



OFFERING MEMORANDUM

High Street Bridge Self-Storage

500 High Street, Oakland, CA 94601





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High Street Bridge Self-Storage

EXCLUSIVELY LISTED BY

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Do Not Disturb On-Site Personnel.
All Property Tours Should Be Scheduled
Through The Listing Agent.

OFFERS SHOULD BE IN THE FORM OF A LETTER OF INTENT (LOI) AND AT A MINIMUM OFFERS SHOULD INCLUDE THE FOLLOWING:

1. Offered price
2. Earnest Money Deposit
3. Due Diligence Time Period
4. Closing Period
5. Buyer Source of Funds and/or Qualifications

This property is being offered for sale on a strict "As-Is, Where-Is" basis. Detailed financial projections, building plans, environmental reports and other due diligence materials will be made available upon receipt of signed NDA Agreement.

Offers Considered as Submitted

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Executive Summary

Colliers Self Storage is pleased to exclusively market for sale High Street Bridge Self Storage, an institutional quality facility, located in Oakland, California. The offering provides qualified investors with the rare opportunity to acquire a stable, revenue-producing asset in the thriving Bay Area.

The property is located on High Street, the primary access road to Alameda with I-880 visibility and was constructed in 1945 and converted in 1999. The facility includes a mixture of ground level and upstairs units ranging from 9 square feet to 270 square feet across 110,513 net rentable square feet. There is a total of 1,335 self-storage units with a unit occupancy of 84 percent. The facility also includes 37 RV/vehicle parking spaces.

The facility is strategically located within Oakland in the East Bay region of the San Francisco Bay Area. It benefits from a high population density of 270,040 people within the 3-mile radius as well as strong household incomes of nearly \$129,492. The site also conveniently located near the Port of Oakland which is the busiest port in Northern California and the fifth busiest in the United States.









The asset is being offered for sale unpriced based on current market conditions. There is ample upside existing in bringing rental rates and unit occupancy to market rates. The property is offered on a fee simple basis plus an option for a buyer allocation to goodwill.



Investment Summary

High Street Bridge Self-Storage

500 High Street, Oakland, CA 94601

 Market Bid Asking Price	 2.8 AC Land Area
 110,513 SF NRA	 1,372 Units
 4 Buildings	 \$1,474,341 In-Place NOI
 84% Occupancy	 1945 / 1999 Year Built



Investment Highlights

- Stabilized Bay Area Self-Storage Facility
- High Population Density with 270,040 People in 3-Mile Radius
- 1,335 storage units and 37 parking spaces
- Strong Demographics with Average Household Incomes of nearly \$129,492
- Significant Upside in Rents and Occupancy, Excellent Visibility from I-880 Freeway

Location Highlights

Oakland, California

Nestled on the eastern shore of the San Francisco Bay, Oakland is made up of coastal wetlands, rolling hills, and urban parks like Lake Merritt and Joaquin Miller Park. The city is a major transportation hub, intersected by key highways such as I-880, I-580, and I-980, and connected to San Francisco via the Bay Bridge. Oakland's Mediterranean climate is ideal for year-round outdoor activities, with mild, wet winters and warm, dry summers. Residents and visitors enjoy hiking in the redwood forests and attending cultural festivals in Chinatown and the Art Murmur gallery walks in Uptown.

Oakland is one of the most diverse cities in the U.S., with over 80 languages spoken throughout the community. The city has evolved from a WWII-era manufacturing center into a modern economy driven by healthcare, education, and a growing tech sector, supported by its proximity to Silicon Valley. Oakland has enjoyed steady economic growth and opportunity, which continues to attract new residents and businesses alike.

