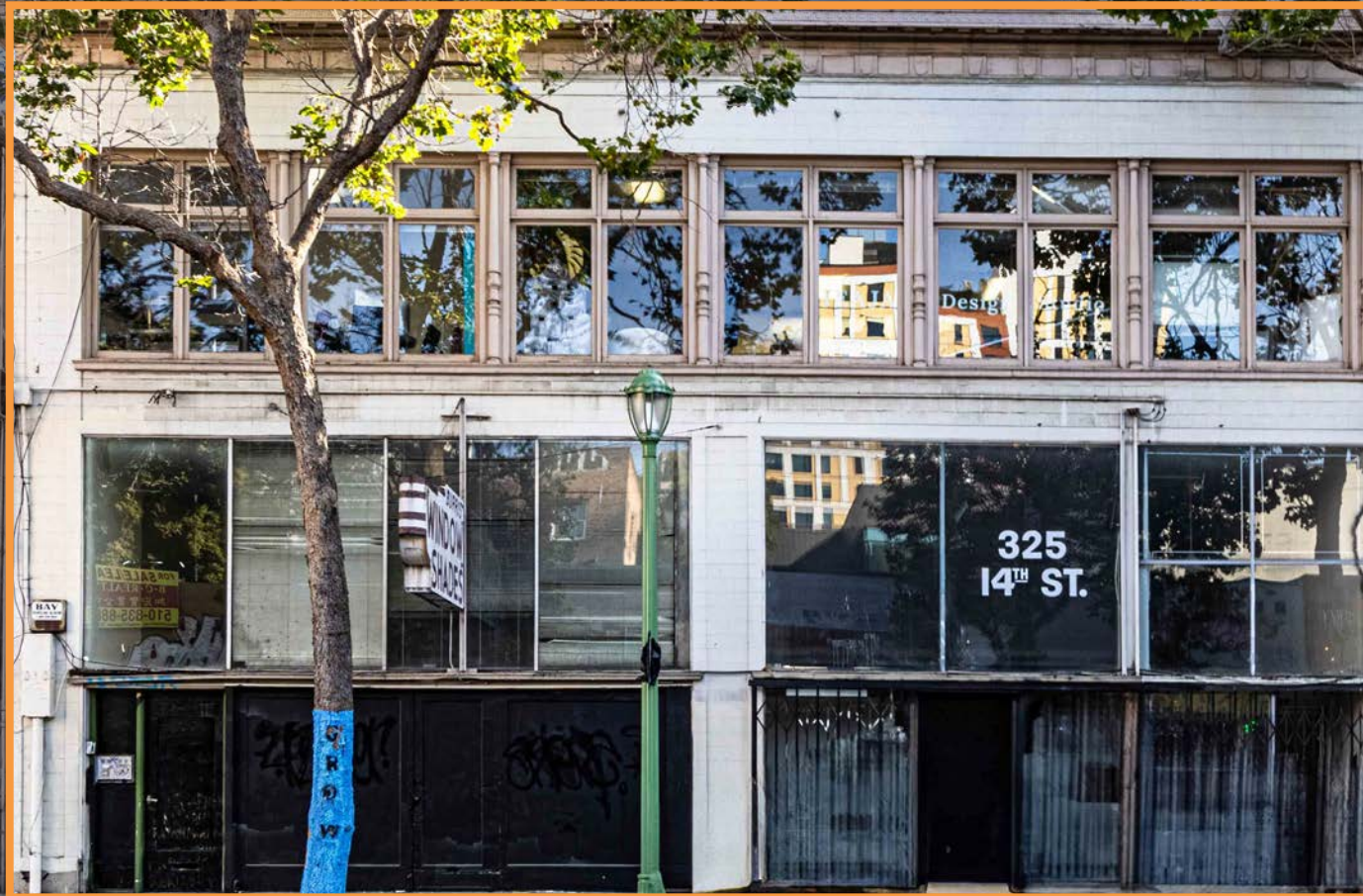


319-327 14TH STREET, OAKLAND

FOR SALE | MIXED-USE BUILDING IN THE HEART OF OAKLAND

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



WWW.TCPRE.COM

CHRISTIAN DIGGS
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JACK DYKE
415.518.7523 | jdyke@tcpre.com

