

329 14th St

Oakland, CA 94612



FOR SALE

Jake Janosky
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BellStreet

For Sale

329 14th St Oakland, CA 94612



Building Description

±4,850 SF mixed-use building with ground-floor restaurant on 14th Street in downtown Oakland, one block from 12th Street BART. Four levels including mezzanine and third-floor studio, ±3,400 SF GLA on a ±2,501 SF lot.

Location Description

329 14th Street is a ±4,850 SF building on a ±2,501 SF lot in the pedestrian core of downtown Oakland, on the block bound by 13th, 14th, Harrison, and Webster. The building runs four levels with ±3,400 SF of gross leasable area: a ground-floor restaurant, a mezzanine, a second floor configured as six offices operating under a single master lease, and a studio on the third floor. The lot is a standard downtown module, 25 feet along 14th Street by 100 feet deep.

The location carries a Walk Score of 100 and sits a two-minute walk from the 12th Street/Oakland City Center BART station, which averaged 5,569 weekday passengers in 2025 and connects to more than twenty AC Transit routes. AC Transit's Tempo line, the system's busiest route at 17,142 weekday riders as of February 2026, runs along Broadway a block away.

Downtown Oakland has turned a corner over the past two years. Foot traffic has strengthened, ground-floor space is leasing again across the Uptown and Downtown districts, and investment in the surrounding blocks continues. With BART access at both 12th Street and 19th Street, the immediate area sits on an upward trajectory. At the district level, the Uptown and Downtown Oakland Community Benefit Districts field a 57-person ambassador team seven days a week from 7 AM to 11 PM, providing maintenance, hospitality, safety, and beautification services including buddy escorts, graffiti removal, and power washing. City initiatives under Mayor Barbara Lee include increased nighttime and weekend police and community safety ambassador presence downtown and expansion of the Clean and Safe model in partnership with the Business Improvement Districts. City officials have been explicit that further work remains.

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Property Description

Step into a prime opportunity for retail and street retail investors with the property at 329 14th St, Oakland, CA. Boasting a $\pm 4,850$ SF building with 8 units, this historic gem, built in 1920, presents a timeless appeal. Zoned D-DT-P, the property offers versatility and potential for various retail concepts. Situated in the heart of Oakland, this location is primed to capitalize on the bustling energy of the area. The property's character, prime square footage, and zoning make it an ideal canvas for retail enterprises seeking a strategic and vibrant foothold in one of Oakland's most dynamic neighborhoods.

Property Highlights

- $\pm 4,850$ SF building
- 8 units
- Built in 1920
- Zoned D-DT-P
- Prime retail location

Offering Summary

Sale Price:	\$1,400,000
Number of Units:	8
Lot Size:	$\pm 2,500$ SF
Building Size:	$\pm 4,850$ SF
2026 Annualized NOI:	\$104,010
Cap Rate:	7.44%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,857	8,159	25,741
Total Population	4,519	13,910	46,629
Average HH Income	\$91,343	\$105,483	\$121,742

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,519	13,910	46,629
Average Age	44.1	43.6	41.2
Average Age (Male)	43.9	44.0	41.0
Average Age (Female)	43.0	42.5	41.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,857	8,159	25,741
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$91,343	\$105,483	\$121,742
Average House Value	\$492,169	\$673,662	\$732,656