Demographics

(within 10 miles of subject property)



Current Population

1,067,779

(increase to 1,080,538 in 5 years)



Median Household Income

\$114,677

(increase to \$133,773 in 5 years)



Per Capita Income

\$65,549

(increase to \$72,900 in 5 years)



Property Aerial



Property Photos








Property Photos








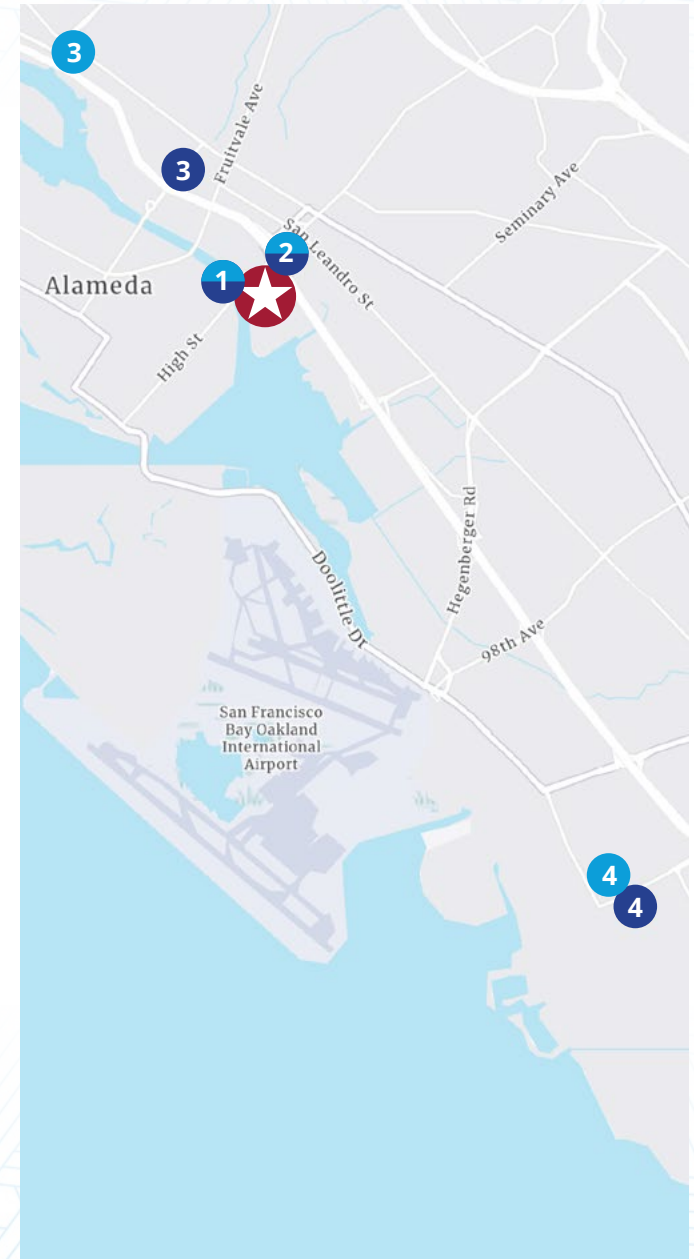
Rent Comparables

NON CLIMATE CONTROLLED - INTERIOR

Name	5x5	5x10	10x10	10x15	10x20	Distance
 High Street Bridge Self Storage	\$146	\$198	\$274	\$203	\$275	Subject
 A-1 Self Storage High				\$268	\$332	0.5 miles
 A-1 Self Storage Coliseum				\$180	\$290	0.5 miles
 Extra Space Storage 29th	\$96	\$142	\$205			2.0 miles
 Public Storage San Leandro	\$94	\$86	\$200	\$292	\$305	3.0 miles
COMP AVERAGE	\$95.00	\$114.00	\$202.50	\$246.67	\$309.00	1.50 miles
COMP MEDIAN	\$95.00	\$114.00	\$202.50	\$268.00	\$305.00	1.25 miles