319-327 14TH STREET

EXECUTIVE SUMMARY

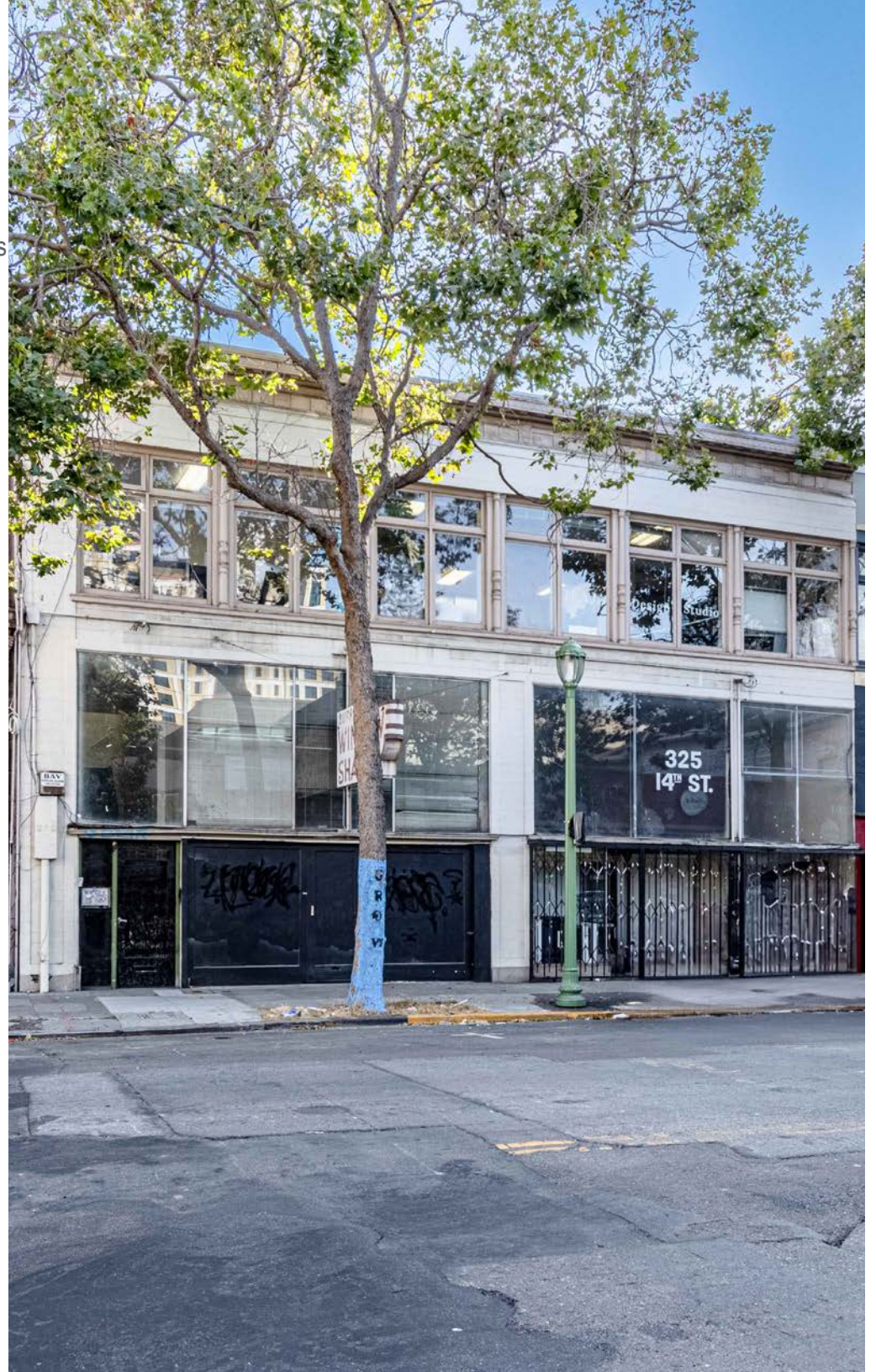
Touchstone Commercial Partners is pleased to offer owner/users and investors an opportunity to purchase the fee simple interest at 319-327 14th Street, Oakland, CA 94612.

The approximately 6,000 square feet, two-story building, sits on approximately 3,000 square feet of land. Located in the heart of downtown Oakland, this is a unique and rare opportunity to purchase a building in downtown Oakland on a street scheduled for city improvements: landscaping, extra parking spaces, bike lanes, and other pedestrian friendly improvements.

