



OFFERING MEMORANDUM

# FOR SALE

*±20,000 SF West Oakland  
Commercial Property*

*Large Corner Lot with 35+  
Parking Spaces*

*Ideal Owner-user or  
Investment Opportunity*

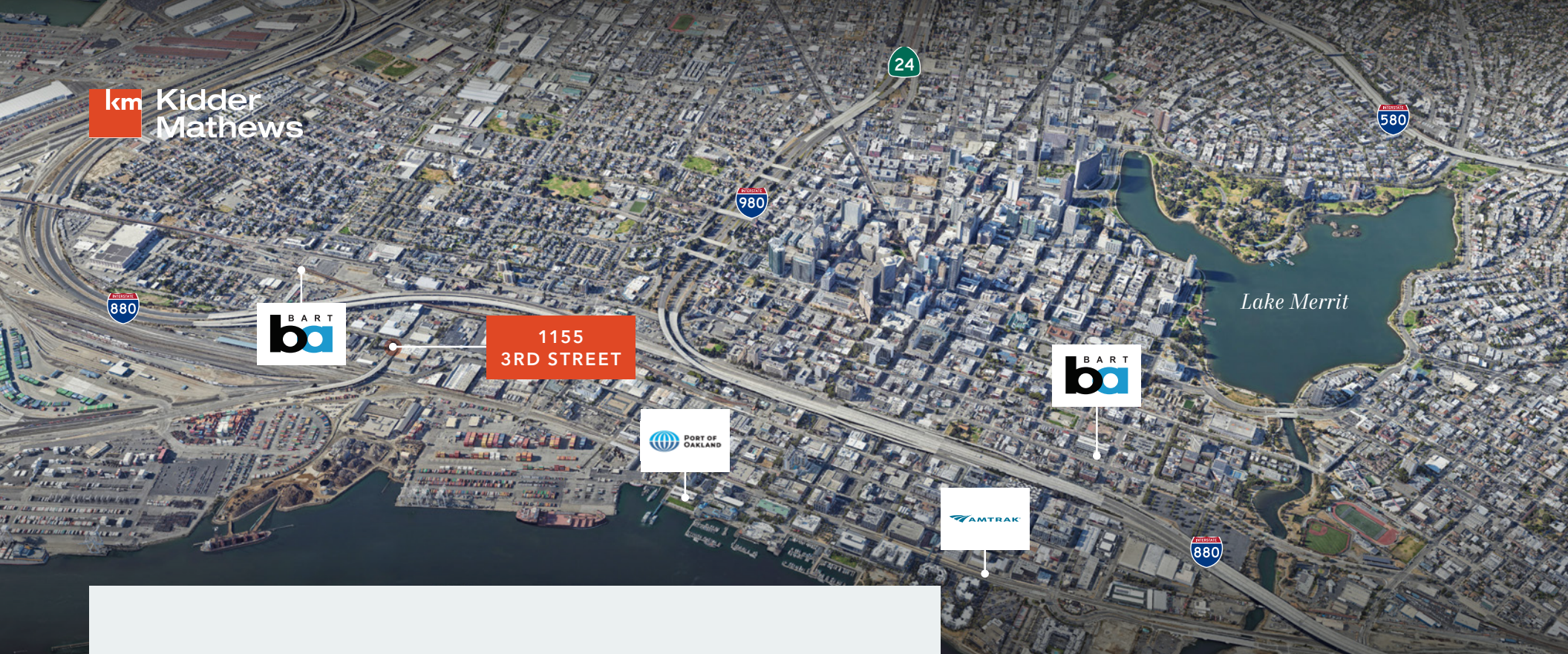
1155 3RD STREET, OAKLAND, CA 94607



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**km** Kidder  
Mathews





# TABLE OF CONTENTS

01 EXECUTIVE SUMMARY

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02 PROPERTY DETAILS