NON CLIMATE CONTROLLED - ELEVATOR/BASEMENT

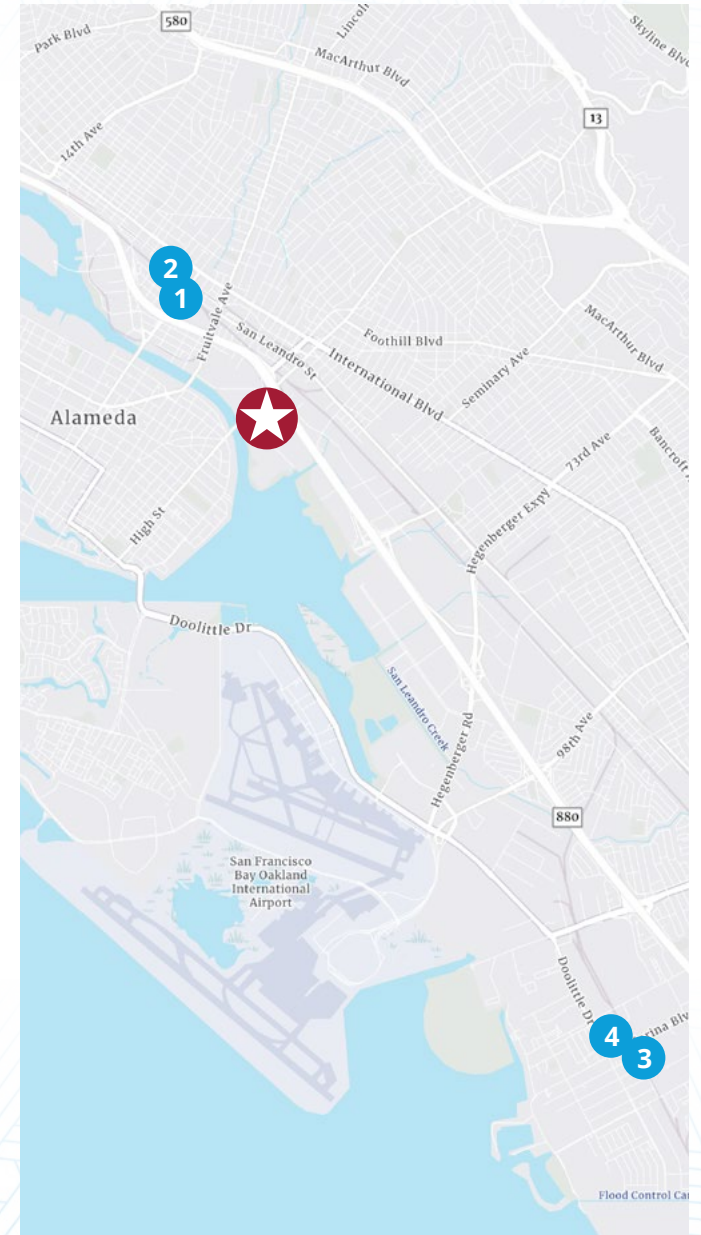
Name	5x5	5x10	10x10	10x15	10x20	Distance
 High Street Bridge Self Storage	\$59	\$89	\$174		\$380	Subject
 A-1 Self Storage High	\$98		\$164			1.0 miles
 A-1 Self Storage Coliseum	\$60	\$90	\$136		\$260	1.5 miles
 Public Storage International	\$82	\$127				2.5 miles
 Extra Space Storage San Leandro	\$66		\$173			3.0 miles
COMP AVERAGE	\$76.50	\$108.50	\$157.67		\$260.00	1.67 miles
COMP MEDIAN	\$74.00	\$108.50	\$164.00		\$260.00	1.50 miles



Rent Comparables

PARKING

Name	10x20	10x25	10x30	Distance
 High Street Bridge Self Storage	\$175	\$191	\$208	Subject
 Extra Space Storage 29th	\$367	\$409	\$480	2.0 miles
 Extra Space Storage E 12th	\$155	\$270	\$271	2.5 miles
 Public Storage San Leandro			\$516	3.0 miles
 Extra Space Storage San Leandro	\$137	\$410	\$501	3.0 miles
COMP AVERAGE	\$219.67	\$363.00	\$442.00	2.63 miles
COMP MEDIAN	\$155.00	\$409.00	\$490.50	2.75 miles