The property can be delivered partially vacant at the close of escrow, making this a perfect opportunity for an owner user. The ground floor can be divided into three individual retail units making it a perfect building for value-add investors to purchase this one-of-a-kind property.

PROPERTY SUMMARY

ADDRESS	319-327 14th Street, Oakland, CA 94612
APN	2-65-3 & 2-65-4
BUILDING SIZE	Second Floor: +/- 3,000 Square Feet Ground Floor: +/- 3,000 Square Feet TOTAL: +/- 6,000 Square Feet
PARCEL SIZE	+/- 3,000 Square Feet
ZONING	D-DT-P
STORIES	2



319-327 14TH STREET

14TH STREET

OFFERING SUMMARY

SALE PRICE	\$1,400,000
PRICE PER FOOT	\$233

INVESTMENT HIGHLIGHTS



LOCATION

In The Heart of Downtown Oakland



VALUE-ADD POTENTIAL

Office Improvement Work or Residential Conversion. Ground Floor Conversion Into Three (3) Separate Retail Units



OWNER-USER

Opportunity For Office or Retail Users

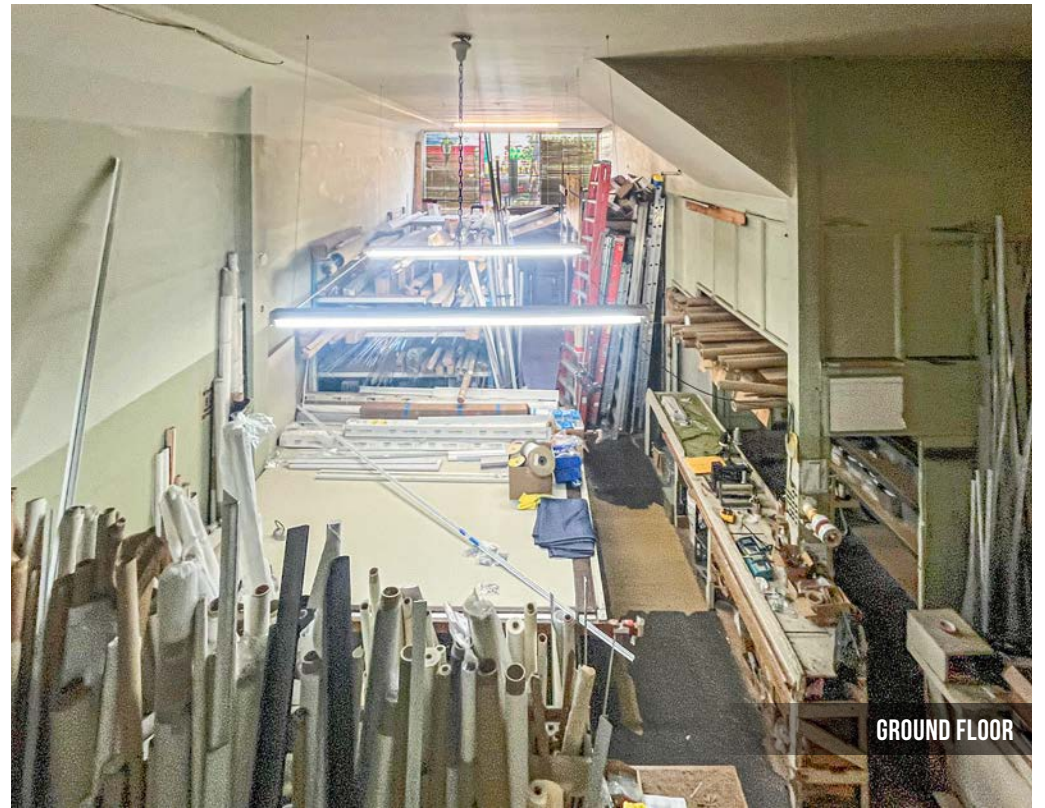


DEMOGRAPHICS

Strong Demographics - 156,677 Residents w/ Average Household Incomes of \$118,457 Within a 2-Mile Radius



