



For Sale Or Lease // Includes All Fixtures & Equipment

Fully Equipped

Food Manufacturing Facility

707 DOUGLAS AVENUE // OAKLAND, CALIFORNIA 94603

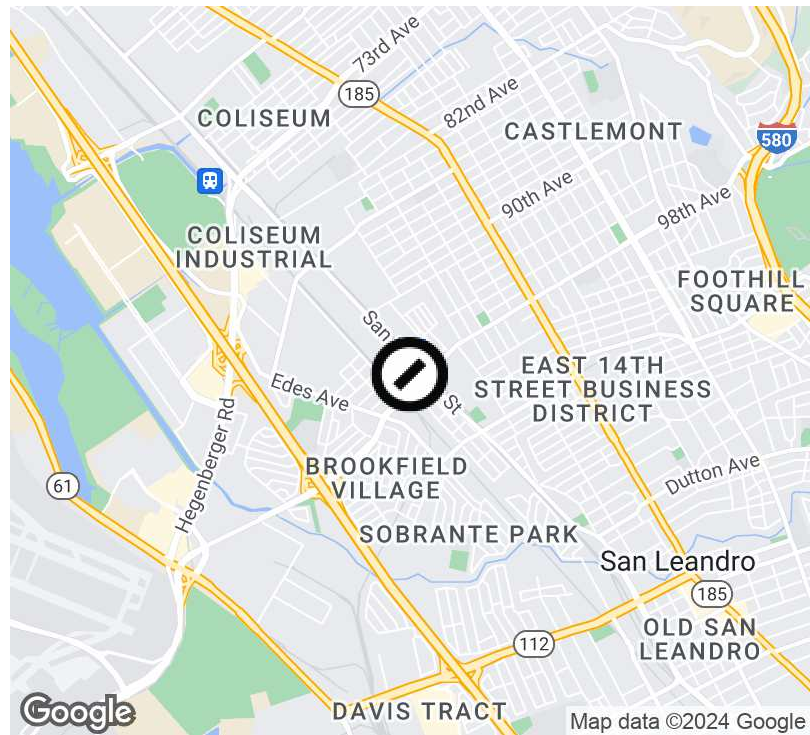
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COMMERCIAL

Get in touch

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Executive Summary



Sale Price:	\$4,499,000
Lease Rate:	\$2.69/SF/Mo
Lease Type:	NNN

Property Highlights

- Fully Equipped, State of the Art Second-Generation Food Manufacturing Space
- Office on 2nd floor consisting of ±1,390 square feet
- Walk-in Freezer & Walk-in Cooler
- 1,500 Gallon Grease Trap
- 14' Hood System with Ansul
- Two Roll-up Doors
- Heavy Power
- Corner Location Provides Ease of Access of Delivery Trucks
- On-site Gated & Secured Parking
- Existing Equipment Available (See Equipment List)

Offering Summary

Available SF:	7,398 SF
Year Built:	1950
Renovated:	2021
Zoning:	CIX-2/S-19
General Plan:	Business Mix
Market:	San Francisco Bay Area
Submarket:	East Bay Area
NNN (estimated):	\$0.87/SF

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Floor Plan



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Interior Photos // Kitchen



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Features + Equipment List

Prominent Features

- Large Food Grade Production
- 400sf Walk-In Cooler
- 300sf Walk-In Freezer
- 1500 Gallon Grease Trap
- 14' Hood System with Ansul
- 2 Roll Up Doors
- Gated Parking
- Security System
- Cleaning Station
- Office Space
- Separate Enclosed Dry Storage
- Separate Dishwashing/Food Prep Area
- Washable Ceilings, Walls & Floors
- Floor Drains Throughout
- Trench Drains Throughout
- Heavy Power
- Large Boiler System
- Fully Enclosed Exterior Trash Area

Equipment List

Item	Amount
Black heavy duty metro racks	10
Tall silver shelves	2
Silver metro racks	2
Steel tables	11
Red wagons	4
Dunnage racks	8
3 well potwash sink	1
1 well sink	1
3 well vegetable sink	1
Handwash sinks	4
Large dumpling steamer	1
Staff area refrigerator	1
Staff area water filter	1
Staff area lockers	1
Microwave	1
Fire extinguishers	4