---

03 LOCATION OVERVIEW

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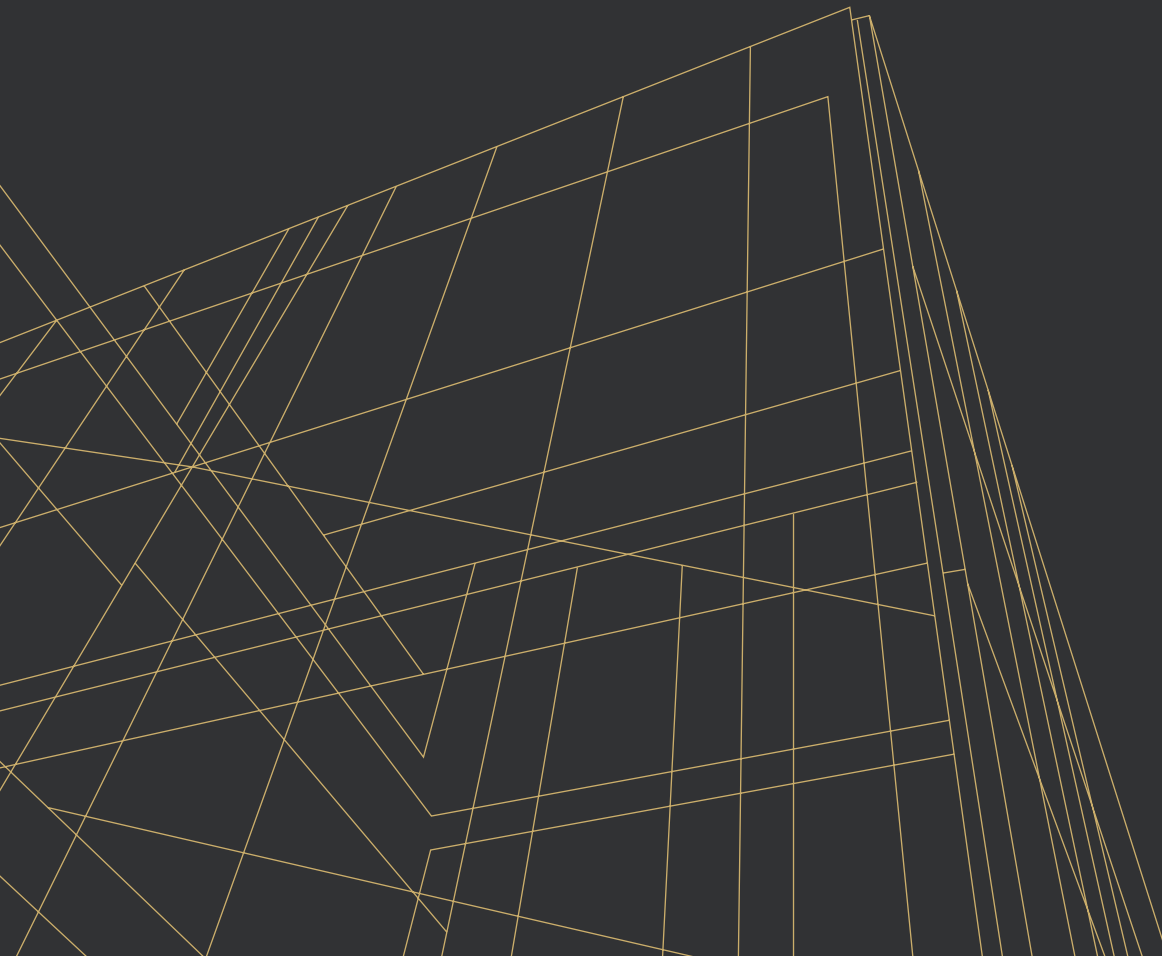
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# EXECUTIVE SUMMARY



# FLEXIBLE STAND-ALONE BUILDING *PRIME OAKLAND CORNER LOT* IDEAL OWNER USER OPPORTUNITY

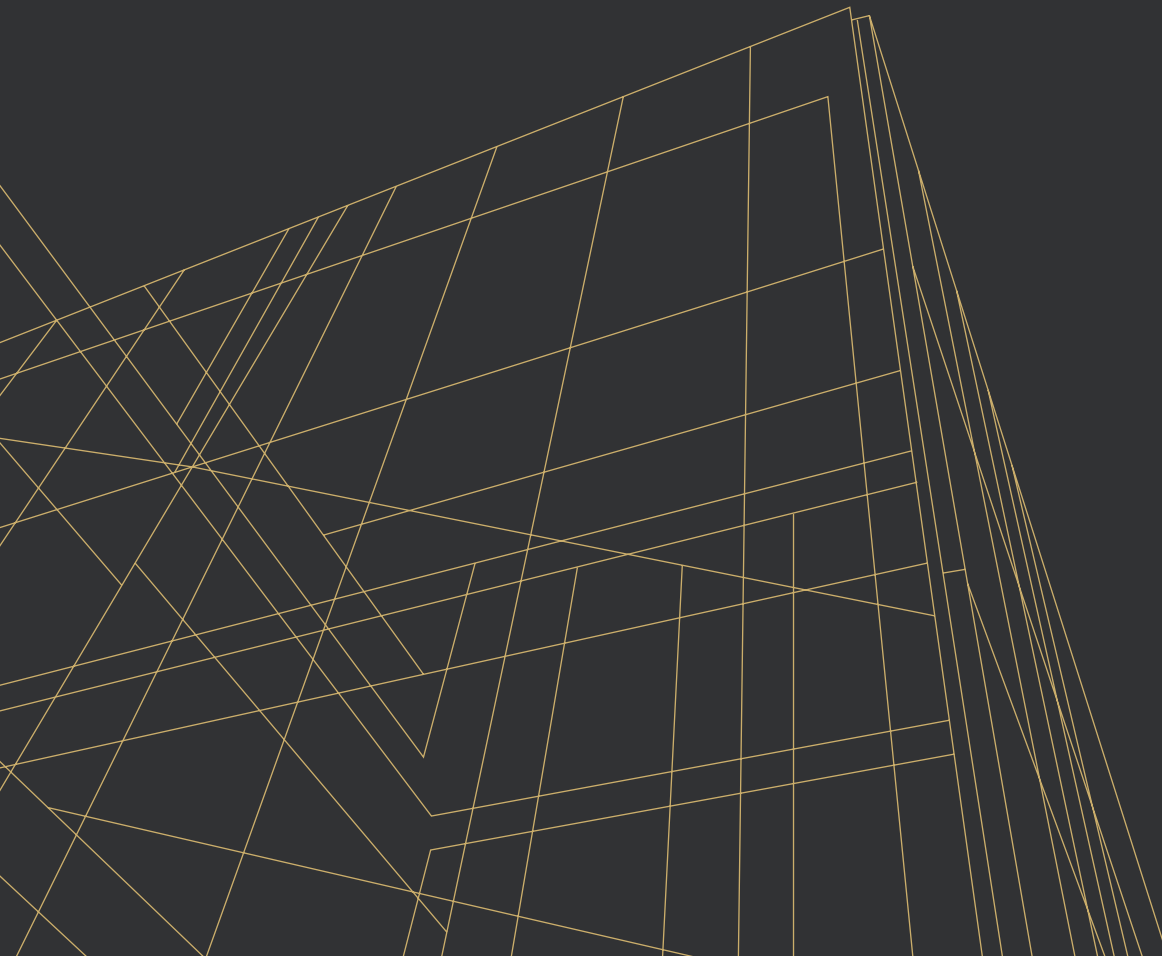
*Kidder Mathews is pleased to present for sale 1155 3rd Street in Oakland, CA.*