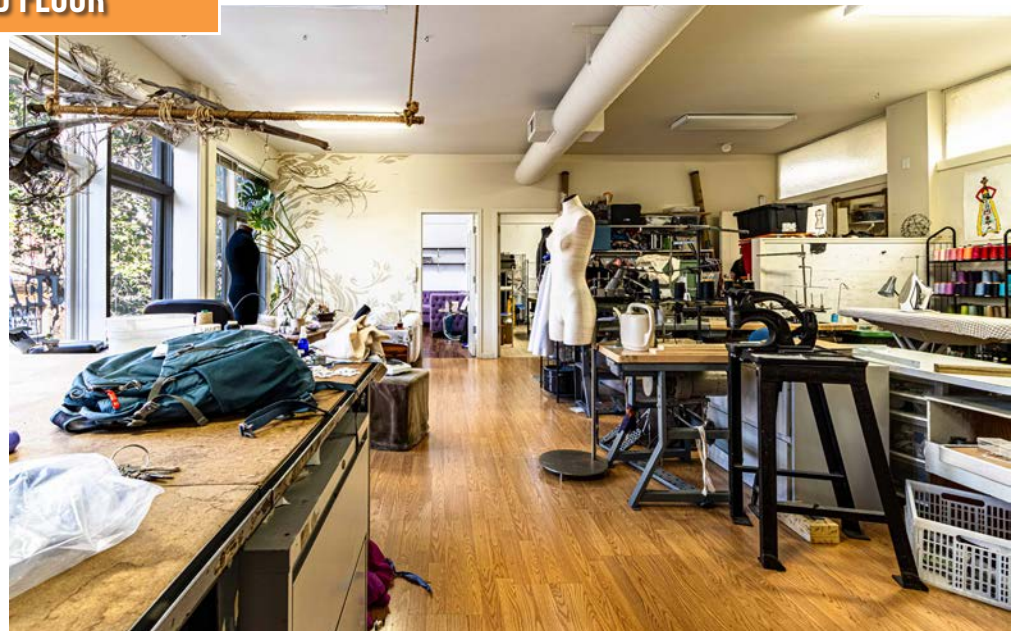
SECOND FLOOR



GROUND FLOOR

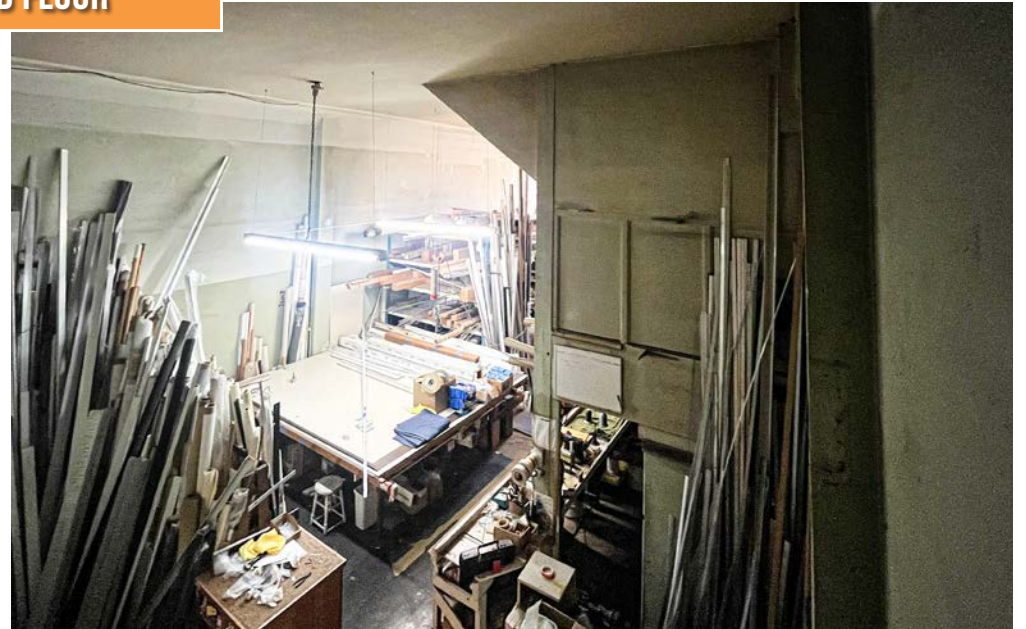
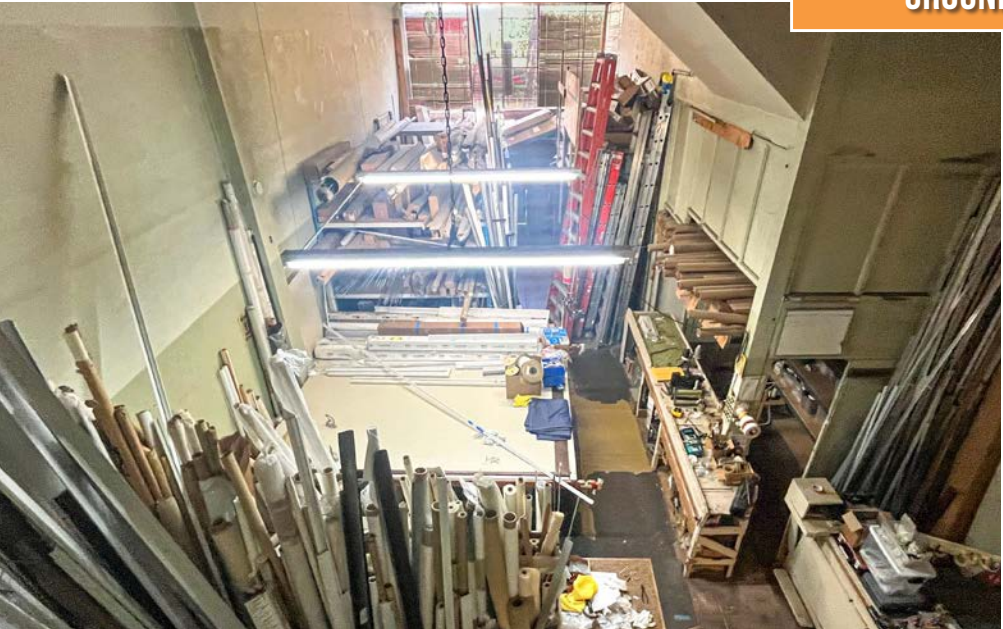


