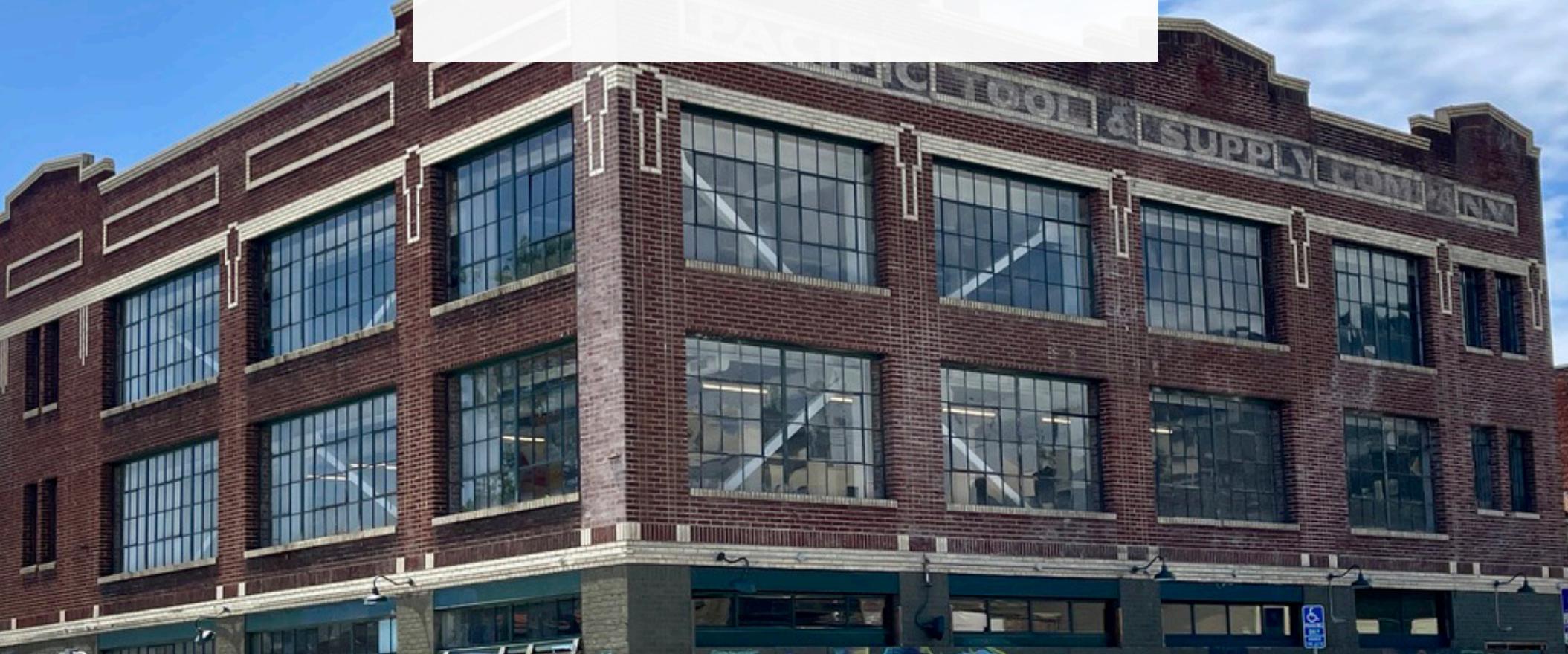


# 251 8<sup>TH</sup> STREET

Oakland, California 94607



## OFFERING MEMORANDUM

**NEWMARK**

**Exclusive  
Agents**

**Tom Limon** Associate Director  
510.333.2846 | [tom.limon@nmrk.com](mailto:tom.limon@nmrk.com)  
CA RE LIC. #01894442

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510.923.6249 | [joel.maimon@nmrk.com](mailto:joel.maimon@nmrk.com)  
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**Ari Rokeach** Managing Director  
510.725.9163 | [ari.rokeach@nmrk.com](mailto:ari.rokeach@nmrk.com)  
CA RE LIC. #01986061