1155 3rd Street offers a rare opportunity to purchase an attractive, stand-alone ±20,000 SF commercial building located on a ±35,956 SF corner lot with 35-40 parking spaces along with EV charging stations. Ideal for Owner-Users, 1155 3rd Street's Flexible zoning allows for a wide range of uses at the Property, for example

office, retail, PDR, medical and industrial. 1155 3rd Street offers a strong West Oakland central location adjacent to the Port of Oakland, only a 5-minute drive to Downtown Oakland and a 5-minute walk to the West Oakland BART Station.



ADDRESS	1155 3rd Street, Oakland, CA 94607
BUILDING AREA	±20,000 SF
GROSS LAND SIZE	±35,956 SF/0.68 Acres
YEAR BUILT	1974
SUBMARKET	Oakland-West
PARCEL NO.	004-0025-001-01, 004-0025-001-02
ZONING (BASE ZONE AND COMBINING):	CIX-1B, T

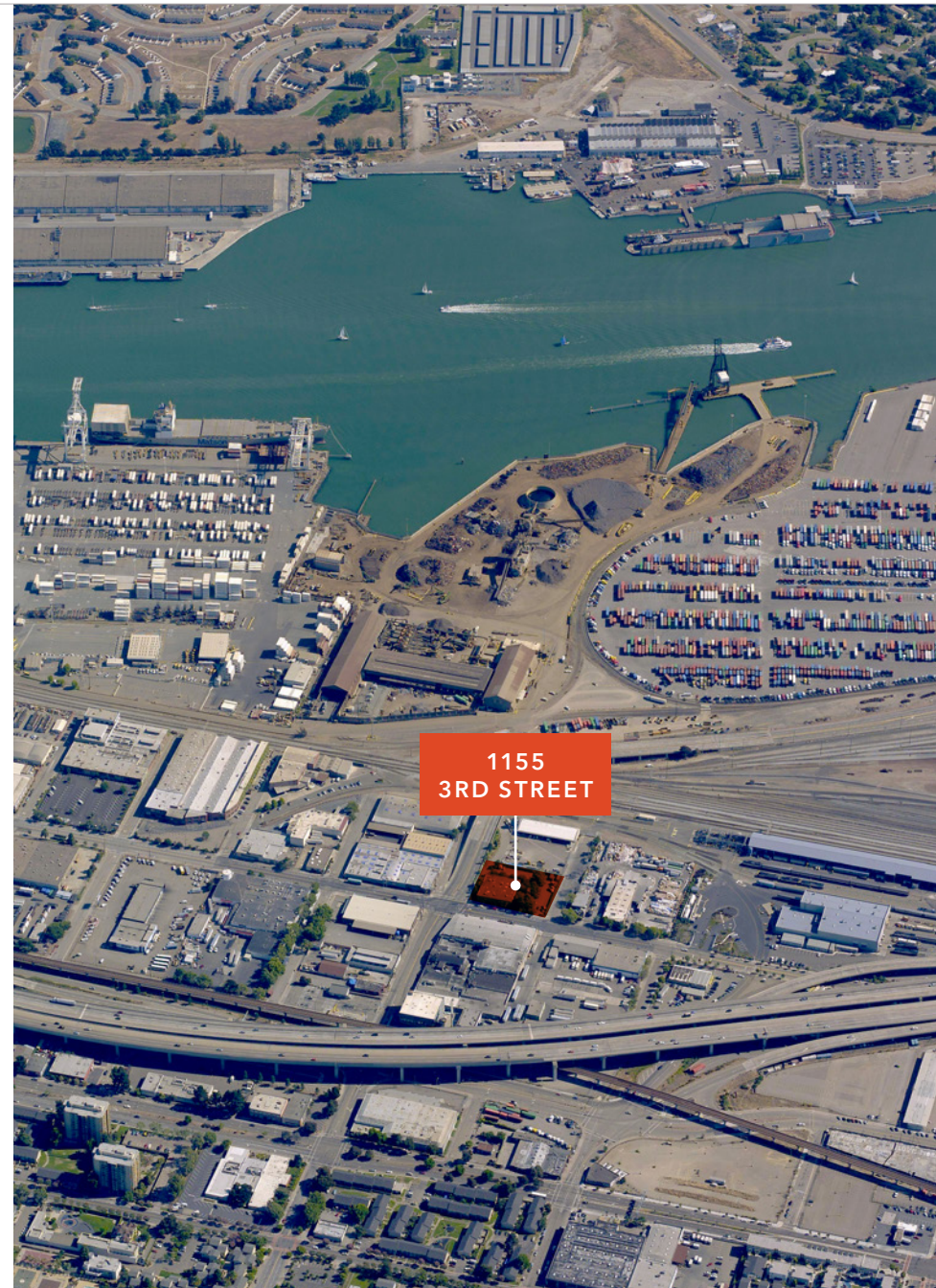


# PROPERTY OVERVIEW

# PROPERTY INFORMATION

## PROPERTY OVERVIEW

ADDRESS	1155 3rd Street, Oakland , CA 94607
TOTAL BUILDING SF	±20,000 SF
GROSS LAND SF	±35,956 SF/0.68 AC
YEAR BUILT	1974
