



OFFERING MEMORANDUM

3050-3058 Broadway

Oakland, CA 94611

Vacant Office Building

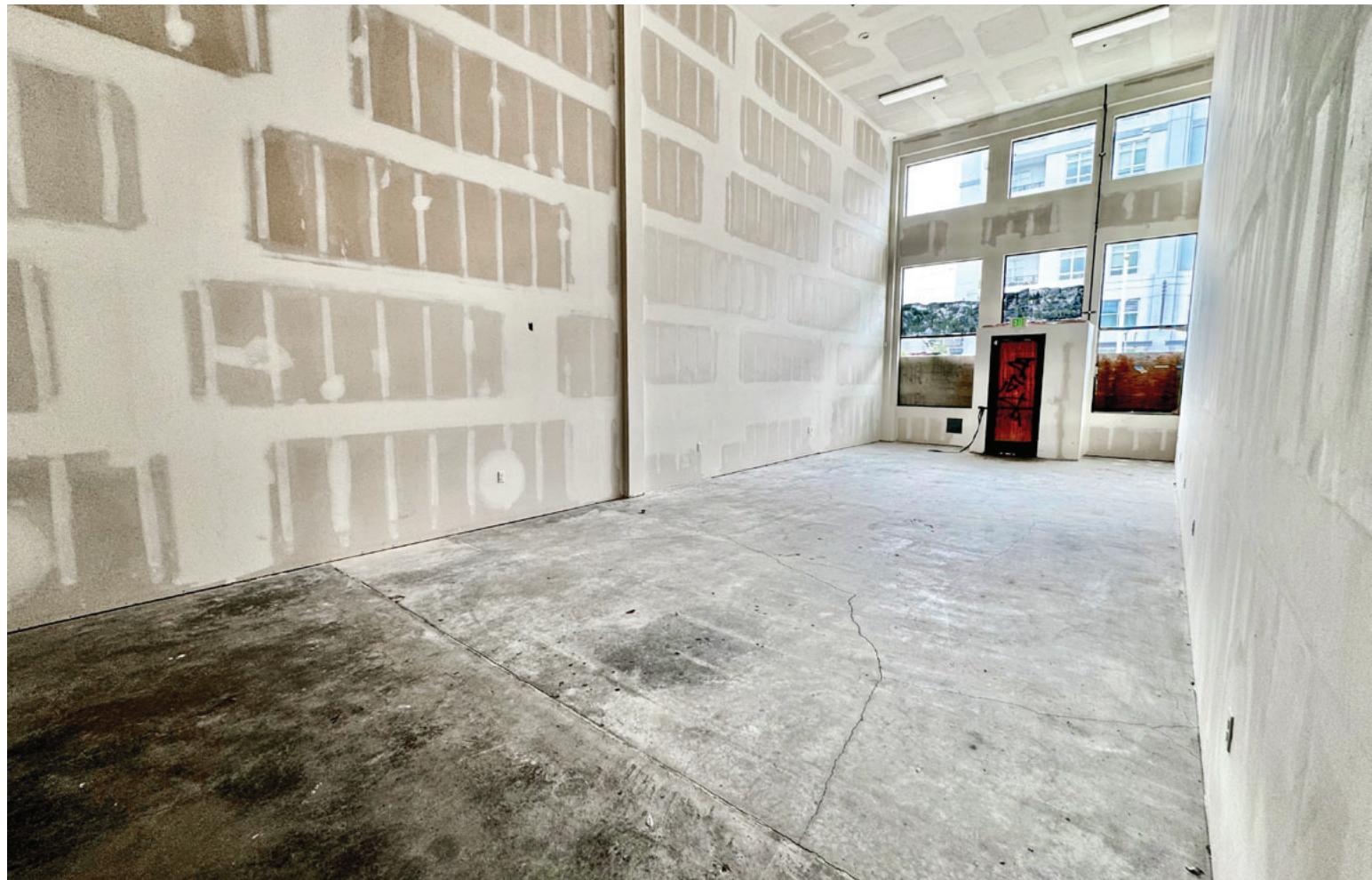
\$2,200,000

BOS

GROUP



- Some images in this document have been digitally enhanced using artificial intelligence for illustrative purposes.



Property Overview

PREMIER BROADWAY RETAIL / OFFICE ON OAKLAND'S MEDICAL CORRIDOR – TWO UNITS AVAILABLE (2,807 SF + 1,186 SF)

“High-visibility storefronts with transit access, medical / institutional adjacency, and captive pedestrian trade – perfect for restaurant, café, wellness, or creative office users.”

Prime commercial investment / lease opportunity in the heart of Oakland's Broadway corridor. Strategically located in a high-visibility transit node, this two-unit retail / professional building offers exceptional flexibility for users seeking exposure, walk-in traffic, and proximity to major healthcare, residential, and transit anchors.

Use Potential: Restaurant, Café, Retail, Professional Office, Medical / Wellness, Boutique Showroom, and related uses (subject to zoning and tenant improvements).

