

725

WASHINGTON STREET

For Sale/Excellent
Owner User Opportunity

OAKLAND, CA



CBRE

The Offering

725 Washington Street, located in Oakland California is being offered for sale for \$2,130,000. The Property is $\pm 7,753$ SF three story mixed use building. There are two stories of office space above ground floor retail with nice yard space in the back. The property is situated on 0.09 acres ($\pm 3,920$ S F) of land. The offering also includes 5,000 SF surface parking lot located at 514 8th Street, just steps away from the building. The parking lot is being offered for sale for \$350,000. The building and parking lot can be purchased separately.



ADDRESS

725 Washington Street,
Oakland, California



APN

001-0203-019-01
001-0203-008



ASKING PRICE

Building
\$2,130,000 or \$274 PSF

Parking Lot
\$350,000



PROPERTY TYPE

Office and Retail



ACRES

0.09 ($\pm 3,920$ SF)



SQUARE FEET

7,753 SF Total
Retail Space - $\pm 2,600$ SF
Office - $\pm 5,153$ SF



Property Highlights

- **Excellent Regional Location**

The Property is well located in downtown Oakland with great accessibility to the greater San Francisco Bay Area. Within blocks of Bay Area Rapid Transit (BART)

- In the heart of Old Oakland, close to the civic center. Old Oakland is a beautiful restored Victorian neighborhood.
- Great restaurants within walking distance. Ratto's Deli, Swan's Market, Blue Bottle and Sweet Greens to name a few.
- Farmer's Market – for over 25 years, the Old Oakland Farmer's Market has been operating each Friday from 8 am to 2 pm.
- Located within Oakland's CBD, which consists of 12.4 million square feet of office space.



Property Expenses

2024 EXPENSES

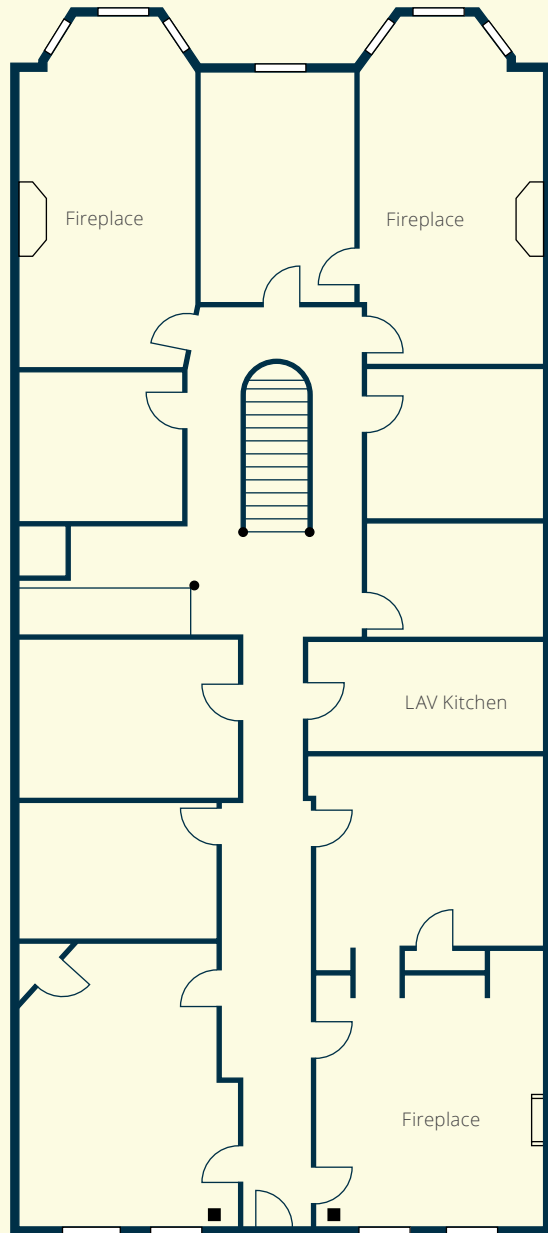
Real Estate Taxes	\$26,780
Insurance	\$8,953
Electricity	\$12,448
Water	\$3,978
City Fees	\$2,327
Janitorial	\$4,678
Phone Intercom	\$2,398
Management Fee	\$3,600
Security	\$2,625
Maintenance	\$1,059
Plumbing	\$202
Pest Control	\$200
Total	\$69,049
Total PSF	\$8.91



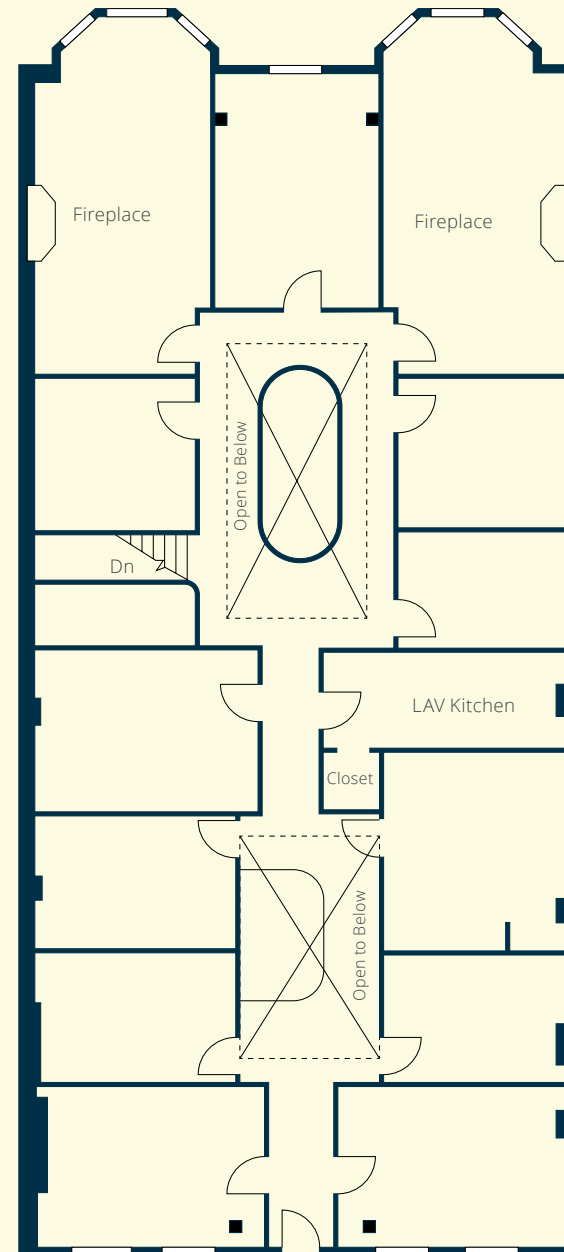
Amenity Map



Floor Plans



Second Floor



Third Floor

725

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OAKLAND, CA

Investment Contacts

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