STORIES	2
PARKING	35-40+ space fully lit & secure parking lot along with EV charging stations
FRONTAGE	Prominent frontage on Magnolia Street, 3rd Street, and Adeline Street
PARCEL NUMBERS	004-0025-001-01, 004-0025-001-02
COUNTY	Alameda
ZONING (BASE ZONE AND COMBINING)	CIX-1B, T







### *1155 3rd Street Features*

Existing restaurant infrastructure with Type 1 & 2 hoods, grease trap, floor drains, etc.

2nd floor modern office build-out

Lots of natural light

Seismic upgrades

Fire sprinklers

Life safety systems

Full-building Solar

Ample power distributed across the property

Well-maintained HVAC

Large accessible restrooms

Lit parking lot

Landscaped with sprinklers

Little deferred maintenance



# PROPERTY OVERVIEW

1155  
3RD STREET

↑ Walnut Creek  
& Berkeley



CITY CENTER

Lake Merrit

BROADWAY



← Port of Oakland

JACK LONDON SQUARE



San Jose →

## LOCATION HIGHLIGHTS

Adjacent to Port of Oakland, Jack London Square and AC Transit

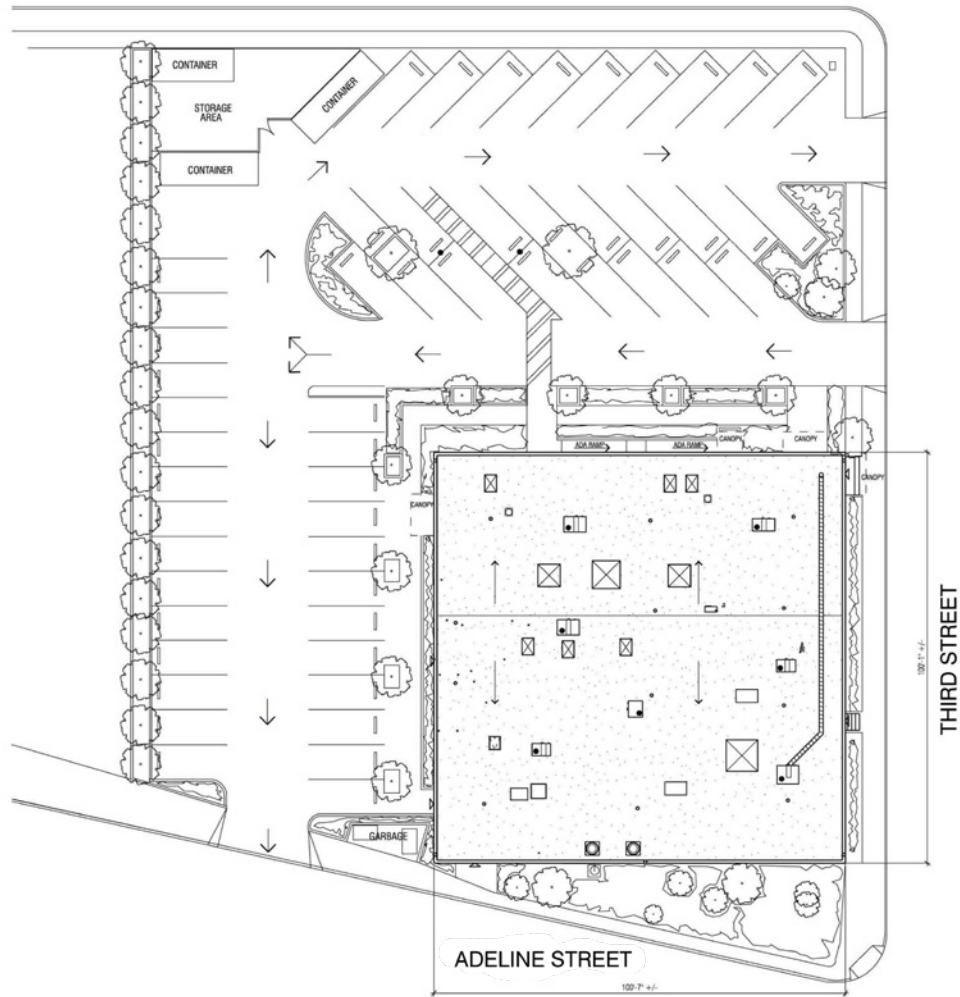
5 min to Downtown Oakland.

