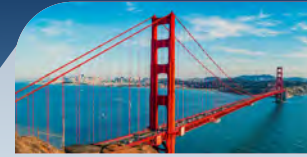


NEWLY CONSTRUCTED, SINGLE-TENANT ABSOLUTE NNN INVESTMENT

3% ANNUAL INCREASES | PRIDE OF OWNERSHIP
INFILL SF BAY AREA LOCATION



**SAN FRANCISCO
25 MIN AWAY**



**FRUITVALE BART
2 MIN AWAY**

SUBJECT PROPERTY



CLICK FOR VIRTUAL TOUR



**OFFERED AT \$8,225,000
7.00% CAP RATE**

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **NNN INVESTMENT
GROUP**
NET LEASED INVESTMENTS

1228 36TH AVENUE, OAKLAND, CA 94601

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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Lee & Associates hereby advise all prospective purchasers of Net-Leased Investment property as follows:

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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01

EXECUTIVE SUMMARY

OFFERING SUMMARY

LIST PRICE
\$8,225,000

CAP RATE
7.00%

LEASE TYPE
Absolute NNN

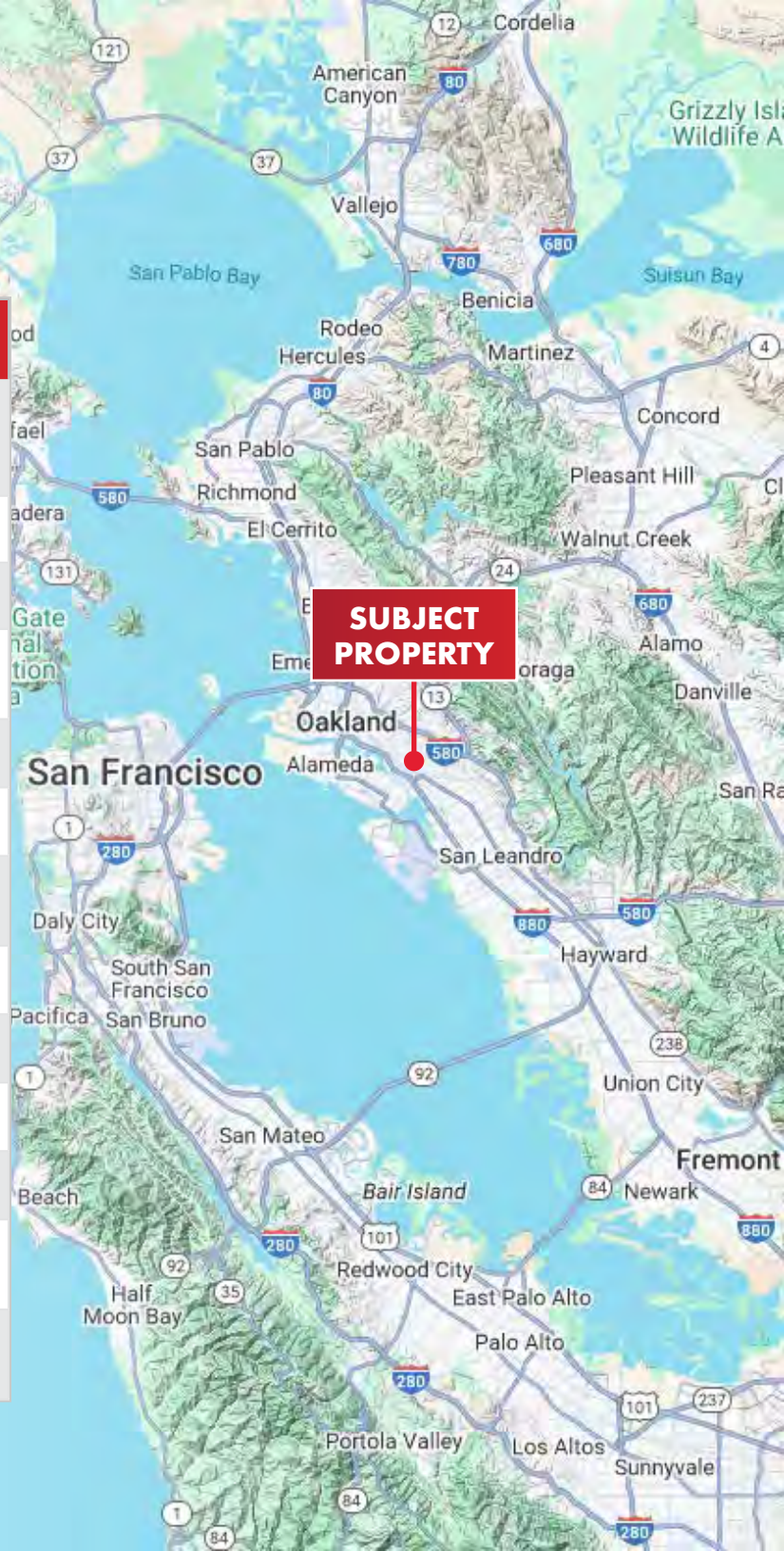
NOI
\$576,000



OFFERING SUMMARY

INVESTMENT SUMMARY

Address:	1228 36th Ave Oakland, CA 94601
Parcel Numbers	33-2177-23 thru 36
Ownership	Fee Simple (Land & Improvements)
Zoning	S-15 TOD (Transit Oriented Development) Commercial
Parcel Size	11,500 SF
Year Built	2026
Building Type	Multi-Family Residential (Condominium-Mapped)
Gross Building Area (GBA)	17,158 SF
Net Rentable Area (NRA)	14,544 SF
Stories	3
Number of Units	13
Tenancy	Single Tenant Absolute NNN Investment
Tenant	Oasis Living, LLC and NB & NK, LLC (DBA "Oasis Living")



RESIDENCE TYPE	NO. OF UNITS	UNIT CONFIGURATION	APPROX. SF*
Model I	5	1 BD / 1 BA + Loft	688-811
Model II	4	2 BD / 2 BA + Loft	1,493
Model III	2	2 BD / 3 BA + Loft	1,232
Model IV	2	1 BD / 2.5 BA + Loft	1,248

*SF per approved architectural plans. Buyer to verify.





INVESTMENT SUMMARY



INVESTMENT HIGHLIGHTS



7-YEAR, ABSOLUTE NNN LEASE

3% annual rental increases, providing an investor with a passive and growing income stream and no management responsibilities

- Located in a highly gentrified San Francisco Bay Area submarket.
- Significant private and public investment.
- Positioned in the heart of numerous completed redevelopment projects.



TRANSIT-ORIENTED LOCATION

Just two blocks from the Fruitvale BART station

- Provides a convenient alternative for commuters traveling to and from major Bay Area employment hubs (Silicon Valley and downtown San Francisco), as well as UC Berkeley.