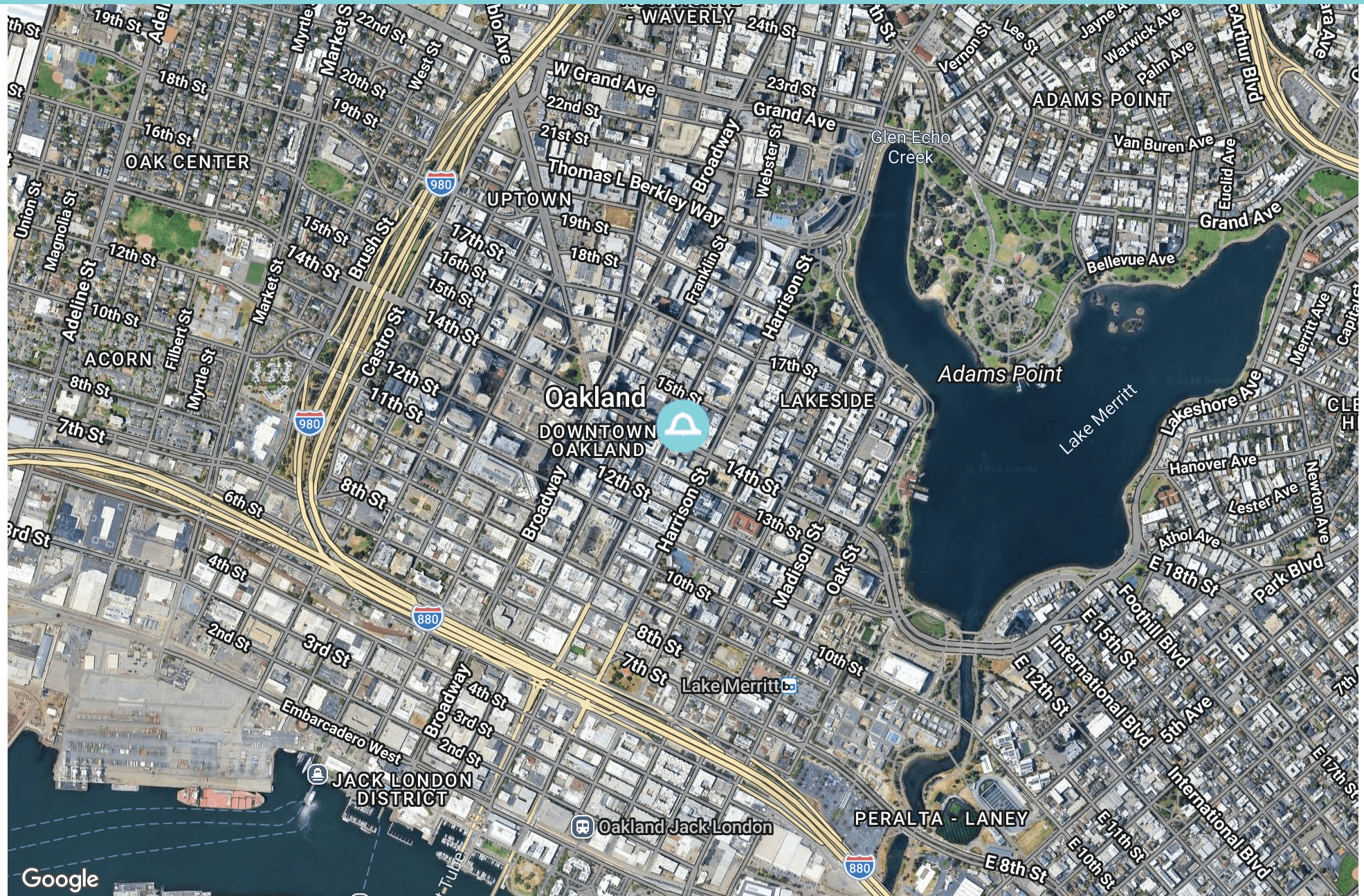
2023 American Community Survey (ACS)



Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

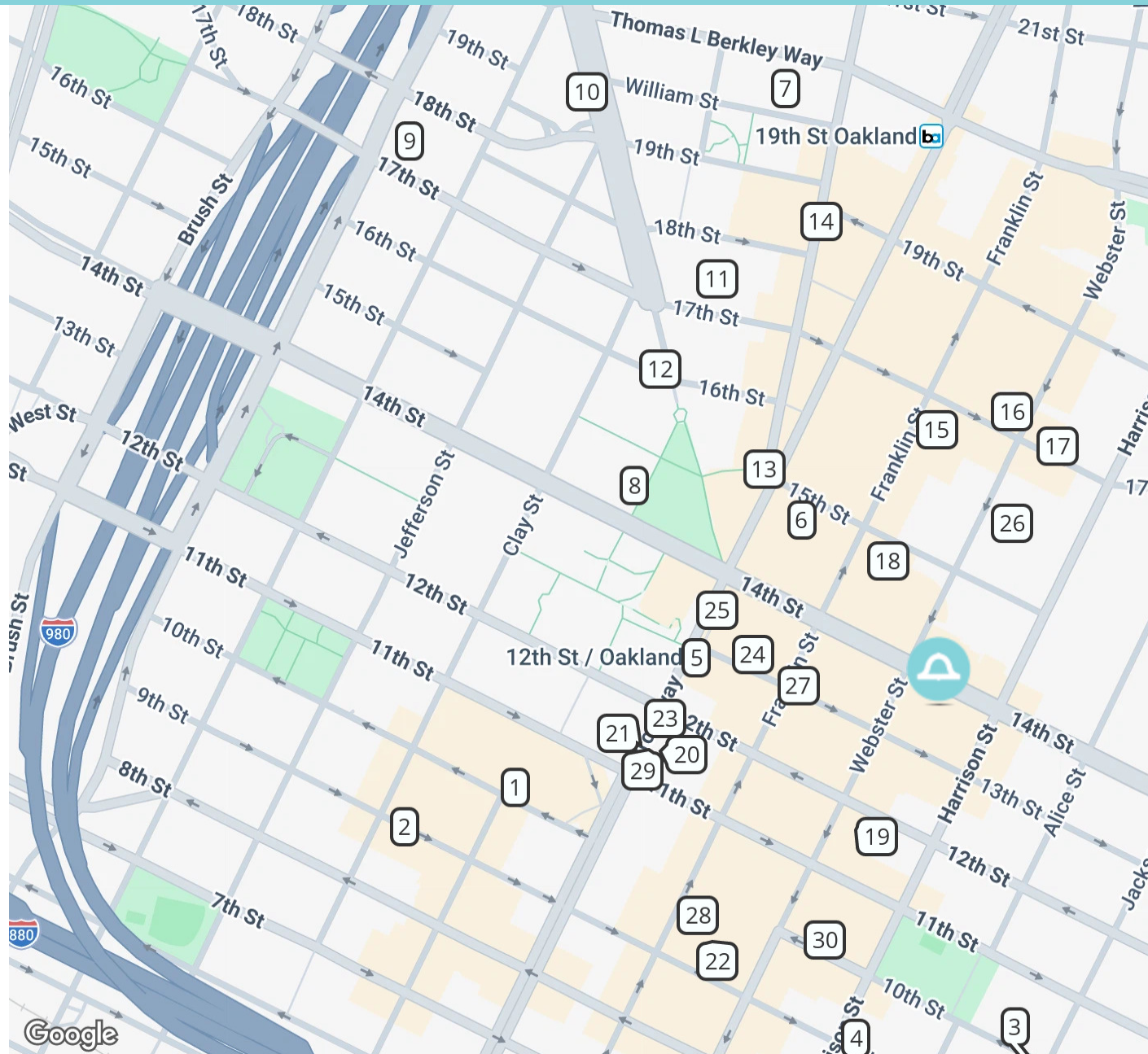
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NEARBY AMMENITIES

- 1) [Oakland Convention Center](#)
- 2) [Swan's Market](#)
- 3) [Lake Merritt Bart](#)
- 4) [UPS](#)
- 5) [12th/Oakland Bart](#)
- 6) [Metro by T-Mobile](#)
- 7) [The Uptown](#)
- 8) [Oakland City Hall](#)
- 9) [ExtraMile](#)
- 10) [Bloom Pizzeria](#)
- 11) [Oakland Ice Center](#)
- 12) [World Famous HOTBOYS Chicken](#)
- 13) [Awaken Cafe & Restaraunt](#)
- 14) [Fox Theatre](#)
- 15) [Sobre Mesa](#)
- 16) [Aburaya](#)
- 17) [Timeless Coffee](#)
- 18) [Pintoh Thai](#)
- 19) [Citi](#)
- 20) [The Caffé by Mr. Espresso](#)
- 21) [Highwire Coffee Roasters](#)
- 22) [Bank of America ATM](#)
- 23) [City National Bank](#)
- 24) [Oakland Street Food Co.](#)
- 25) [Oak-Dar](#)
- 26) [Motivat Coffee Roasters](#)
- 27) [Golden Lotus](#)
- 28) [Gum Kuo](#)
- 29) [Bocanova](#)
- 30) [Shan Dong](#)