5 min walk to West Oakland BART

Immediate Access to I-580, I-880, I-980 and CA-24



# SITE PLAN

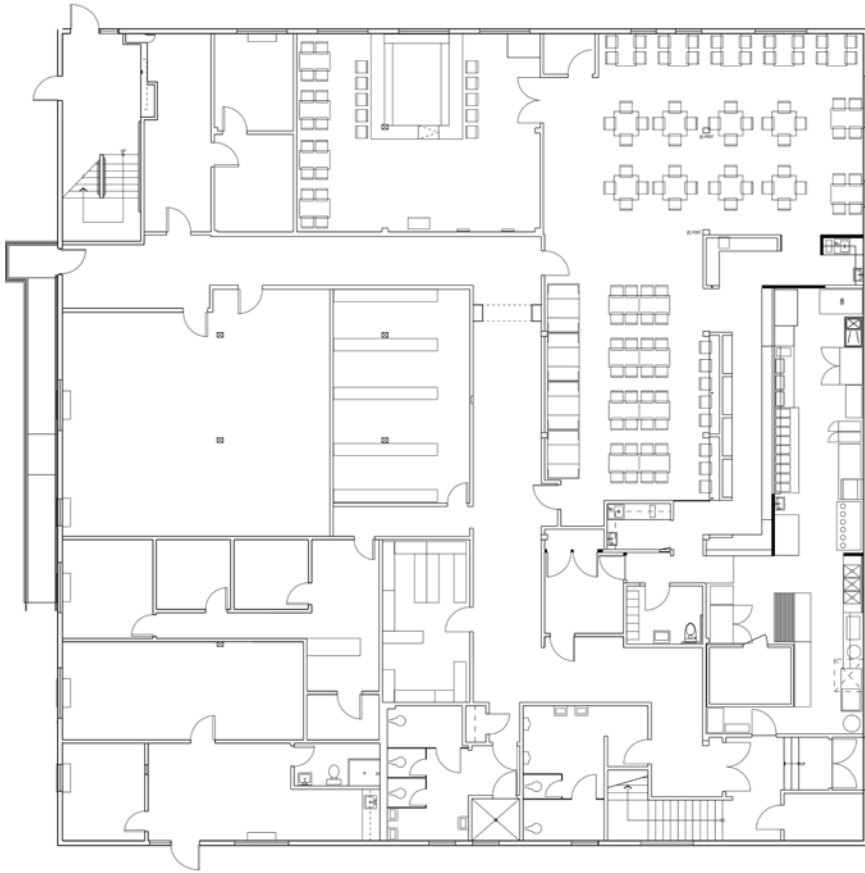


SITE PLAN NOT TO SCALE





## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



FLOOR PLAN NOT TO SCALE



# PROPERTY OVERVIEW

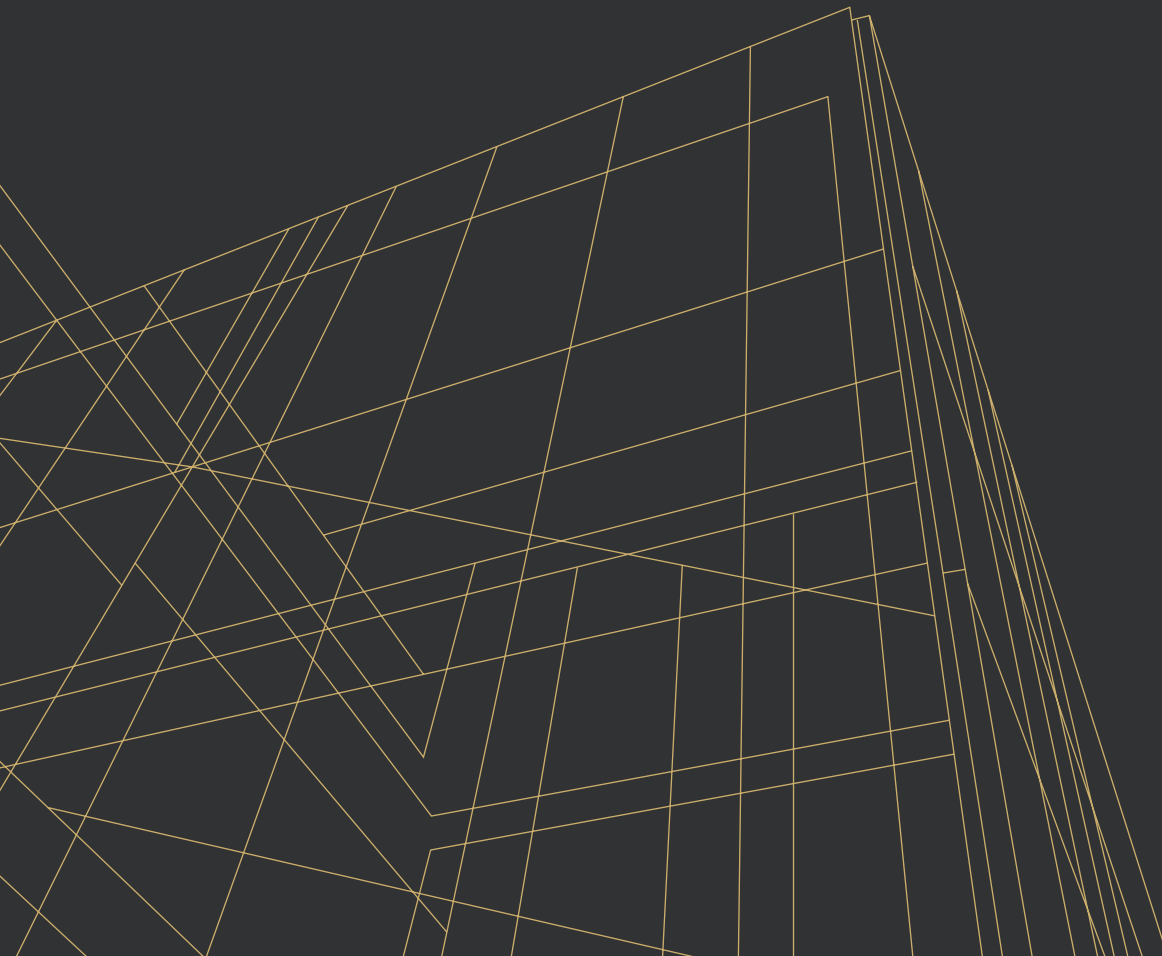




# PROPERTY OVERVIEW







# LOCATION OVERVIEW





# THE PORT OF OAKLAND, CA

*The Port of Oakland loads and discharges more than 99% of the containerized goods moving through Northern California.*

Oakland's cargo volume makes it the ninth busiest container port in the United States based on Calendar Year 2023 data. Oakland ranks among the four largest Pacific Coast ports for container cargo, along with Los Angeles and Long Beach in southern California and Seattle and Tacoma (Northwest Seaport Alliance) in Washington state. In 2023, about 74% of Oakland's trade was with Asia. Europe accounted for 17%, Australia/New Zealand and other Pacific islands about 3%, and other foreign nations about 1%. About 5% of Oakland's trade is domestic (primarily Hawaii). California's three major container ports carry approximately half of the nation's total container cargo volume.