DENSE INFILL TRADE AREA DEMOGRAPHICS

Educated, early-career professionals with strong average household incomes.

2025 SUBJECT PROPERTY DEMOGRAPHICS

1-MILE	3-MILE
Population 44,761	Population 274,881
Daytime Population 29,171	Daytime Population 152,666
Avg. HH Income \$111,298	Avg. HH Income \$153,251



BRAND NEW, PRIDE-OF-OWNERSHIP, 2026 CONSTRUCTION

Top quality housing unlike any other transitional housing available in the area.

- Located in the 13th largest MSA (San Francisco Bay Area) in the U.S.
- 3rd largest in the state of California (approximately tied with Southern California's "Inland Empire" as the 12th largest in the U.S.).



CONDOMINIUM MAPPED

Underlying 13-unit multifamily residential improvements already condominium-mapped, allowing an investor multiple future monetization alternatives.

- Provides an exit option rare for most NNN or multifamily investments.
- Includes landlord termination option after 3 years.

LEASE ABSTRACT

TERMS, BASE RENT & OPTIONS

Lease Start Date	February 5, 2025
Lease Expiration Date	7 Years from Close of Escrow
Lease Type	Absolute NNN
Landlord Responsibilities	None
Net Operating Income (NOI)	\$576,000
Rental Increases	3% Annually
Options to Extend	None (Landlord termination option after 3 years)
Tenancy	Single Tenant Absolute NNN Investment
Tenant	Oasis Living, LLC and NB & NK, LLC (DBA "Oasis Living")
Right of First Refusal	No

TENANT OVERVIEW

OASIS LIVING provides superior affordable, supportive housing - offering comprehensive assistance designed to promote independence, stability, and well-being. Oasis's residential programs create the foundation for healing and growth for families in need.

Oasis specializes in quality housing specifically designed for vetted individuals and families facing mental health challenges. Their dedicated team provides personalized mental health support with a focus on daily living assistance and round-the-clock support.



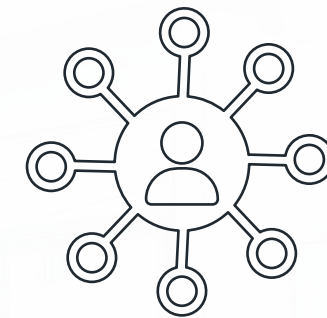
BUILT ON QUALITY

Oasis offers superior housing to what transitional housing tenants can enjoy elsewhere, cultivating a quality tenant base and referral sources that contribute to a sticky business model.



PROVEN SUCCESS

Engrained in the Bay Area's nonprofit network, Oasis is a go-to provider of quality housing solutions for vetted tenants with case managers and a continuum of support behind them.