HIGHLIGHTS

- Central location near **Alta Bates Medical Center, Samuel Merritt School of Nursing, Broadway-Webster Medical Plaza, Kaiser Permanente Center**, and just steps from the **MacArthur BART Station**
- Directly across from **The Broadway** – a 423-unit luxury residential building – and adjacent to approximately **20,000 SF** of newly developed retail space
- Excellent frontage and street presence along Broadway
- Dual storefronts allow for single or multi-tenant configurations
- Strong pedestrian and vehicular exposure with foot traffic generated by surrounding medical offices, residences, and commercial uses
- Zoning supports a broad spectrum of commercial uses in a walkable, transit-oriented corridor
- Auto Row district transformation: Broadway's historic auto sales / service strip is being re-imagined for mixed-use, retail, gallery, and hospitality revitalization

Property & Site Details

Total Building Area	5085 SF - Leasable (2,807 SF + 1,186 SF)
3050 Broadway (Unit A)	2,807 SF
3052 Broadway (Unit B)	1,186 SF
Lot Size	6,400 SF
Building Class / Condition	Street-level storefront (single story) with shared core elements; usable as standalone units or combined depending on tenant needs
Frontage / Access	Strong Broadway frontage, individual entrances for both units, potential for shared back access or service / delivery zone
Zoning	Community Commercial / D-BV-3 / Broadway Valdez Mixed-Use District (verify with city) – supports a range of retail, service, office, and restaurant uses
Year Built / Improvements	According to historic listing, marketed as “Storefront / Retail” with air conditioning and modern façade elements

Unit-Specific Descriptions & Opportunities

UNIT A (3050 BROADWAY — ~2,807 SF)

This larger unit offers a generous floorplate capable of accommodating full-service restaurant, café, or medical / wellness operator. With open layout potential, there is flexibility for indoor seating, kitchen / prep, back-of-house operations, retail display, and service zones. Large windows along Broadway afford excellent branding and visibility.

UNIT B (3052 BROADWAY — ~1,186 SF)

This smaller unit is ideal for boutique retail, café / grab-and-go, professional office, or ancillary support use (e.g. wellness, spa, satellite storefront). The compact footprint allows for efficient build-out and quicker occupancy.

COMBINED USE OPTION

The units may be leased or sold together, enabling a tenant to expand across ~3,993 SF of contiguous space (pending interior modifications and landlord approvals).

Neighborhood Context & Trade Area

- **Healthcare & Institutional Synergy:** The property sits within the immediate orbit of major medical and educational institutions. Physicians, students, hospital staff, patients, and visitors all form a built-in customer base.
- **Transit & Accessibility:** Just a short walk to MacArthur BART station, and served by multiple AC Transit routes along Broadway and adjacent corridors — ideal for employees, clients, and customers relying on transit.
- **Residential Density:** Across the street sits **The Broadway** (423 luxury apartments) providing a built-in population of higher-income residents.
- **Mixed-Use Momentum:** The corridor is experiencing transformation — new retail projects, café / restaurant infill, art galleries, and adaptive reuse of former auto-row sites as mixed-use nodes.
- **Signal & Exposure:** Benefit from both local street traffic and destination customers drawn to the medical district and commercial nodes.