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Retailer Map



Google

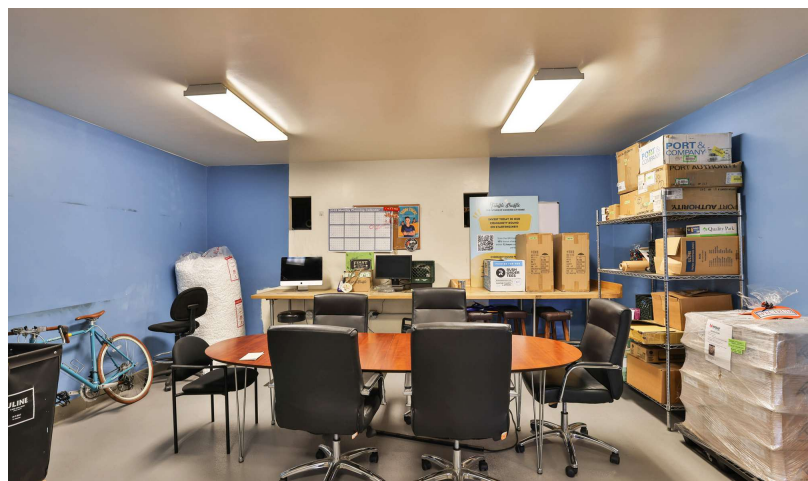
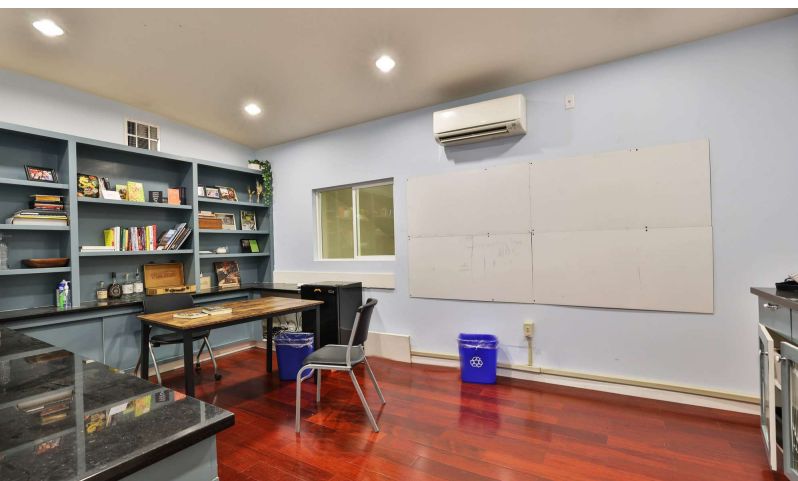
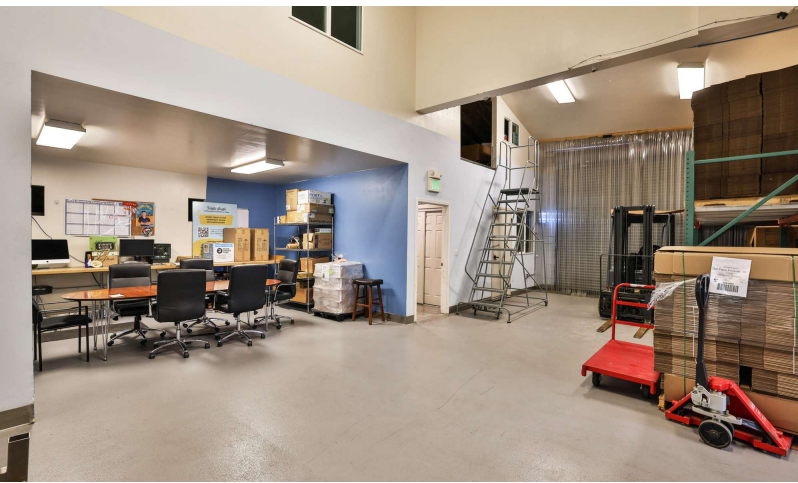
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Interior Photos // Offices + Breakroom



