

RETAIL/OFFICE CONDOS  
**FOR SALE**

1761-1763 16<sup>TH</sup> ST

OAKLAND, CA



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CITY VENTURES





GROUND MATRIX INC., AS EXCLUSIVE ADVISOR, IS PLEASED TO PRESENT THE OPPORTUNITY TO ACQUIRE RETAIL/OFFICE CONDOMINIUMS UNITS C4 AND C5 AT STATION HOUSE, A NEW MIXED-USE DEVELOPMENT BY CITY VENTURES IN WEST OAKLAND'S EMERGING UPTOWN NEIGHBORHOOD. THIS PRIME LOCATION OFFERS A VIBRANT URBAN SETTING WITH CONVENIENT ACCESS TO DOWNTOWN OAKLAND AND SAN FRANCISCO VIA NEARBY BART AND THE 980/580 FREEWAYS.

STATION HOUSE OFFERS A UNIQUE OPPORTUNITY FOR BUSINESS OWNERS TO OWN PROPERTY IN THE HEART OF WEST OAKLAND'S VIBRANT DINING AND ENTERTAINMENT DISTRICT. WITH GROUND- FLOOR COMMERCIAL UNITS FRONTING WOOD STREET, THE POSSIBILITIES FOR OFFICE, RESTAURANTS, RETAILERS, AND SERVICE COMMERCIAL BUSINESSES ARE ENDLESS. AND WITH 171 RESIDENTIAL TOWNHOMES, YOU'LL HAVE ACCESS TO A BUILT-IN CUSTOMER BASE.

## PROPERTY HIGHLIGHTS

- 171 NEW TOWNHOMES SOLD AT +/- \$750 ,000
- EASY ACCESS TO BART, 880, AND 80 FREEWAYS
- LOCATED IN AN OPPORTUNITY ZONE
- WEST OAKLAND'S TRANSFORMATION AREA
- EXCELLENT SBA LOAN OPPORTUNITY
- CLOSE TO UPTOWN / DOWNTOWN
- SIGNAGE AVAILABILITY
- NEW CONSTRUCTION
- +/- 300 NEW RESIDENTIAL UNITS IN PROJECTED INVENTORY

## SUGGESTED USE:

ZONING: D-WS-4 AVAILABLE CONVERSION TO RESIDENTIAL CONDOMINIUM

- FULL-SERVICE RESTAURANTS
- GENERAL FOOD SALE
- FITNESS SYSTEMS
- RETAIL / CONSUMER SERVICE
- HEALTH CARE / MEDICAL SERVICE
- FAST FOOD SERVICES
- BUSINESS, COMMUNICATION, & MEDIA SERVICES
- CONSULTATIVE / FINANCIAL SERVICE
- CONVENIENCE MARKET
- ADMINISTRATIVE
- ANIMAL CARE





## UNIT C4

- \$308,000
- ±879 SF
- RESTROOM
- A/C CAPACITY 3-TON (NOT INCLUDED)
- INTERTEK – 32HX5-240 COOLING UNIT.



**\$308,000**





## UNIT C5

- \$308,000
- ±879 SF
- RESTROOM
- A/C CAPACITY 3-TON (NOT INCLUDED)
- INTERTEK – 32HX5-240 COOLING UNIT.



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OFFICE  
INDUSTRIAL  
RETAIL TEAM  
By Jake Levinson