Occupancy

Non Climate Controlled - Interior

Unit Dimensions	Unit SF	Total Units	Vacant Units	Occupied Units	Occupancy %	Total SF	In-Place Income/Mo	In-Place Income/Yr	GPR (Market)Income/ Mo	GPR (Market)Income/ Yr
3x3	9	7	3	4	57.1%	63	\$296	\$3,552	\$588	\$7,056
3x3	9	7	3	4	57.1%	63	\$260	\$3,120	\$525	\$6,300
3x6	18	3	3	0	0.0%	54	\$0	\$0	\$336	\$4,032
4x10	40	1	1	0	0.0%	40	\$0	\$0	\$161	\$1,932
4x5	20	6	3	3	50.0%	120	\$318	\$3,816	\$696	\$8,352
5x10	50	93	7	86	92.5%	4,650	\$17,028	\$204,336	\$19,344	\$232,128
5x10	50	2	2	0	0.0%	100	\$0	\$0	\$416	\$4,992
5x11	55	2	1	1	50.0%	110	\$175	\$2,100	\$370	\$4,440
5x11	55	1	1	0	0.0%	55	\$0	\$0	\$181	\$2,172
5x12	60	1	0	1	100.0%	60	\$185	\$2,220	\$195	\$2,340
5x5	25	81	23	58	71.6%	2,025	\$8,468	\$101,616	\$12,636	\$151,632
5x6	30	6	1	5	83.3%	180	\$665	\$7,980	\$858	\$10,296
5x7	35	3	1	2	66.7%	105	\$338	\$4,056	\$537	\$6,444
5x7	35	1	1	0	0.0%	35	\$0	\$0	\$179	\$2,148
5x8	40	5	0	5	100.0%	200	\$755	\$9,060	\$805	\$9,660
5x9	45	2	0	2	100.0%	90	\$378	\$4,536	\$398	\$4,776
6x10	60	6	0	6	100.0%	360	\$1,110	\$13,320	\$1,170	\$14,040
6x13	78	1	0	1	100.0%	78	\$202	\$2,424	\$212	\$2,544
6x7	42	2	2	0	0.0%	84	\$0	\$0	\$330	\$3,960
6x8	48	1	1	0	0.0%	48	\$0	\$0	\$176	\$2,112
6x8	48	1	1	0	0.0%	48	\$0	\$0	\$176	\$2,112
7x10	70	6	0	6	100.0%	420	\$1,260	\$15,120	\$1,320	\$15,840
7x17	119	1	0	1	100.0%	119	\$298	\$3,576	\$308	\$3,696
7x9	63	2	0	2	100.0%	126	\$378	\$4,536	\$398	\$4,776
8x7	56	10	0	10	100.0%	560	\$1,880	\$22,560	\$1,980	\$23,760
8x8	64	31	1	30	96.8%	1,984	\$2,970	\$35,640	\$3,379	\$40,548
8x9	72	5	0	5	100.0%	360	\$970	\$11,640	\$1,020	\$12,240
8x10	80	28	1	27	96.4%	2,240	\$6,507	\$78,084	\$7,028	\$84,336
8x11	88	12	2	10	83.3%	1,056	\$2,160	\$25,920	\$2,712	\$32,544
8x12	96	2	1	1	50.0%	192	\$229	\$2,748	\$478	\$5,736
8x15	120	14	1	13	92.9%	1,680	\$4,004	\$48,048	\$4,452	\$53,424
8x15	120	1	1	0	0.0%	120	\$0	\$0	\$314	\$3,768