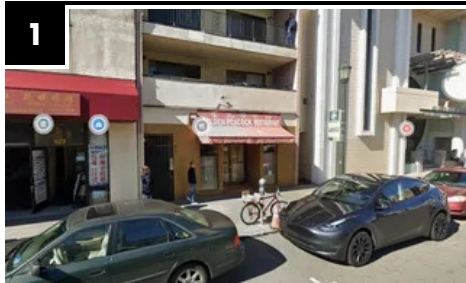
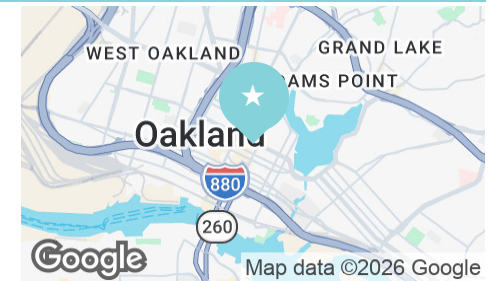
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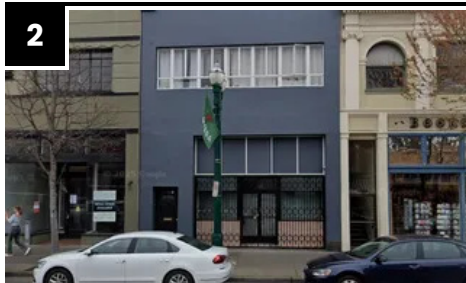
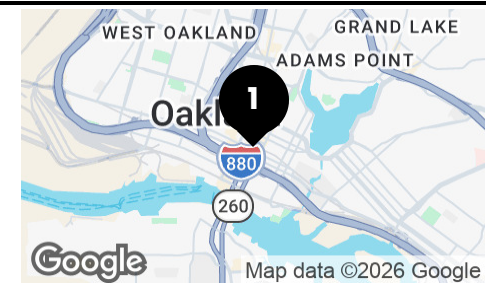
329 14th St Oakland, CA 94612

Price:	\$1,400,000	Bldg Size:	4,850 SF
Lot Size:	2,500 SF	Year Built:	1920
Price/SF:	\$288.66		



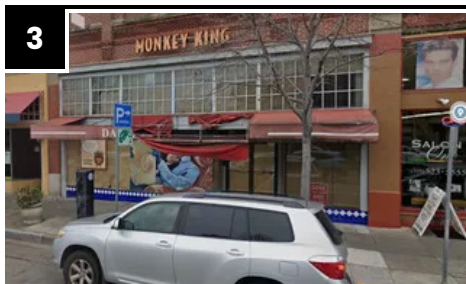
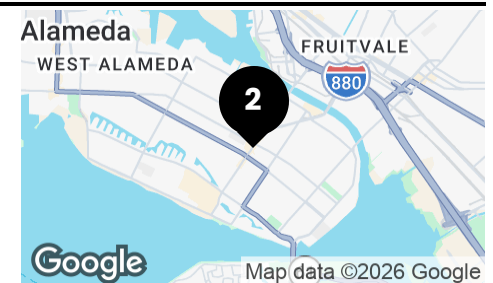
823 Webster St Oakland, CA 94607

Price:	\$1,350,000	Bldg Size:	4,500 SF
Lot Size:	1,878 SF	Year Built:	1971
Price/SF:	\$300.00		



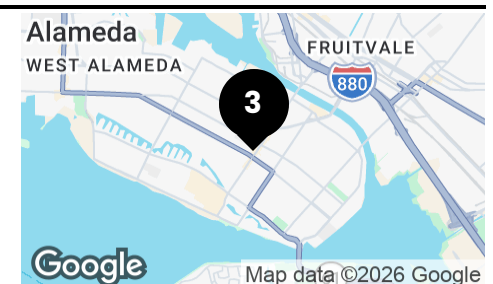
1348 Park St Alameda, CA 94501

Price:	\$1,480,000	Bldg Size:	4,350 SF
Lot Size:	2,788 SF	Year Built:	1920
Price/SF:	\$340.23		



1325 Park St Alameda, CA 94501

Price:	\$1,300,000	Bldg Size:	4,760 SF
Lot Size:	4,723 SF	Year Built:	1905
Price/SF:	\$273.11		