COMMUNITY FOCUSED

Oasis Living provides a range of housing programs to foster supportive communities where residents find belonging, recovery, and purpose - from transitional housing to affordable rental units.

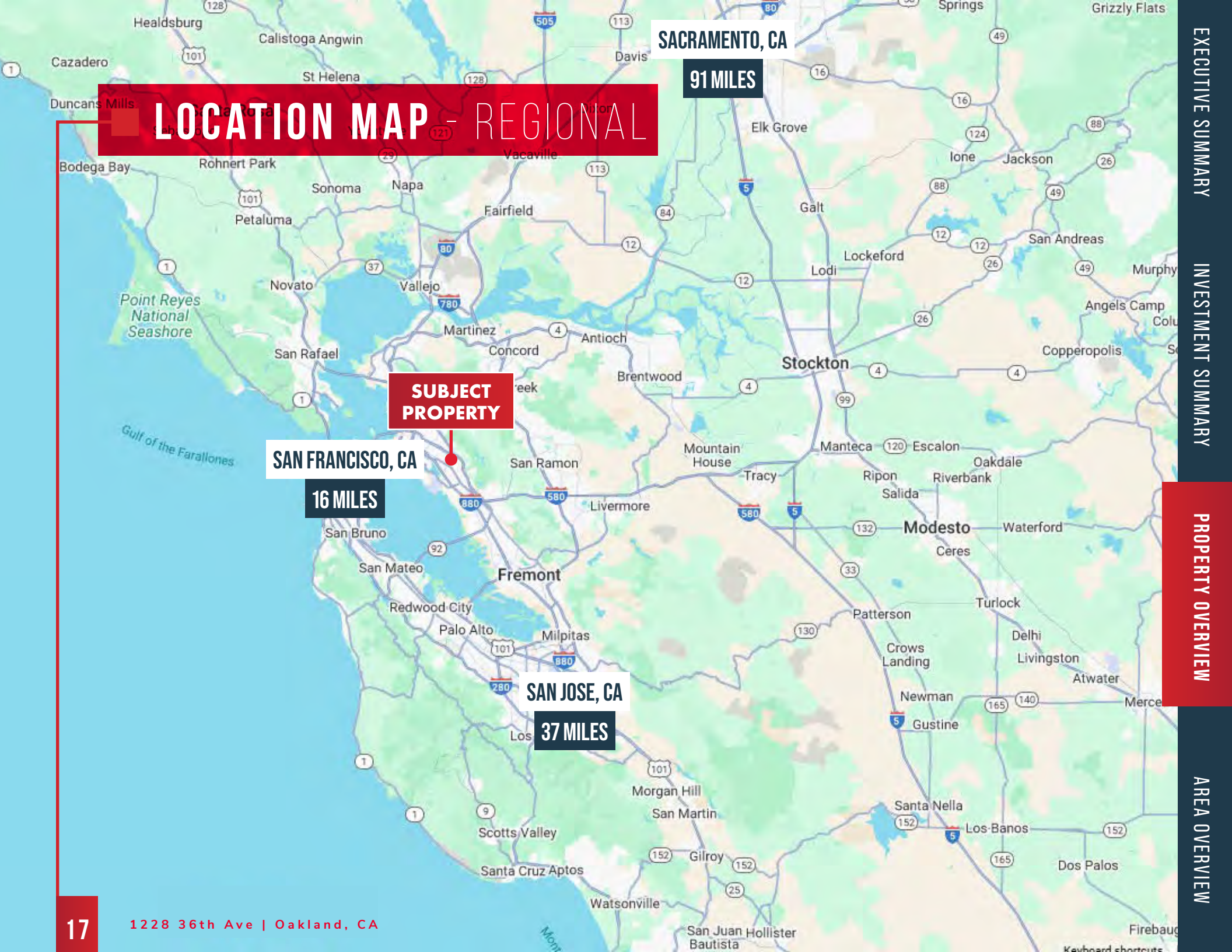


More Information:
oasis-living.net





PROPERTY OVERVIEW