Occupancy

Non Climate Controlled - Interior

Unit Dimensions	Unit SF	Total Units	Vacant Units	Occupied Units	Occupancy %	Total SF	In-Place Income/Mo	In-Place Income/Yr	GPR (Market)Income/ Mo	GPR (Market)Income/ Yr
8x16	128	2	0	2	100.0%	256	\$624	\$7,488	\$644	\$7,728
8x20	160	2	2	0	0.0%	320	\$0	\$0	\$748	\$8,976
8x25	200	2	2	0	0.0%	400	\$0	\$0	\$830	\$9,960
8x30	240	1	0	1	100.0%	240	\$451	\$5,412	\$461	\$5,532
9x10	90	6	0	6	100.0%	540	\$1,314	\$15,768	\$1,374	\$16,488
9x11	99	2	0	2	100.0%	198	\$464	\$5,568	\$484	\$5,808
9x11	99	1	0	1	100.0%	99	\$232	\$2,784	\$242	\$2,904
9x18	162	4	3	1	25.0%	648	\$367	\$4,404	\$1,508	\$18,096
9x20	180	4	0	4	100.0%	720	\$1,552	\$18,624	\$1,592	\$19,104
9x28	252	1	0	1	100.0%	252	\$461	\$5,532	\$471	\$5,652
10x10	100	146	9	137	93.8%	14,600	\$37,538	\$450,456	\$41,464	\$497,568
10x10	100	1	0	1	100.0%	100	\$274	\$3,288	\$284	\$3,408
10x11	110	1	0	1	100.0%	110	\$256	\$3,072	\$266	\$3,192
10x12	120	4	2	2	50.0%	480	\$616	\$7,392	\$1,272	\$15,264
10x12	120	1	0	1	100.0%	120	\$304	\$3,648	\$314	\$3,768
10x15	150	29	4	25	86.2%	4,350	\$5,075	\$60,900	\$6,177	\$74,124
10x16	160	24	3	21	87.5%	3,840	\$4,389	\$52,668	\$5,256	\$63,072
10x17	170	1	1	0	0.0%	170	\$0	\$0	\$386	\$4,632
10x18	180	21	7	14	66.7%	3,780	\$2,940	\$35,280	\$4,620	\$55,440
10x18	180	1	0	1	100.0%	180	\$331	\$3,972	\$341	\$4,092
10x20	200	51	14	37	72.5%	10,200	\$10,175	\$122,100	\$14,535	\$174,420
10x20	200	1	0	1	100.0%	200	\$380	\$4,560	\$390	\$4,680
10x23	230	1	0	1	100.0%	230	\$448	\$5,376	\$458	\$5,496
10x24	240	5	1	4	80.0%	1,200	\$1,804	\$21,648	\$2,305	\$27,660
10x24	240	1	0	1	100.0%	240	\$451	\$5,412	\$461	\$5,532
10x25	250	9	1	8	88.9%	2,250	\$3,792	\$45,504	\$4,356	\$52,272
10x27	270	1	0	1	100.0%	270	\$457	\$5,484	\$467	\$5,604
11x14	154	1	0	1	100.0%	154	\$358	\$4,296	\$368	\$4,416
11x18	198	1	1	0	0.0%	198	\$0	\$0	\$413	\$4,956
11x20	220	1	0	1	100.0%	220	\$430	\$5,160	\$440	\$5,280
15x15	225	1	0	1	100.0%	225	\$436	\$5,232	\$446	\$5,352
18x27	486	2	0	2	100.0%	972	\$1,430	\$17,160	\$1,450	\$17,400
TOTALS		673	111	562	83.5%	65,187	\$128,183	\$1,538,196	\$158,501	\$1,902,012

Occupancy

Non Climate Controlled - Elevator/Basement

Unit Dimensions	Unit SF	Total Units	Vacant Units	Occupied Units	Occupancy %	Total SF	In-Place Income/Mo	In-Place Income/Yr	GPR (Market)Income/ Mo	GPR (Market)Income/ Yr
3x10	30	1	1	0	0.0%	30	\$0	\$0	\$141	\$1,692
3x16	48	1	1	0	0.0%	48	\$0	\$0	\$171	\$2,052
3x7	21	1	0	1	100.0%	21	\$107	\$1,284	\$117	\$1,404
4x11	44	2	2	0	0.0%	88	\$0	\$0	\$336	\$4,032
4x5	20	1	0	1	100.0%	20	\$106	\$1,272	\$116	\$1,392
4x7	28	1	1	0	0.0%	28	\$0	\$0	\$141	\$1,692
5x10	50	194	13	181	93.3%	9,700	\$16,109	\$193,308	\$19,206	\$230,472
5x10	50	7	1	6	85.7%	350	\$534	\$6,408	\$693	\$8,316
5x5	25	186	58	128	68.8%	4,650	\$7,552	\$90,624	\$12,834	\$154,008
5x6	30	10	6	4	40.0%	300	\$532	\$6,384	\$1,430	\$17,160
5x7	35	6	0	6	100.0%	210	\$414	\$4,968	\$474	\$5,688
5x7	35	1	0	1	100.0%	35	\$69	\$828	\$79	\$948
5x8	40	12	2	10	83.3%	480	\$690	\$8,280	\$948	\$11,376
5x9	45	26	2	24	92.3%	1,170	\$1,896	\$22,752	\$2,314	\$27,768
6x10	60	3	1	2	66.7%	180	\$370	\$4,440	\$585	\$7,020
6x11	66	2	0	2	100.0%	132	\$382	\$4,584	\$402	\$4,824
6x14	84	2	0	2	100.0%	168	\$424	\$5,088	\$444	\$5,328
6x6	36	1	0	1	100.0%	36	\$145	\$1,740	\$155	\$1,860
6x8	48	1	0	1	100.0%	48	\$166	\$1,992	\$176	\$2,112
7x10	70	7	0	7	100.0%	490	\$693	\$8,316	\$763	\$9,156
7x11	77	1	0	1	100.0%	77	\$200	\$2,400	\$210	\$2,520
7x13	91	2	1	1	50.0%	182	\$223	\$2,676	\$466	\$5,592
7x9	63	1	0	1	100.0%	63	\$189	\$2,268	\$199	\$2,388
8x10	80	23	0	23	100.0%	1,840	\$2,507	\$30,084	\$2,737	\$32,844
8x11	88	5	1	4	80.0%	440	\$864	\$10,368	\$1,130	\$13,560
8x16	128	1	0	1	100.0%	128	\$312	\$3,744	\$322	\$3,864
8x18	144	1	1	0	0.0%	144	\$0	\$0	\$342	\$4,104
8x7	56	4	0	4	100.0%	224	\$752	\$9,024	\$792	\$9,504
8x8	64	78	5	73	93.6%	4,992	\$7,227	\$86,724	\$8,502	\$102,024
8x9	72	2	0	2	100.0%	144	\$388	\$4,656	\$408	\$4,896