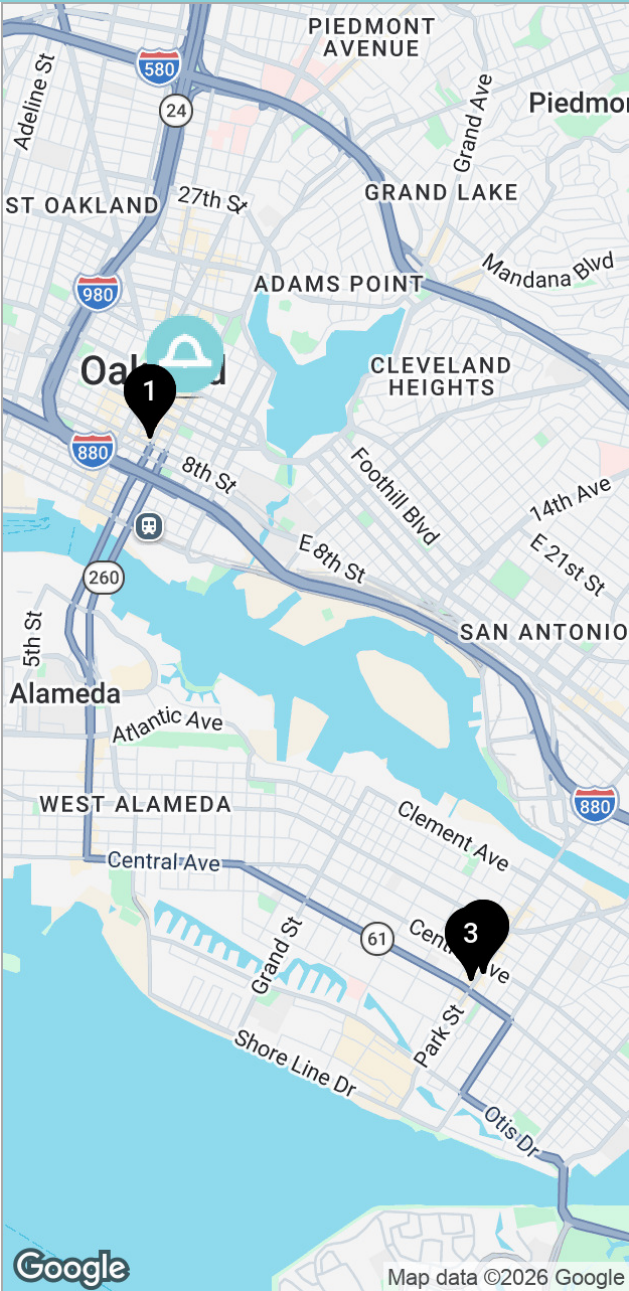
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★	329 14th St			
	Oakland, CA			
	Price	\$1,400,000		
	Bldg Size	4,850 SF		
	Lot Size	2,500 SF		

	Name/Address	Price	Bldg Size	Lot Size
1	823 Webster St Oakland, CA 94607	\$1,350,000	4,500 SF	1,878 SF
2	1348 Park St Alameda, CA 94501	\$1,480,000	4,350 SF	2,788 SF
3	1325 Park St Alameda, CA 94501	\$1,300,000	4,760 SF	4,723 SF
Averages		\$1,376,667	4,537 SF	3,130 SF



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Jake Janosky

Associate Advisor

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CalDRE #02287133

Professional Background

Jake Janosky is a Burlingame native who focuses on investment sales at BellStreet, working with private owners and investors as they buy and sell commercial property around the Bay Area. Most of his job comes down to the three things that decide whether a deal works: getting the underwriting right, pricing the asset where the market will actually meet it, and putting it in front of buyers who can close.

He holds a B.S. in Real Estate from the University of Colorado Boulder, where he loaded up on finance and accounting coursework, the analytical backbone behind how he reads a deal. Before that, he spent years in commission sales at Summit Bicycle Shop, good training for a business where clients can always tell whether they're getting a pitch or a real answer.

What sets Jake apart is the technology behind his work. He's built his own tools to run underwriting, valuation, and comparable analysis, which lets him turn around rigorous numbers in a fraction of the time most brokers need. For clients, that means less time waiting on analysis and a smoother path to closing, with every recommendation tied back to the data.

Education

University of Colorado Boulder:

B.S. in Real Estate

Accounting & Finance Background

BellStreet

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