Investment & Lease Proposition

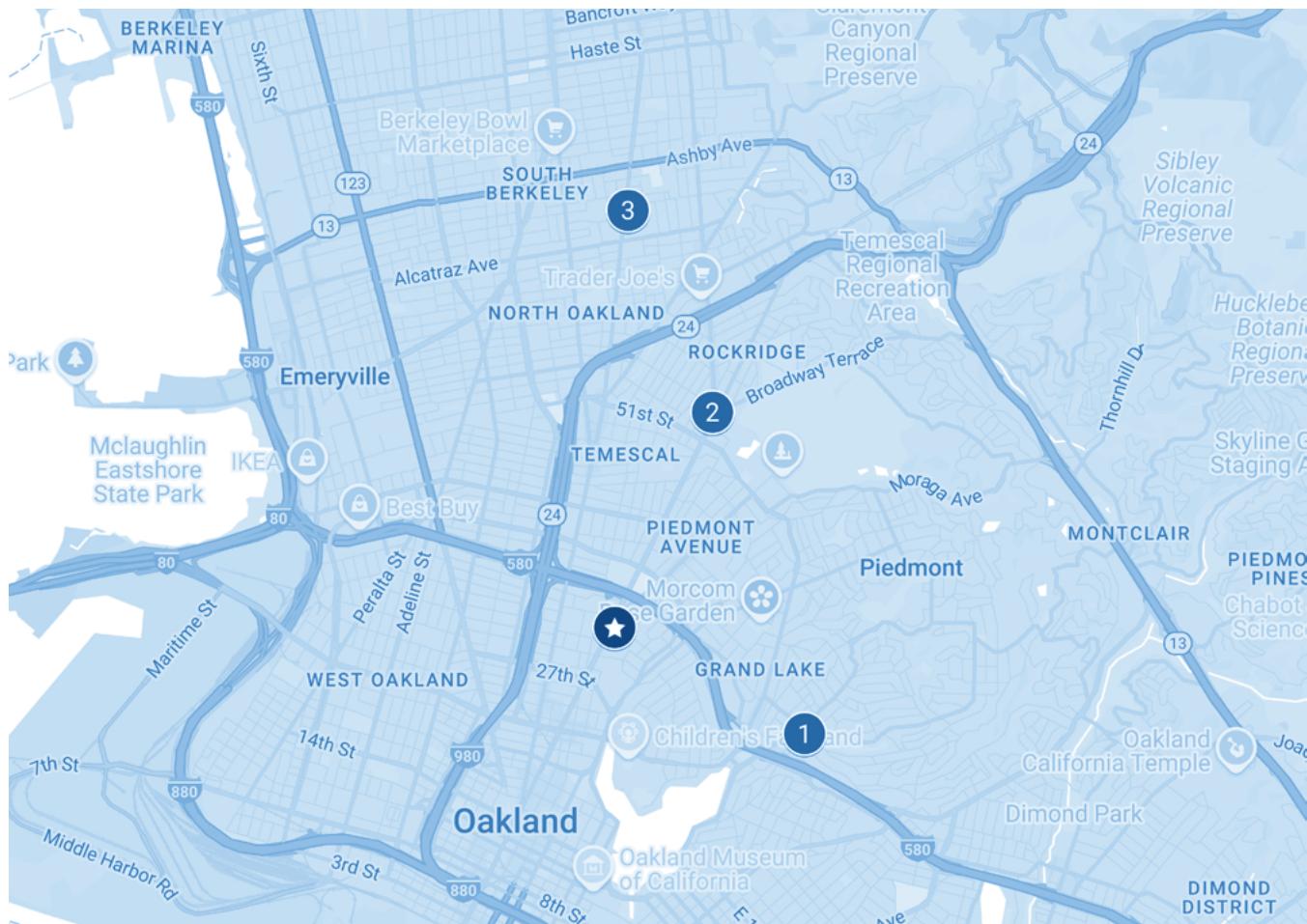
- **Flexibility:** Lease one or both units; different size options cater to tenants at different scales.
- **Value-Add Upside:** Interior improvements, exterior branding, outdoor seating (if allowed), façade enhancements, signage, and demising opportunities can yield higher rents.
- **Strong Demand Drivers:** Tenants in the medical, wellness, food & beverage, retail, and service sectors will find this location compelling due to proximity to hospitals, clinics, and institutional users.
- **Long-Term Potential:** With mixed-use redevelopment pressures on Broadway, the property stands to benefit from corridor-wide value uplift over time.

Matrix

SALES PRICE	SALES PRICE/SF
\$1,900,000	\$373.65
\$2,000,000	\$393.31
\$2,100,000	\$412.98
\$2,200,000	\$432.65
\$2,300,000	\$452.31
\$2,400,000	\$471.98
\$2,500,000	\$491.64

Sales Comparable

STATUS	ADDRESS	LP	LIST \$/ SQFT	SP	TOT BLDG	SALE \$/ SQFT	LIST DATE	CLOSING DATE	APX ACRES
ACTV	3450 Lakeshore Ave, Oakland, CA 94610	\$1,198,000	\$319	-	3,753	-	7/29/2025	-	0.05
ACTV	5239 College Ave, Oakland, CA 94618	\$1,700,000	\$590	-	2,883	-	7/7/2025	-	0.1
SLD	6624 Telegraph Ave, Oakland, CA 94609	\$1,495,000	\$234	\$1,450,000	6,380	\$227	10/15/2024	7/21/2025	0.14
AVERAGE		\$1,464,333	\$381	-	4,339	-	-	-	-
SUBJECT PROPERTY		\$2,200,000	\$432.65	-	5,085	-	-	-	0.15



Lease Comparable

ADDRESS	TOTAL LEASABLE SF	ASKING RENT (\$/SF/YR)	RENT TYPE	NOTES
4020 Broadway, Oakland 94611	828	\$34.80	Modified Gross	Newly remodeled ground-floor space; availability Nov 10, 2025.
2801 - 2825 Broadway, Oakland 94611	7557	\$23.76	NNN	Large single space; former auto dealership typology.
1762 - 1770 Broadway (Ste 1776), Oakland 94612	2640	\$34.00	Modified Gross	Partial build-out retail; available now.
3801 Telegraph Ave (Ste C), Oakland 94609	1050	\$30.00	NNN	Retail space in Mosswood/Temescal.
3820 Broadway, Oakland 94611	1500	\$28.00	Modified Gross	
4020 Broadway (alt listing)	828	\$34.80 - \$46.80	Modified Gross	
3050 BROADWAY, OAKLAND 94611	2807	\$32.00	TBD	Subject property. Ground floor retail/office; ideal for restaurant, cafe, or wellness operator.
3052 BROADWAY, OAKLAND 94611	1187	\$32.00	TBD	Subject property. Boutique retail or office space with excellent street visibility.