SECOND FLOOR





GROUND FLOOR



319-327 14TH STREET

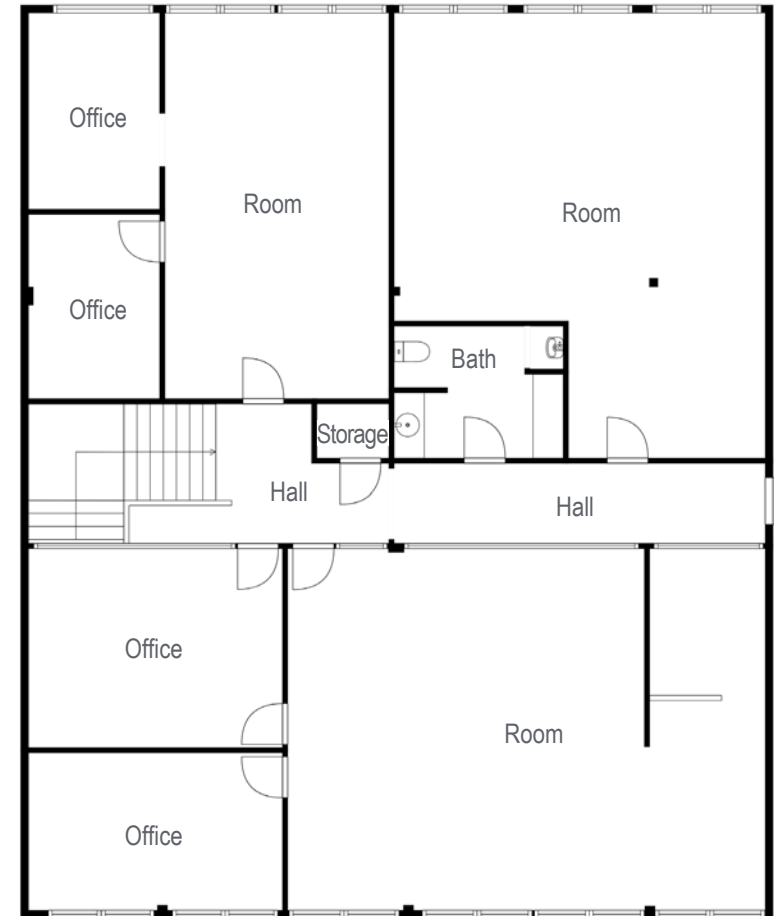
Floor Plans

Second Floor: +/- 3,000 Square Feet
Ground Floor: +/- 3,000 Square Feet
TOTAL: +/- 6,000 Square Feet

GROUND FLOOR



SECOND FLOOR



14th Street

14TH STREET SAFETY PROJECT

“INVESTING IN 14TH STREET AS A COMMUNITY DESTINATION FOR SAFE STROLLING, SHOPPING AND BIKING”