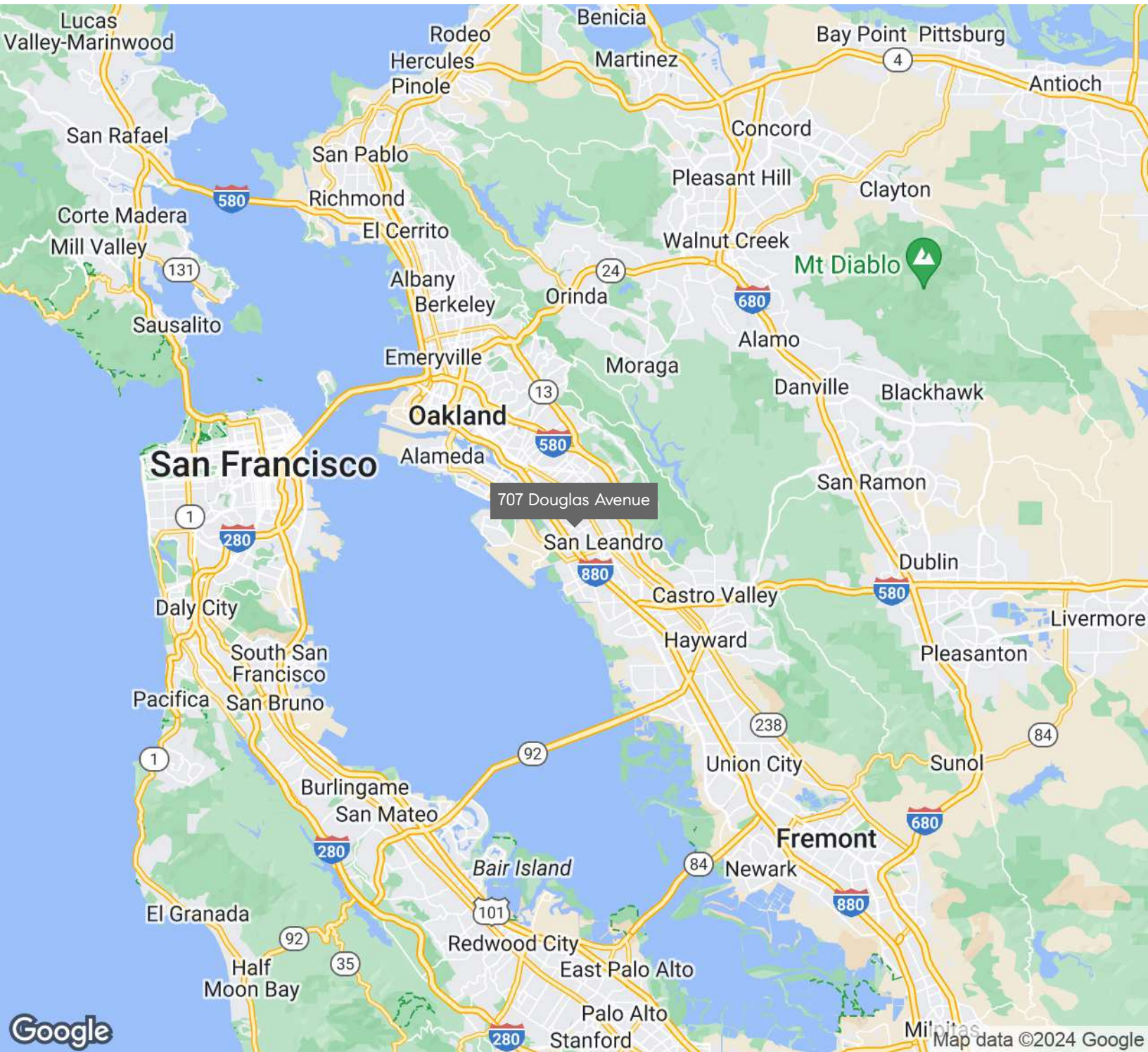
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Regional Map



