,381 Sq. Ft.

SUITE COUNT:

25

AVERAGE SUITE SIZE:

2,100 Sq. Ft.

OCCUPANCY:

73%

WTD. AVG. LEASE TERM:

2.2 Years

INVESTMENT HIGHLIGHTS



Opportunity to acquire a 52,381 sq. ft. shallow bay industrial asset in the supply-constrained inner East Bay



Unique opportunity to own a top performing billboard in East Bay market with limited new approvals coming to market



73% leased to a diverse mix of 16 tenants providing industry diversification and minimal exposure to any single tenant



Immediate upside through lease-up of existing vacancy and marking expiring tenants to market



Premier infill location on the border of Emeryville and Oakland



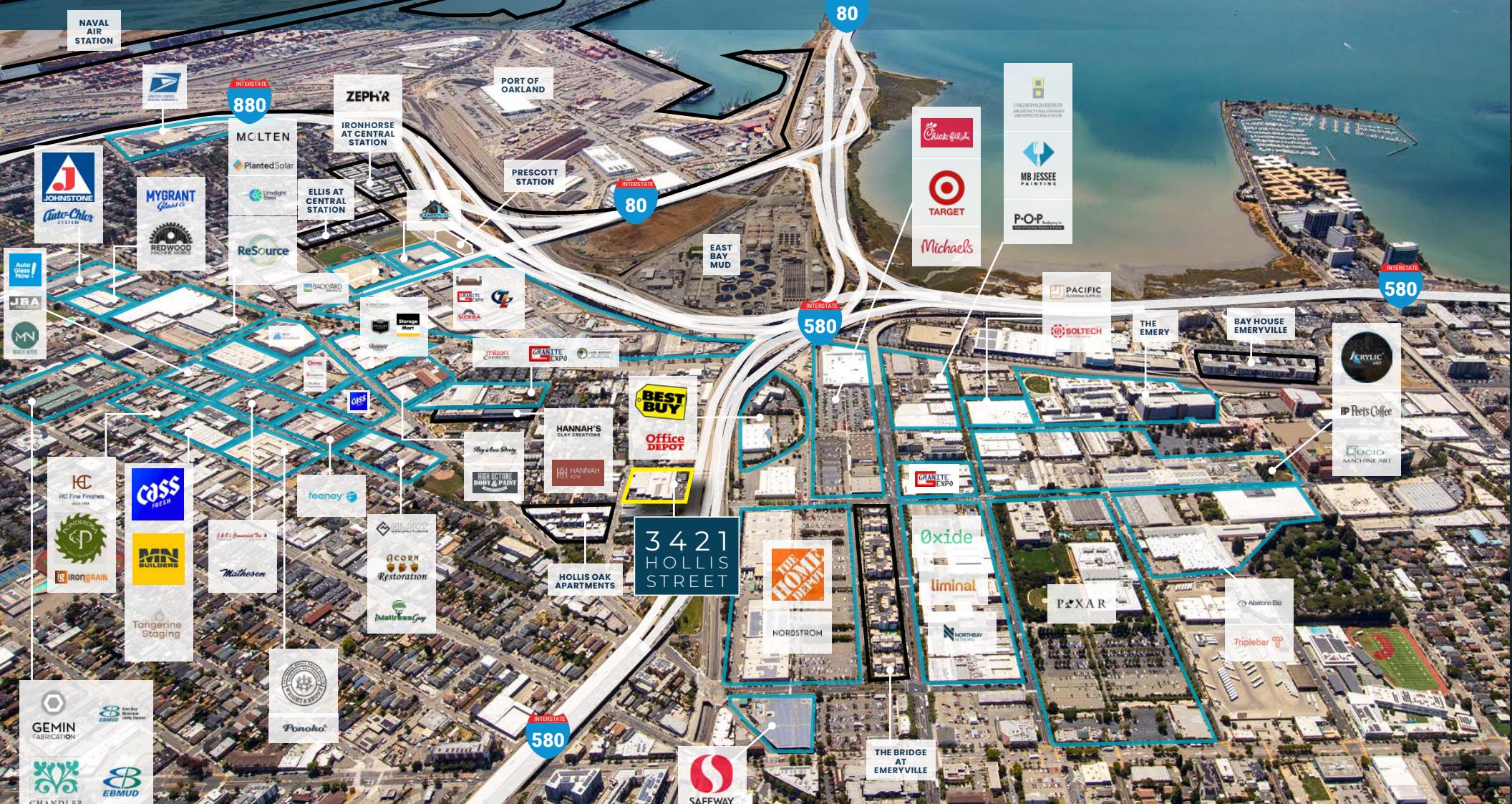
Central Inner East Bay location, offering convenient access to both Alameda and Contra Costa Counties with a dense population of 2.8 million residents



Located adjacent to the Macarthur Maze, offering direct access to the 80, 880, 580 and 24 Freeways, providing immediate connectivity to the greater Bay Area region

LOCATED DIRECTLY
OFF THE I-580 FREEWAY,
OFFERING SUPERB
CONNECTIVITY TO SAN FRANCISCO
AND THE GREATER BAY AREA

SAN FRANCISCO
(8 MILES, 10MIN DRIVE)



City	Miles	Drive Times (Hours)
Orinda	3	0.2
Piedmont	3	0.1
San Francisco	8	0.2
Lafayette	13	0.3
San Rafael	20	0.5
Fremont	32	0.6
San Jose	42	0.8

OAKLAND INDUSTRIAL MARKET OVERVIEW

29.8MM SF of industrial inventory in Oakland

7.2% vacancy rate

80k square feet of industrial product under construction

7.2% CAGR in market rent over the past 15 years

EMERYVILLE / OAKLAND
MHI - \$122,181
MHV - \$1,066,453

SAN RAFAEL
MHI - \$108,207
MHV - \$1,437,721

SAN FRANCISCO
MHI - \$91,124
MHV - \$1,254,711

SAN JOSE
MHI - \$102,408
MHV - \$1,270,893

ORINDA
MHI - \$246,803
MHV - \$1,958,492

LAFAYETTE
MHI - \$205,891
MHV - \$1,891,327

PIEDMONT
MHI - \$206,869
MHV - \$1,952,912

FREMONT
MHI - \$144,743
MHV - \$1,125,921

MHI - Median Home Income

MHV - Median Home Value

3421 HOLLIS STREET

SHALLOW BAY INFILL INDUSTRIAL

NEWMARK

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