PROPERTY PHOTOS



TAKE A VIRTUAL TOUR





PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

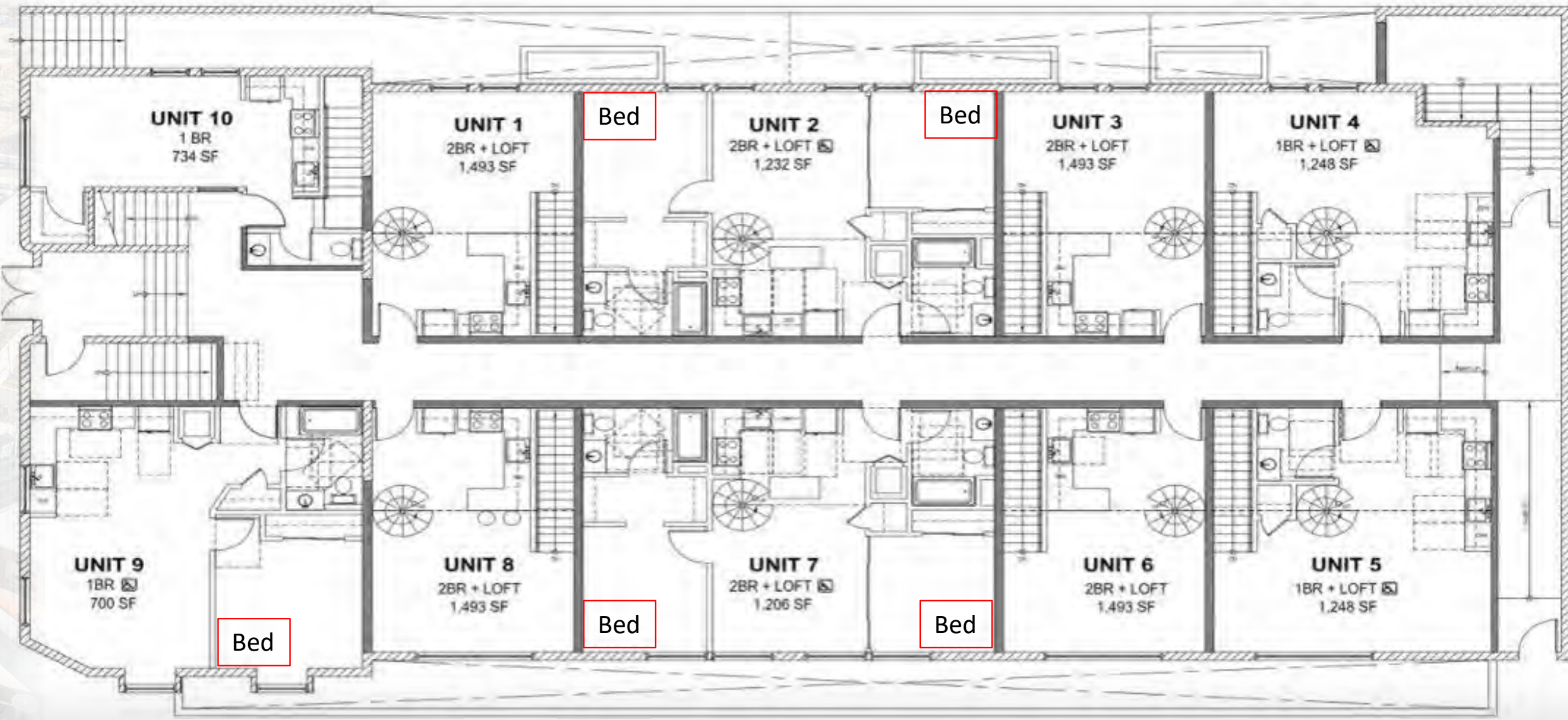


PROPERTY PHOTOS



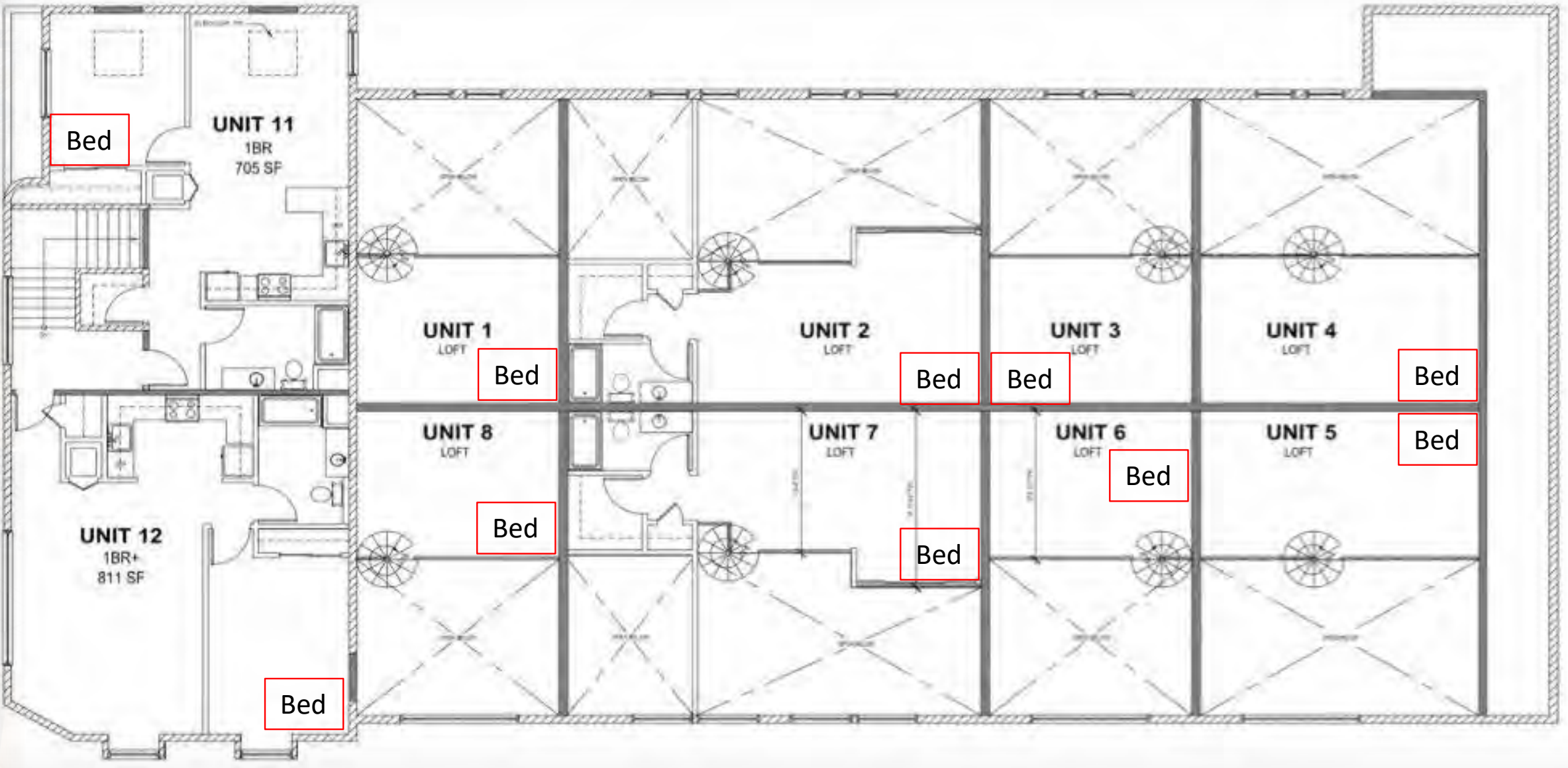


FLOOR PLAN: GROUND LEVEL



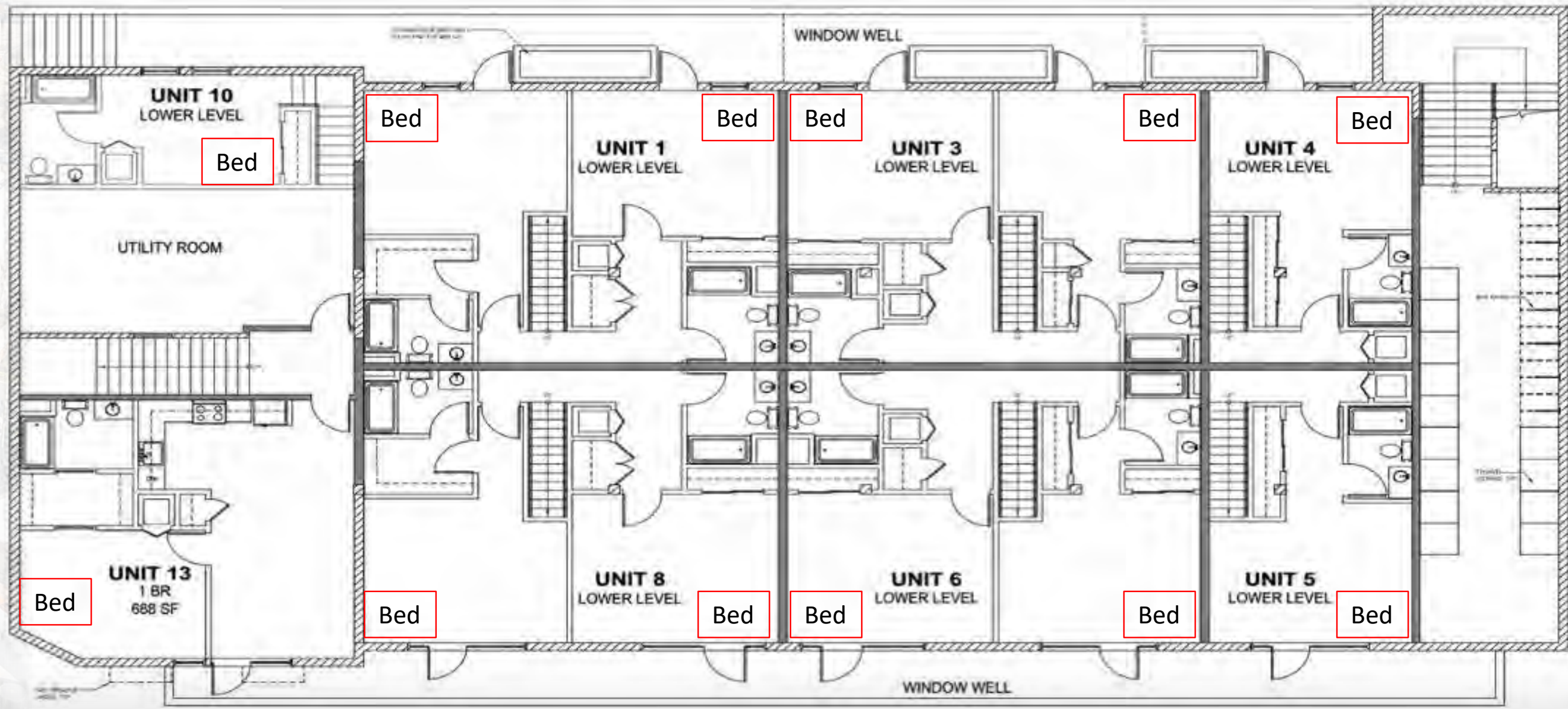


FLOOR PLAN: LOFT LEVEL





FLOOR PLAN: LOWER LEVEL