# DRIVE TIMES

**9 MIN**

WALK TO WEST OAKLAND  
BART STATION

**15 MIN**

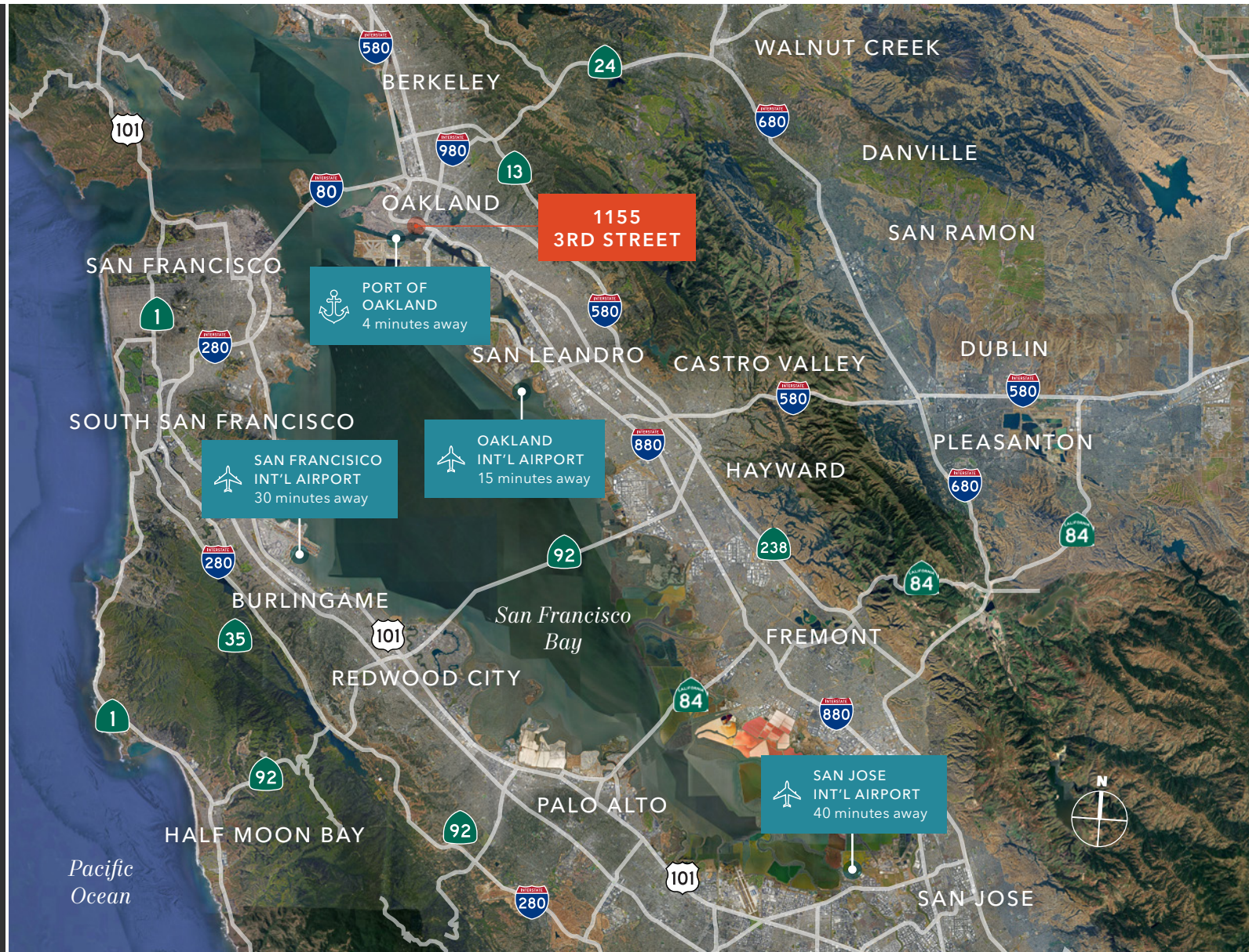
DOWNTOWN  
SAN FRANCISCO

**25 MIN**

SAN FRANCISCO  
INT'L AIRPORT

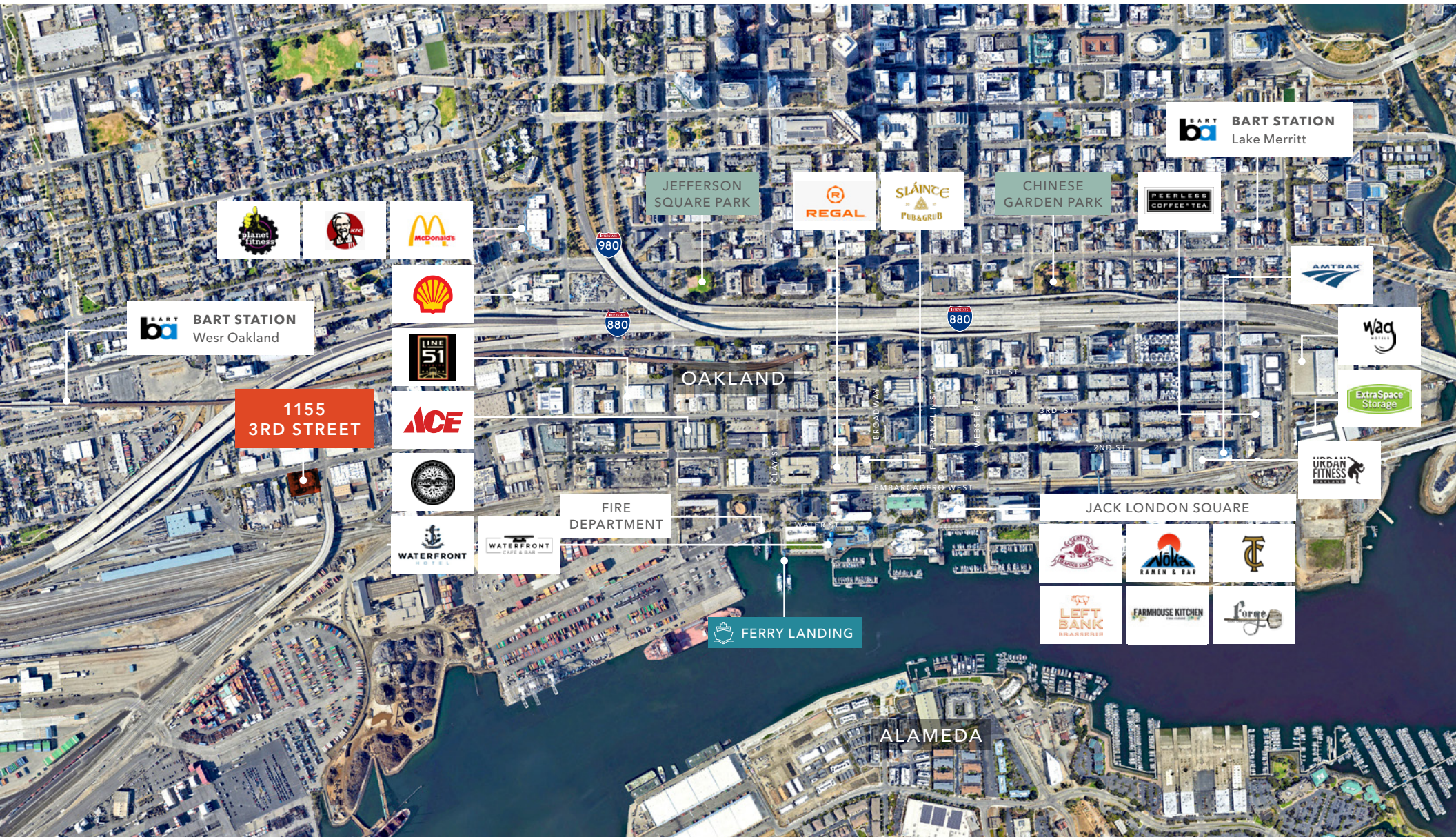