14TH STREET PROJECT ATTRIBUTES:

- Expanded sidewalk space
- Protected, roadway level, bike lanes
- Upgraded bus loading areas
- New Landscaping
- Additional street parking on parallel streets
- Will add up to 53 additional parking spaces 13th Street
- Providing 35 off-street, monthly parking spaces at a 50% discount to business owners
- Providing parking validation to area merchants at a 50% discount
- Additional sidewalk lighting

SOURCE: CITY OF OAKLAND

COMMUNITY BENEFITS

- Supports Vision Zero by reducing crashes and increasing safety for all users.
- Improves connectivity to key transit hubs, including BART and AC Transit.
- Enhances the pedestrian experience through streetscape upgrades and shade-providing trees.
- Reduces environmental impact via green infrastructure for sustainable stormwater management.
- Addresses historical safety concerns and encourages equitable mobility for communities of color and low-income residents.



319-327 14TH STREET

LOCATION OVERVIEW

Highly desirable Downtown Oakland location, walkable to many amenities, transportation and to surrounding neighborhoods.



01 MIN to 14th St AC Transit
04 MIN to 12th St BART
11 MIN to Lake Merritt



06 MIN to West Oakland
07 MIN to Alameda
09 MIN to North Oakland



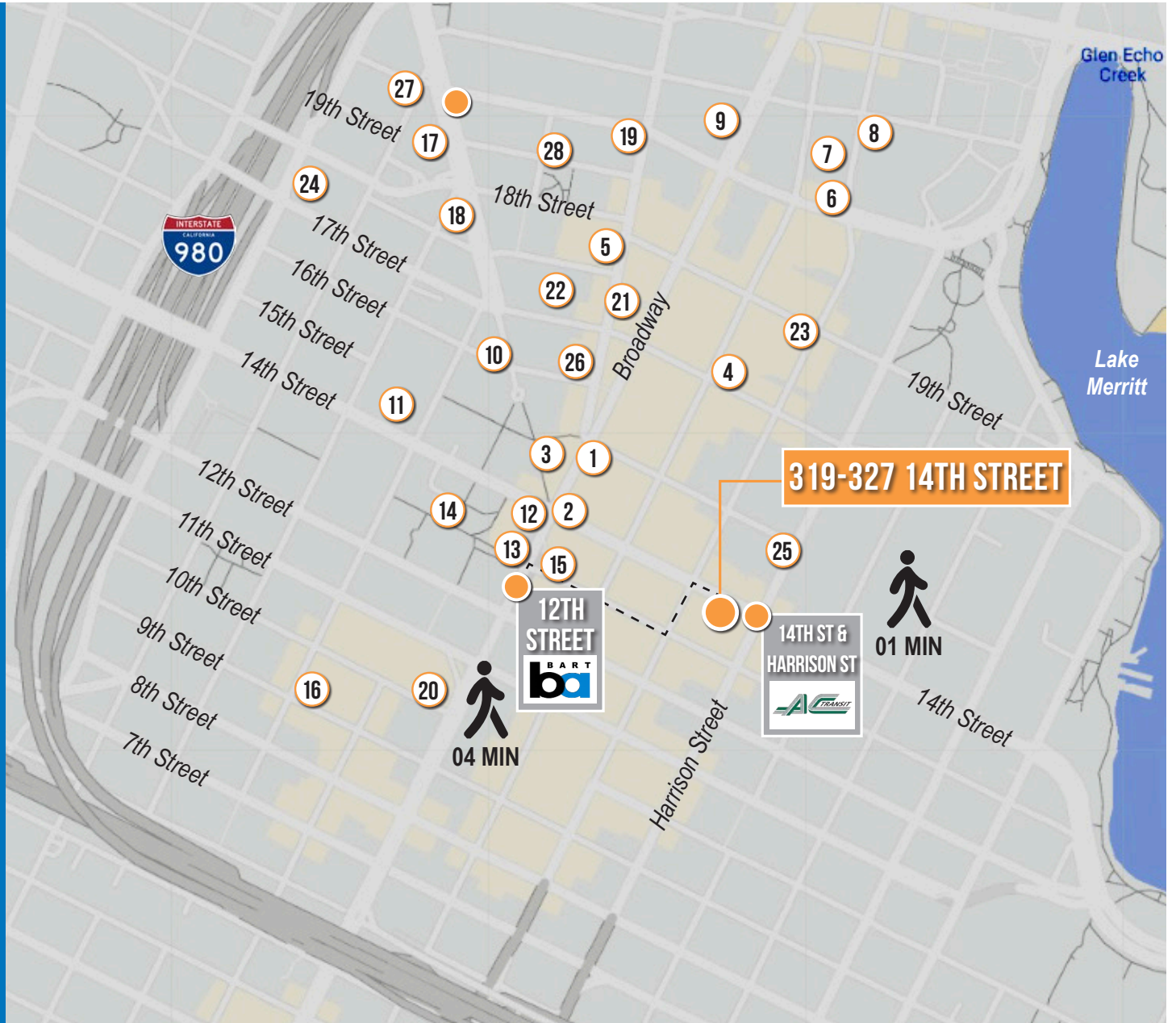
04 MIN to 980 On-Ramp
06 MIN to 580 On-Ramp
06 MIN to 880 On-Ramp