MARKET AERIAL RETAIL TRADE





AERIAL OVERHEAD

**SUBJECT
PROPERTY**

E 12TH ST - 2,800 VPD

36TH AVE

AERIAL SOUTH

ASCEND Oakland
Public Charter School
±481 STUDENTS

Wattling Lane
79 UNITS

OAKLAND INT'L
AIRPORT

San Francisco Bay



INTERSTATE
880 224,400 VPD

Casa Arabella
Apartments
94 AFFORDABLE UNITS

Casa Sueños
Apartments
181 AFFORDABLE UNITS

Las Bougainvilleas Affordable
Senior Housing
125 AFFORDABLE UNITS

**SUBJECT
PROPERTY**



Tony Star
Gas Station

E 12TH ST - 2,800 VPD

AERIAL SOUTHEAST

Smart & Final
extra!

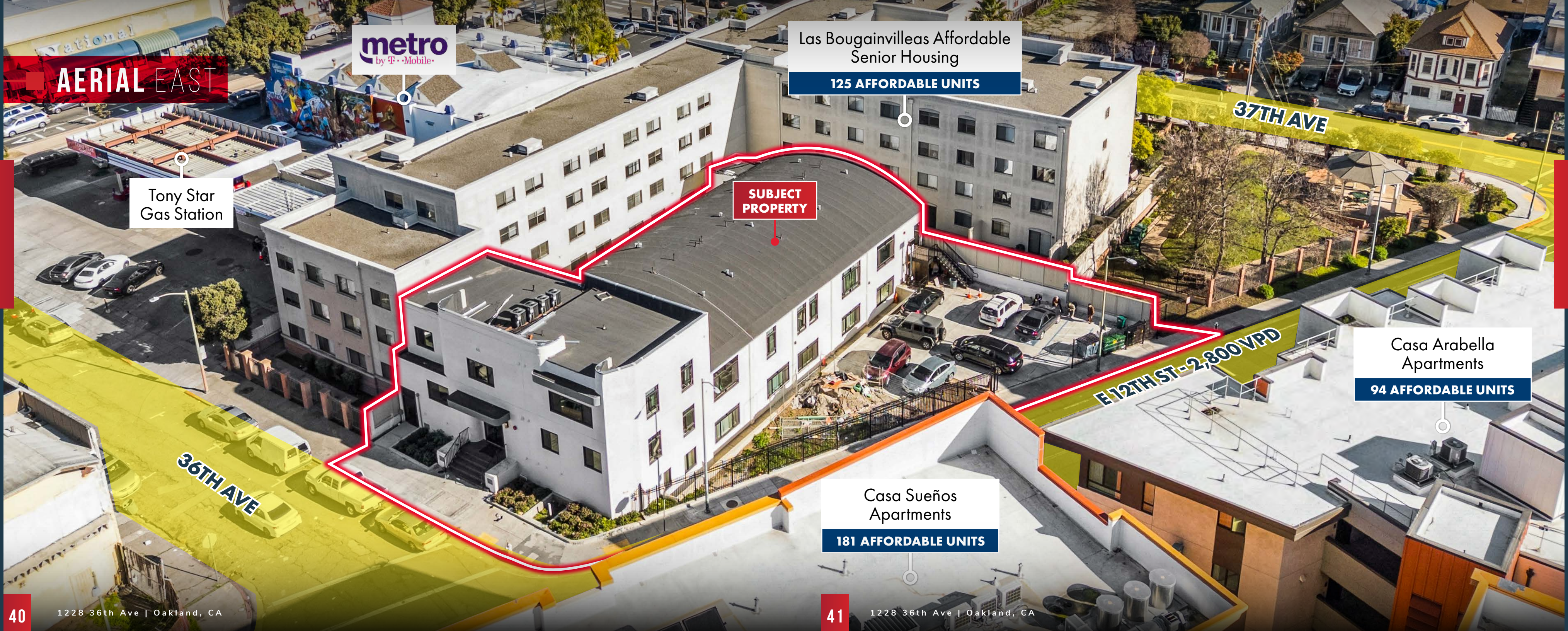
ASCEND Oakland
Public Charter School
±481 STUDENTS