**40 MIN**

SILICON VALLEY





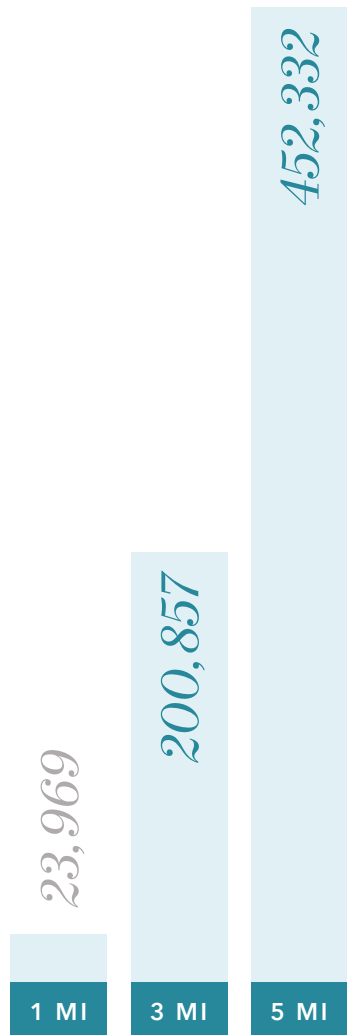
# LOCATION OVERVIEW



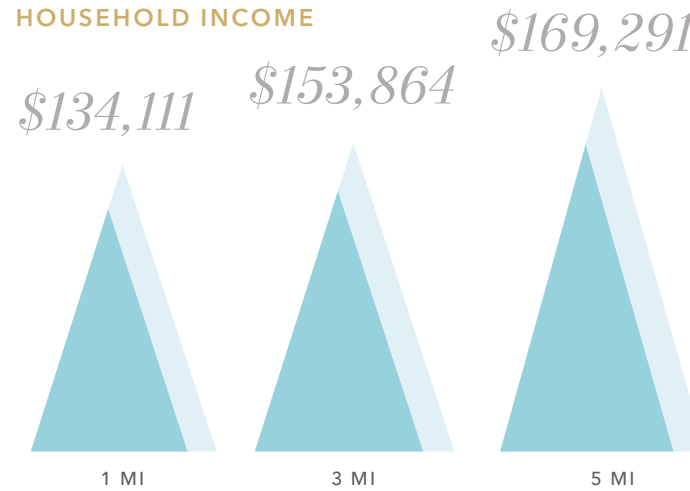


# OAKLAND DEMOGRAPHICS

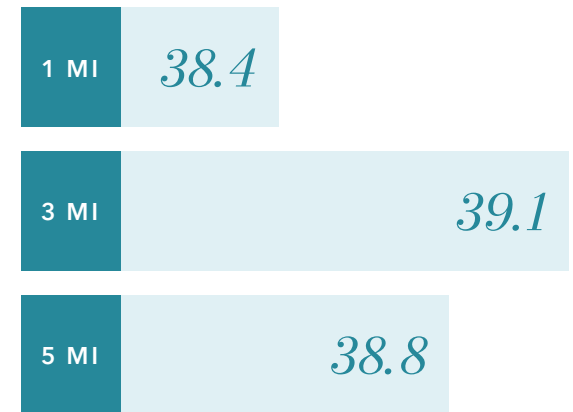
## POPULATION



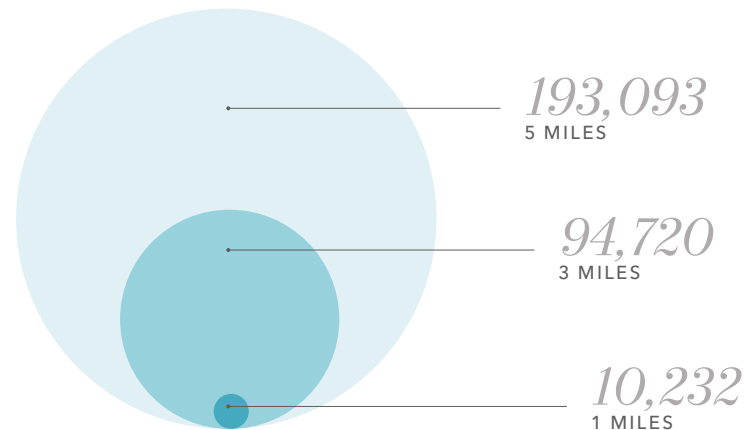
## AVERAGE HOUSEHOLD INCOME



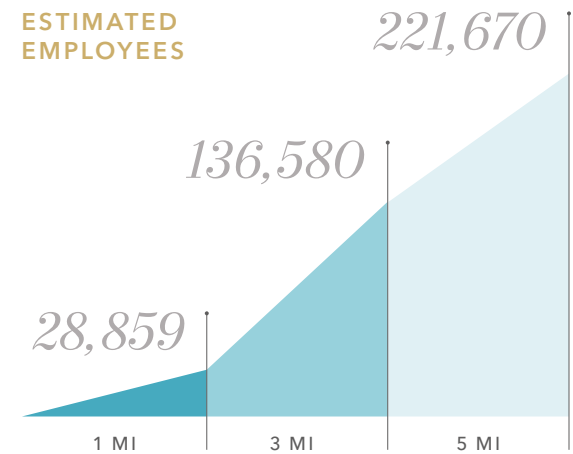
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA



*Exclusively listed by*

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