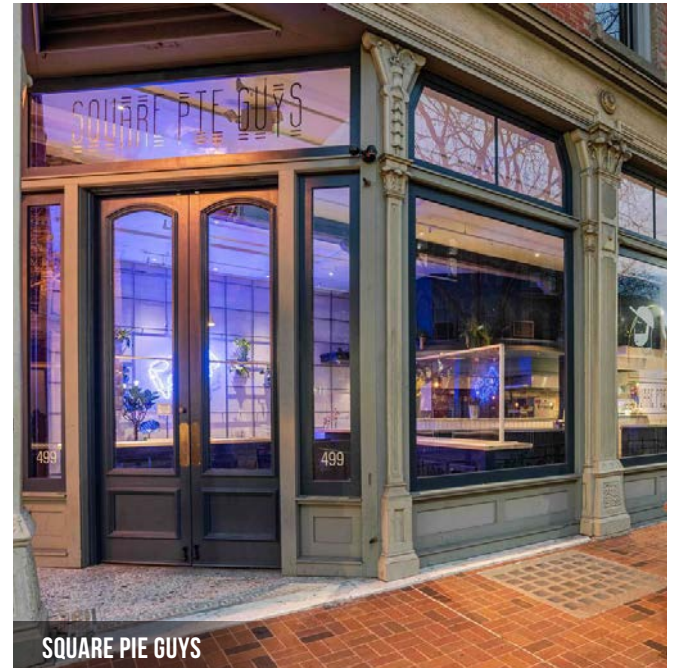
319-327 14TH STREET

NEARBY AMENITIES

- 1..... Metro by T-Mobile
- 2..Gus's World Famous Fried Chicken
- 3..... Awaken Cafe & Roasting
- 4..... The UPS Store
- 5..... Fox Theater
- 6..... Chase Bank
- 7..... Wells Fargo
- 8..... 24 Fitness
- 9..... Paramount Theater Oakland
- 10 World Famous HOTBOYS Chicken
- 11..... Oakland City Hall
- 12..... Walgreens
- 13..... Citibank
- 14..... Subway
- 15..... Chipotle
- 16..... Swan's Market
- 17..... Bloom Pizzeria
- 18..... The Uptown
- 19..... Kinfox
- 20..... Oakland Convention Center
- 21..... Itani Ramen
- 22..... Oakland Ice Center
- 23..... 19th Street Station
- 24..... Extra Mile
25. The Lake Chalet Seafood Bar & Grill
- 26..... Bar Shiru
- 27..... French Bros Flooring America
- 28..... New Gold Medal Restaurant



319-327 14TH STREET



319-327 14TH STREET



OFFERING TERMS

319-327 14th Street is being offered for sale with an asking price of \$1,400,000. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

OFFERING OUTLINE

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.



CHRISTIAN DIGGS DRE # 1865276
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CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Touchstone Commercial Partners (TCP) as part of TCP’s efforts to market for sale the property located at 319-327 14th Street, Oakland, CA 94612 (the “Property”). TCP is the exclusive agent and broker for the owner(s) of the property (the “Owner”). TCP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. TCP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on TCP’s, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to TCP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement sand estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, TCP may not have referenced or included summaries of each and every contract and/ or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP assumes no obligation to supplement or modify the information contained in t this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. TCP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Christian Diggs at 415-710-0932 or Jack Dyke at 415-518-7523.