metro
by T-Mobile

Las Bougainvilleas Affordable
Senior Housing
125 AFFORDABLE UNITS

**SUBJECT
PROPERTY**

E 12TH ST = 2,800 VPD



AERIAL EAST



Las Bougainvilleas Affordable Senior Housing
125 AFFORDABLE UNITS

Tony Star Gas Station

SUBJECT PROPERTY

37TH AVE

Casa Arabella Apartments
94 AFFORDABLE UNITS

E 12TH ST - 2,800 VPD

Casa Sueños Apartments
181 AFFORDABLE UNITS

36TH AVE



AERIAL NORTHWEST

BART STATION

Downtown Oakland

DOLLAR TREE

CHASE

boost mobile

Franciscan Friars, Saint Barbara Province

PAPA JOHN'S **metro**
by T-Mobile

FOOD MAX **ROSS** **Auto Zone**
 dd's DISCOUNTS **the Habit BURGER GRILL**

Casa Sueños Apartments
181 AFFORDABLE UNITS

Wendy's **Domino's** **Little Caesars**

Fruitvale Public Market

Friends Market

INTERNATIONAL BLVD-9,350 VPD

Casa Arabella Apartments
94 AFFORDABLE UNITS

SUBJECT PROPERTY

Tony Star Gas Station

metro
by T-Mobile

E 12TH ST - 2,800 VPD

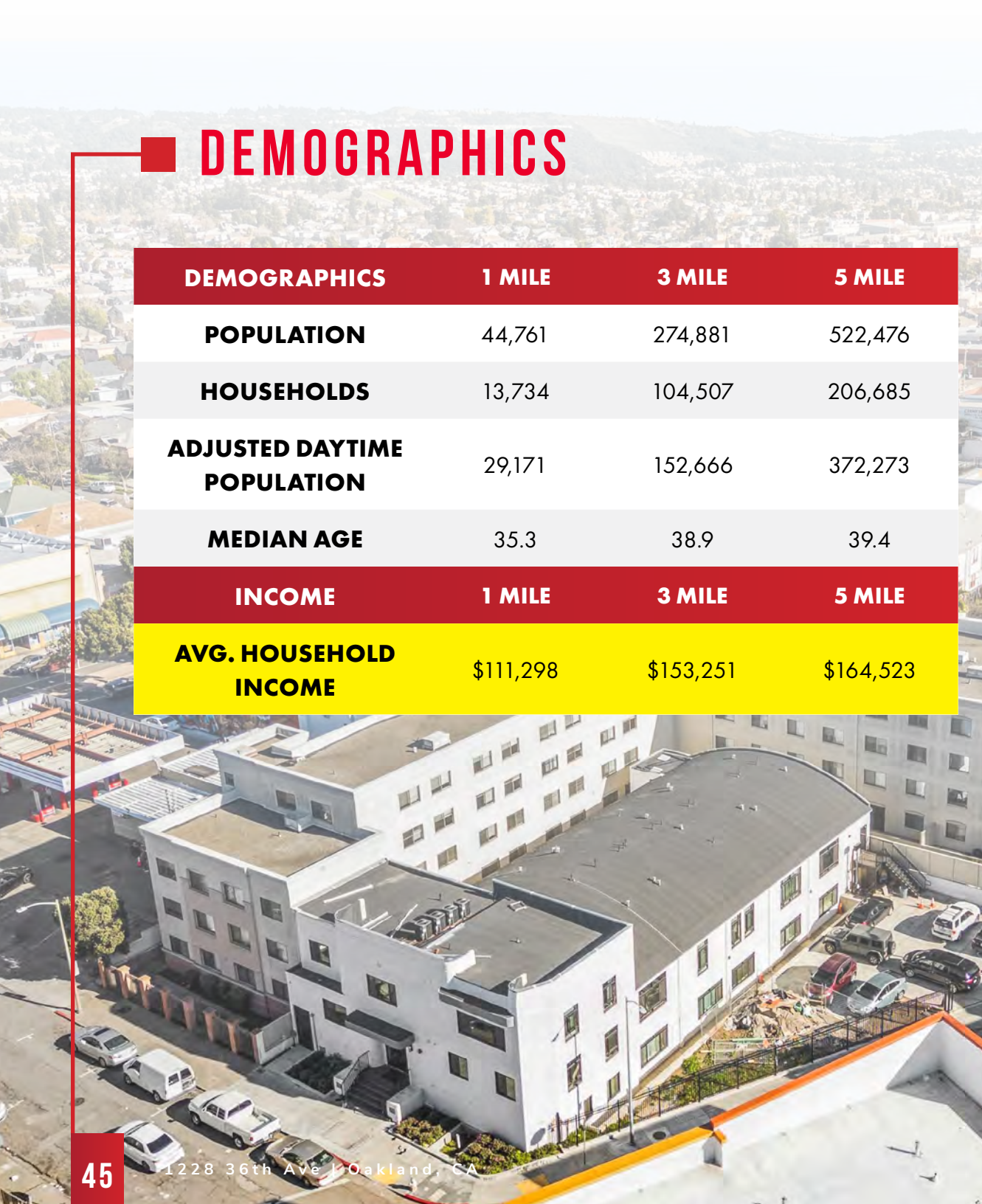
Las Bougainvilleas Affordable Senior Housing
125 AFFORDABLE UNITS