Occupancy

Non Climate Controlled - Elevator/Basement

Unit Dimensions	Unit SF	Total Units	Vacant Units	Occupied Units	Occupancy %	Total SF	In-Place Income/Mo	In-Place Income/Yr	GPR (Market)Income/ Mo	GPR (Market)Income/ Yr
10x10	100	55	2	53	96.4%	5,500	\$9,222	\$110,664	\$10,120	\$121,440
10x11	110	15	1	14	93.3%	1,650	\$3,584	\$43,008	\$3,990	\$47,880
10x14	140	1	0	1	100.0%	140	\$327	\$3,924	\$337	\$4,044
10x16	160	2	0	2	100.0%	320	\$728	\$8,736	\$748	\$8,976
10x17	170	1	1	0	0.0%	170	\$0	\$0	\$386	\$4,632
10x20	200	1	0	1	100.0%	200	\$380	\$4,560	\$390	\$4,680
11x12	132	4	0	4	100.0%	528	\$1,276	\$15,312	\$1,316	\$15,792
TOTALS		662	100	562	84.9%	34,926	\$58,368	\$700,416	\$73,920	\$887,040

Parking

Unit Dimensions	Unit SF	Total Units	Vacant Units	Occupied Units	Occupancy %	Total SF	In-Place Income/Mo	In-Place Income/Yr	GPR (Market)Income/ Mo	GPR (Market)Income/ Yr
10x15	150	1	0	1	100.0%	150	\$147	\$1,764	\$157	\$1,884
10x19	190	2	0	2	100.0%	380	\$338	\$4,056	\$358	\$4,296
10x20	200	3	1	2	66.7%	600	\$350	\$4,200	\$555	\$6,660
10x22	220	4	0	4	100.0%	880	\$720	\$8,640	\$760	\$9,120
10x23	230	3	0	3	100.0%	690	\$558	\$6,696	\$588	\$7,056
10x25	250	2	0	2	100.0%	500	\$382	\$4,584	\$402	\$4,824
10x28	280	3	1	2	66.7%	840	\$452	\$5,424	\$708	\$8,496
10x30	300	3	0	3	100.0%	900	\$624	\$7,488	\$654	\$7,848
10x31	310	5	0	5	100.0%	1,550	\$1,065	\$12,780	\$1,115	\$13,380
10x32	320	2	0	2	100.0%	640	\$438	\$5,256	\$458	\$5,496
10x35	350	7	0	7	100.0%	2,450	\$1,610	\$19,320	\$1,680	\$20,160
10x37	370	1	0	1	100.0%	370	\$252	\$3,024	\$262	\$3,144
10x45	450	1	1	0	0.0%	450	\$0	\$0	\$300	\$3,600
TOTALS		37	3	34	91.9%	10,400	\$6,936	\$83,232	\$7,997	\$95,964

