

SAN FRANCISCO BAY AREA, CALIFORNIA

# 3421 HOLLIS STREET

SHALLOW BAY INFILL INDUSTRIAL

**BILLBOARD ON PROPERTY**  
318K cars per day

**NEWMARK**

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



# 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.







# 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

## 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



# 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

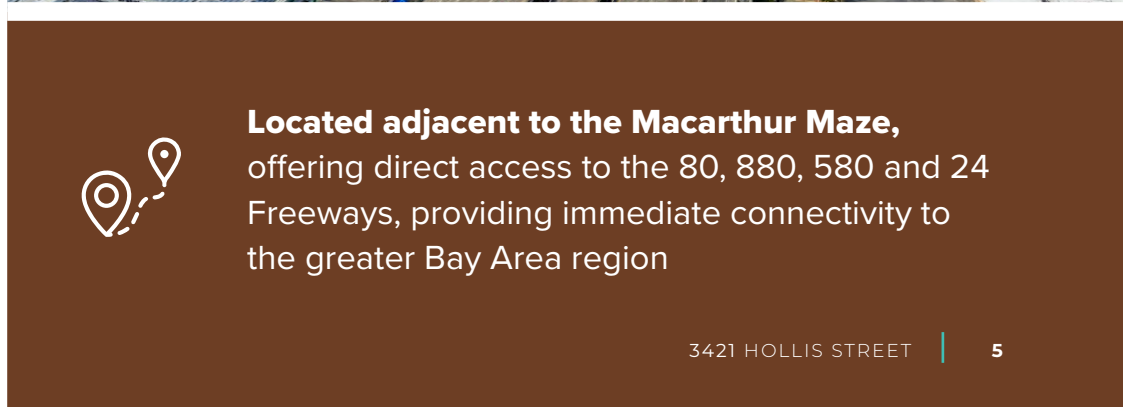




**Premier infill location** on the border of Emeryville and Oakland



**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

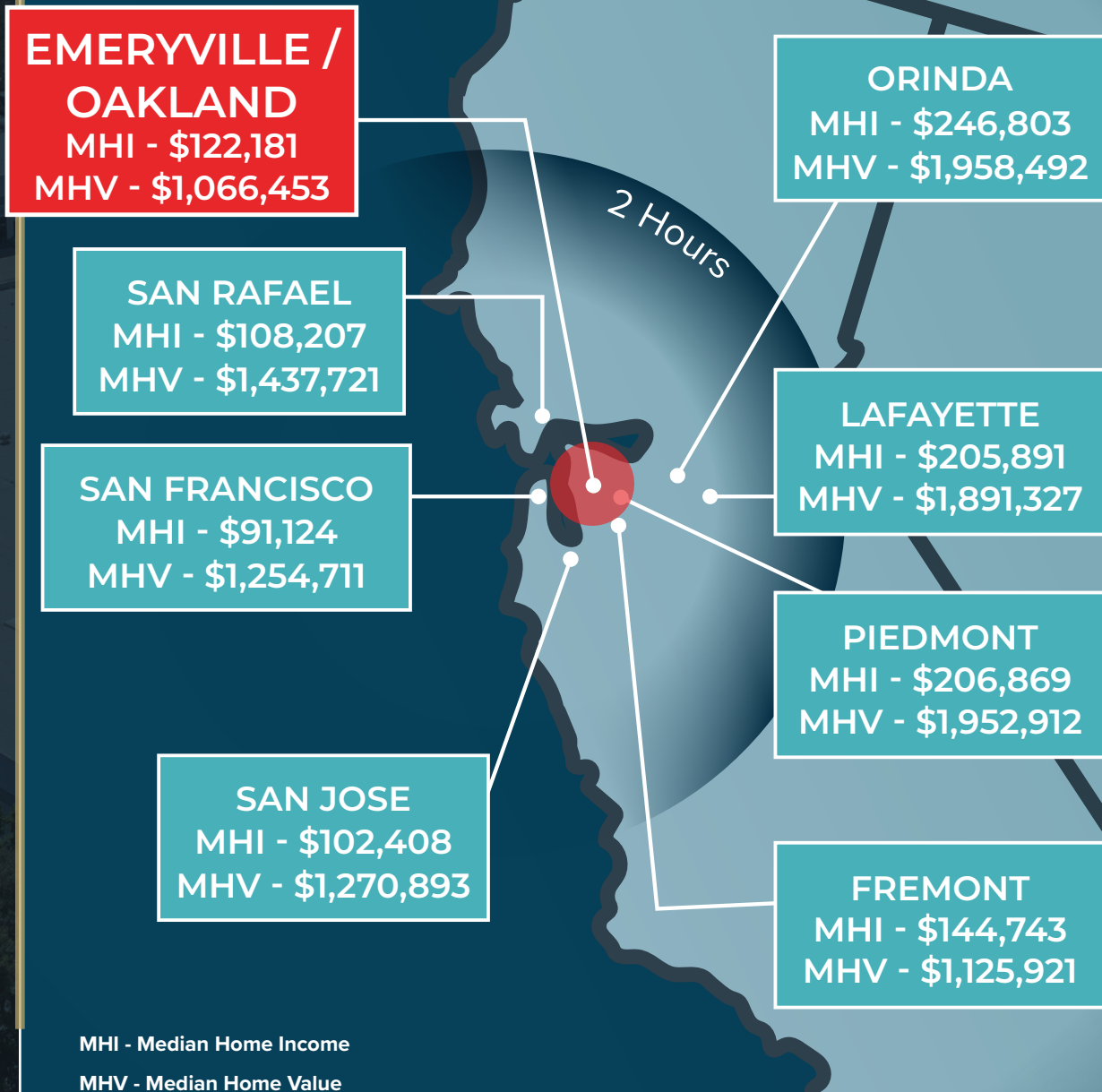
## OAKLAND INDUSTRIAL MARKET OVERVIEW

**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





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SHALLOW BAY INFILL INDUSTRIAL

## INVESTMENT SALES CONTACTS

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