AREA OVERVIEW

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	44,761	274,881	522,476
HOUSEHOLDS	13,734	104,507	206,685
ADJUSTED DAYTIME POPULATION	29,171	152,666	372,273
MEDIAN AGE	35.3	38.9	39.4
INCOME	1 MILE	3 MILE	5 MILE
AVG. HOUSEHOLD INCOME	\$111,298	\$153,251	\$164,523



DRIVE TIMES

INTERSTATE 880 **3 MIN**
 OAKLAND INT'L AIRPORT **11 MIN**
 SAN FRANCISCO **25 MIN**



TRAFFIC COUNTS

INTERSTATE 880 ... **224,400 VPD**
 INTERNATIONAL BLVD.. **9,350 VPD**
 35TH AVE **4,685 VPD**
 E 12TH ST **2,800 VPD**

ABOUT FRUITVALE (OAKLAND, CA)

FRUITVALE is a dense, culturally vibrant neighborhood in East Oakland that functions as both a residential community and a regional commercial corridor. Anchored by International Boulevard and the Fruitvale Transit Village, the area has a strong Latino identity, a long history of community activism, and a high concentration of small, locally owned businesses, food establishments, and neighborhood-serving retail. Excellent transit access via the Fruitvale BART station and multiple AC Transit lines supports strong foot traffic and commuter connectivity, making the district attractive for retail, service, and mixed-use investment.

Demographically, Fruitvale is diverse and family-oriented, with a relatively young median age and a mix of working-class and moderate-income households. Household incomes vary meaningfully by subarea, reflecting both long-standing residents and newer transit-oriented development. Ongoing community-led revitalization, affordable housing initiatives, and mixed-use projects continue to strengthen the neighborhood's economic base while preserving its cultural character, positioning Fruitvale as a resilient and community-driven urban market.



COMMUNITY

Organizations like The Unity Council lead long-term investment in housing, business support, and neighborhood revitalization—strengthening Fruitvale's economic infrastructure.



DEVELOPMENT

Transit-oriented development (TOD) projects like Fruitvale Transit Village and community-led initiatives are fostering mixed-use growth, affordable housing, and commercial space.



CONNECTIVITY

Proximity to the Fruitvale BART station, AC Transit lines, and major thoroughfares supports commuter accessibility—an asset for retail foot traffic and workforce mobility.

ABOUT THE BAY AREA

THE SAN FRANCISCO BAY AREA is one of the most powerful and globally influential economic regions in the United States, serving as a center of innovation, technology, and entrepreneurship. Anchored by Silicon Valley and major urban hubs such as San Francisco, San Jose, and Oakland, the region leads the world in software, artificial intelligence, venture capital, and advanced technologies, while also maintaining strong sectors in finance, professional services, logistics, trade, tourism, and life sciences.

With a population exceeding 7 million residents, a highly educated and internationally diverse workforce, and a regional economy that ranks among the largest in the world, the Bay Area continues to attract global capital and top talent. Although high costs of living and housing affordability present ongoing challenges, the region's scale, productivity, and innovation capacity sustain its position as a premier market for long-term business growth and investment.

\$1.4T

BAY AREA GDP

225K+

HIGH-TECH JOBS

7M+

POPULATION

40+

FORTUNE 500 COMPANIES

NEWLY CONSTRUCTED, SINGLE-TENANT ABSOLUTE NNN INVESTMENT

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