Unit Mix Summary

Unit Type	Total Units	Total SF	Vacant Units	Occupied Units	Occupancy %	In-Place Income/Mo	In-Place Income/Yr	Market Income/Mo	Market Income/Yr
Non Climate Controlled - Interior	673	65,187	111	562	84%	\$128,183	\$1,538,196	\$158,501	\$1,902,012
Non Climate Controlled - Elevator/Basement	662	25,226	100	562	85%	\$58,368	\$700,416	\$73,920	\$887,040
Parking	37	10,400	3	34	92%	\$6,936	\$83,232	\$7,997	\$95,964
TOTALS	1,372	100,813	214	1,158	84%	\$193,487	\$2,321,844	\$240,418	\$2,885,016



Financial Overview

INCOME	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Rental Income						
Gross Potential Rental Income	\$1.75 \$2,321,844	\$2.18 \$2,885,016	\$2.28 \$3,029,267	\$2.40 \$3,180,730	\$2.52 \$3,339,767	\$2.64 \$3,506,755
Physical Vacancy	3.0% \$(109,016)	5.0% \$(144,251)	5.0% \$(151,463)	5.0% \$(159,037)	5.0% \$(166,988)	5.0% \$(175,338)
Bad Debt/Concessions	0.0% \$-	5.0% \$(144,251)	4.0% \$(121,171)	3.0% \$(95,422)	3.0% \$(100,193)	3.0% \$(105,203)
Total Economic Vacancy	4.7% \$(109,016)	10.0% \$(288,502)	9.0% \$(272,634)	8.0% \$(254,458)	8.0% \$(267,181)	8.0% \$(280,540)
Effective Gross Rental Income	\$1.72 \$2,212,828	\$2.06 \$2,596,514	\$2.19 \$2,756,633	\$2.32 \$2,926,272	\$2.44 \$3,072,585	\$2.56 \$3,226,215
Other Income						
Fee Charges	\$69,419	\$71,502	\$73,647	\$75,856	\$78,132	\$80,476
Tenant Insurance	\$2,152	\$2,217	\$2,283	\$2,352	\$2,422	\$2,495
Auction Income	\$12,557	\$12,934	\$13,322	\$13,721	\$14,133	\$14,557
Merchandise Sales	\$560	\$577	\$594	\$612	\$630	\$649
Total Other Income	\$84,688	\$87,229	\$89,846	\$92,541	\$95,317	\$98,177
Effective Gross Income	\$2,297,516	\$2,683,743	\$2,846,479	\$3,018,813	\$3,167,902	\$3,324,391
EXPENSES						
Real Estate Taxes	\$57,997	\$360,000	\$367,200	\$374,544	\$382,035	\$389,676
Insurance	\$35,124	\$35,124	\$36,178	\$37,263	\$38,381	\$39,532
Repairs & Maintenance	\$36,173	\$25,000	\$25,750	\$26,523	\$27,318	\$28,138
General & Administrative	\$26,329	\$25,000	\$25,750	\$26,523	\$27,318	\$28,138
Dues & Subscriptions	\$300	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126
Telephone & Internet	\$35,825	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883
Security Expense	\$5,962	\$5,962	\$6,141	\$6,325	\$6,515	\$6,710
Credit Card & Bank Fees	\$46,444	\$45,000	\$46,350	\$47,741	\$49,173	\$50,648
Cost of Goods Sold	\$7,012	\$7,000	\$7,210	\$7,426	\$7,649	\$7,879
Payroll	\$310,309	\$150,000	\$154,500	\$159,135	\$163,909	\$168,826
Off-Site Management Fees	\$136,784	5% \$134,187	5% \$142,324	5% \$150,941	5% \$158,395	5% \$166,220
Utilities	\$94,368	\$94,368	\$97,199	\$100,115	\$103,118	\$106,212
Professional Fees/Legal	\$10,518	\$10,518	\$10,834	\$11,159	\$11,493	\$11,838
Marketing & Advertising	\$20,030	\$20,030	\$20,631	\$21,250	\$21,887	\$22,544
Total Operating Expenses	35.8% \$823,175	34.6% \$928,189	33.6% \$956,546	32.7% \$985,917	32.0% \$1,014,676	31.4% \$1,044,368
Net Operating Income	\$1,474,341	\$1,755,554	\$1,889,933	\$2,032,896	\$2,153,227	\$2,280,023

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