*Outside the box.*



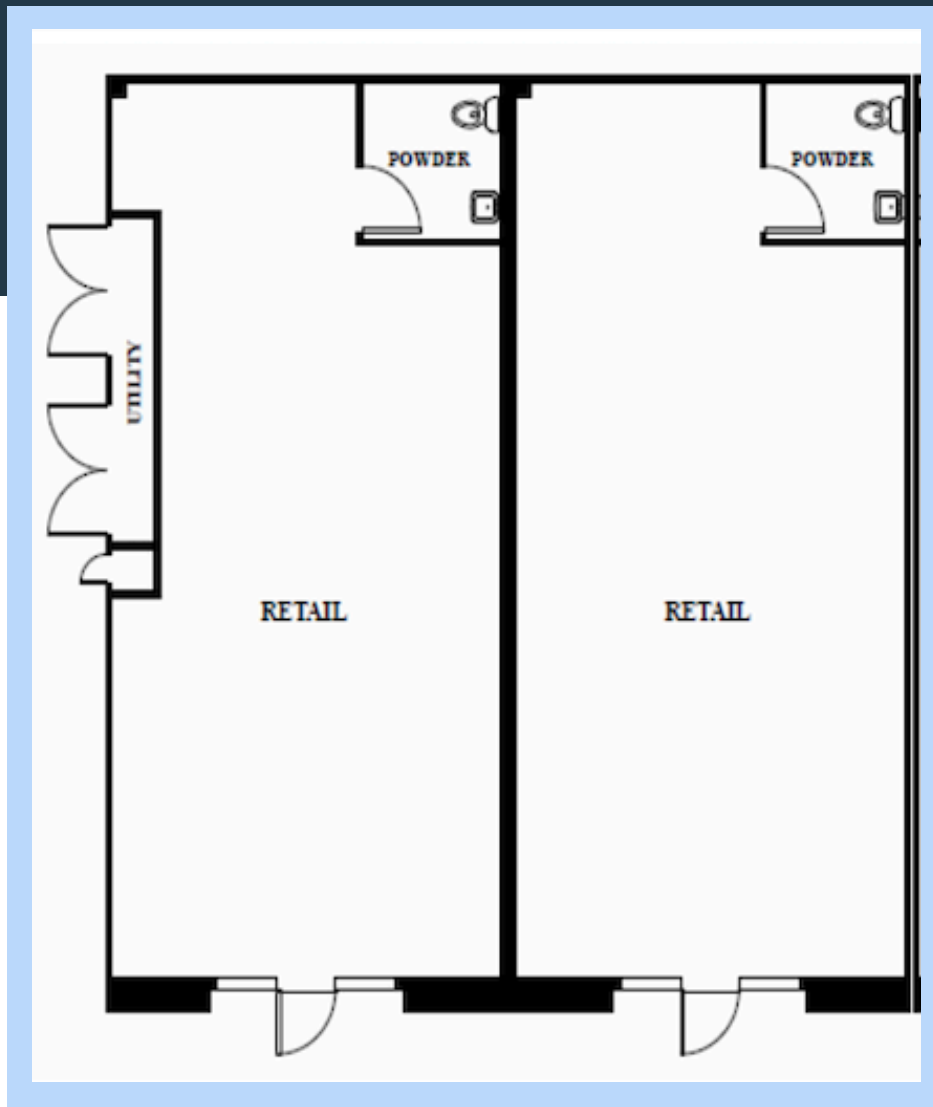
CITY VENTURES



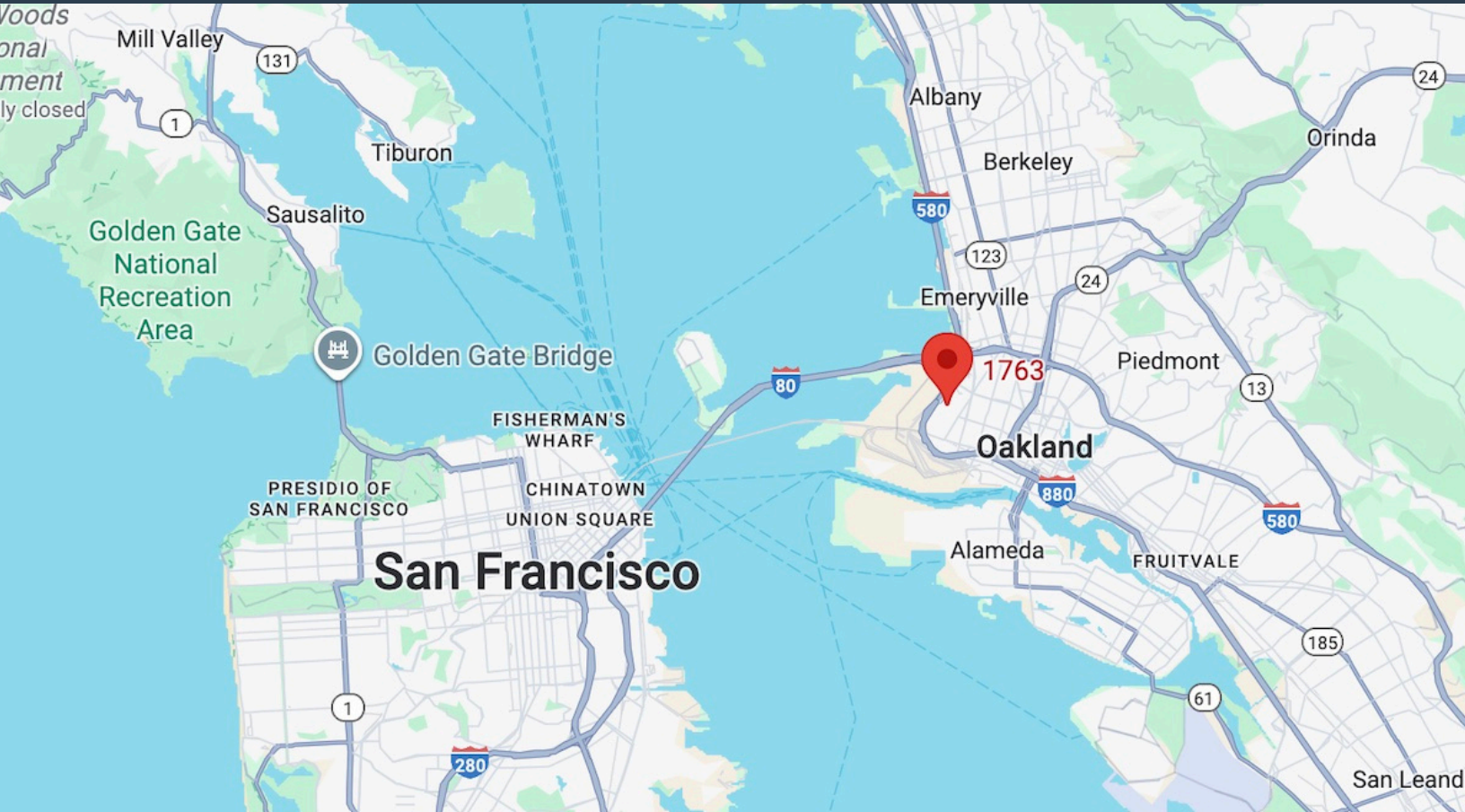
**\$575,000**



**UNITS C4 & C5**  
**1,758 SF**











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INDUSTRIAL  
RETAIL TEAM**

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Outside the box.

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## CONTACT US:

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