



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

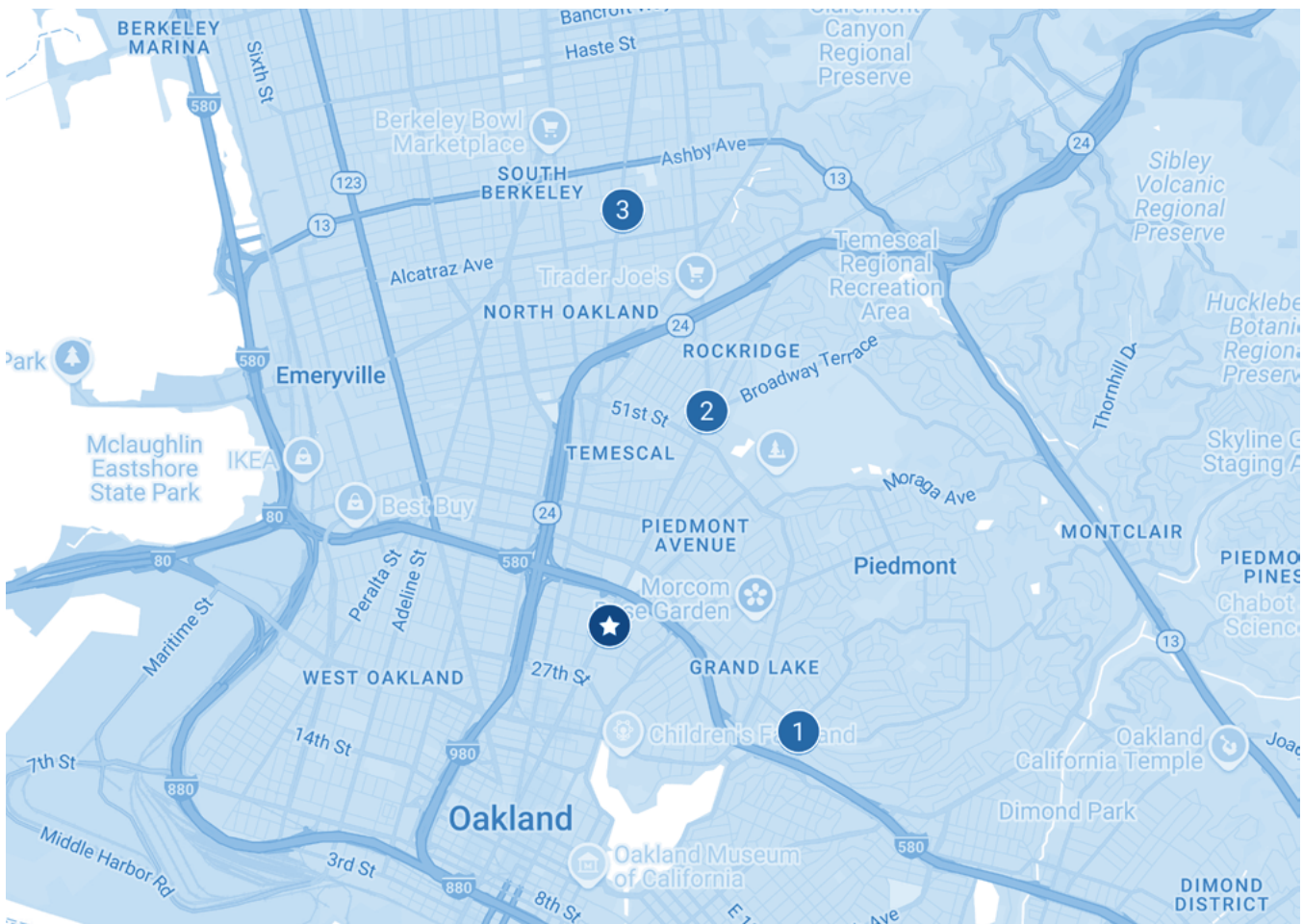
- **Flexibility:** Lease one or both units; different size options cater to tenants at different scales.
- **Value-Add Upside:** Interior improvements, exterior branding, outdoor seating (if allowed), façade enhancements, signage, and demising opportunities can yield higher rents.
- **Strong Demand Drivers:** 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. |