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Exterior Photos



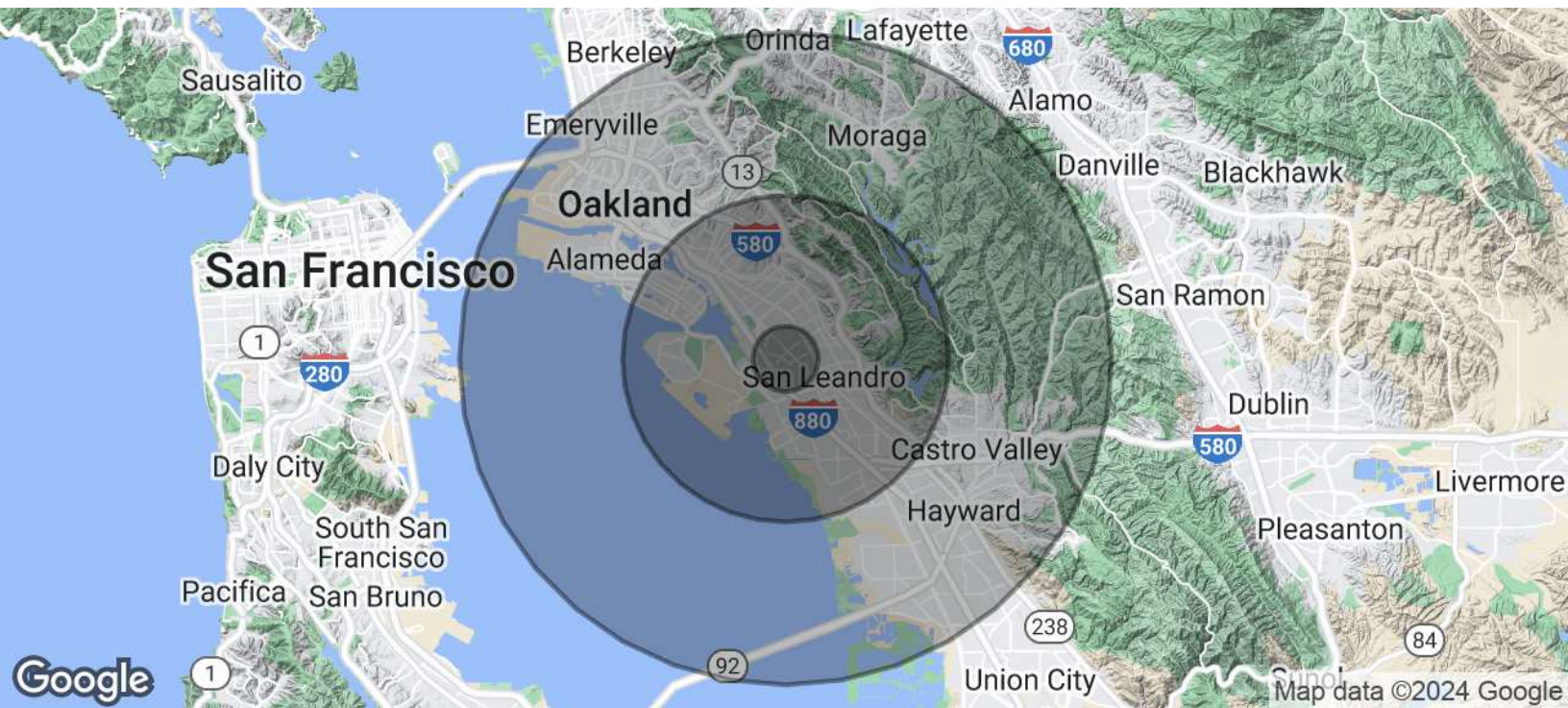
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Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	29,019	402,629	967,542
Average Age	34.0	38.1	38.4
Average Age (Male)	32.8	37.4	37.8
Average Age (Female)	34.7	39.1	39.4
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	8,486	140,947	365,072
# of Persons per HH	3.4	2.9	2.7
Average HH Income	\$73,660	\$98,539	\$116,392
Average House Value	\$470,783	\$615,700	\$712,005

2020 American Community Survey (ACS)

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