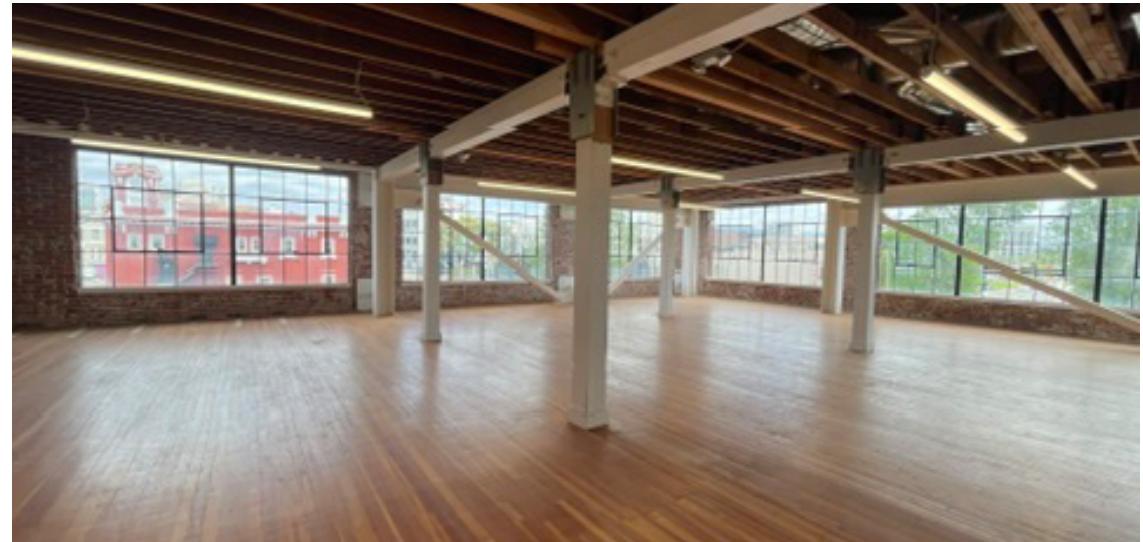
# EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS

251 8<sup>TH</sup>  
STREET

### Unique Opportunity

251 8th Street was converted from a clothing manufacturing use to office space on the 2nd and 3rd floors in 2018, and the ground floor has remained vacant since this conversion. The 2nd and 3rd floor office space have a modern, yet rustic brick and timber aesthetic. The zoning for the neighborhood is a flexible D-LM-4 which offers a flexible variety of commercial and residential uses, adjacent to the downtown core. This property offers excellent access to public transportation and is very walkable with proximity to both Lake Merritt & 12th Street BART stations, major attractions in and around Chinatown, Jack London Square, Downtown, and Alameda, with easy freeway access. The 2018 renovations included the following major capital upgrades: new seismic retrofit, new passenger elevator, new electrical, new plumbing, new HVAC, fire suppression system, new windows, ADA upgrades, Title 24 upgrades, and new building security system.



**Address** 251 8th Street, Oakland, CA, 94607

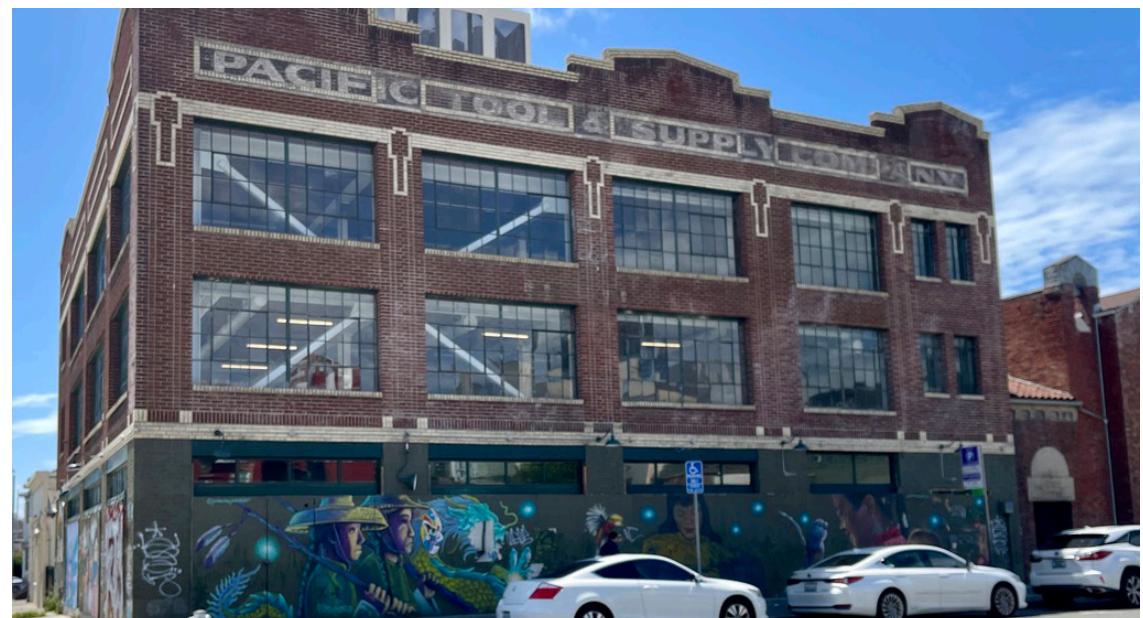
**Size** 15,031 SF

**Price** \$4,500,000

**Major Capital Upgrades** Seismic, elevator, electrical, plumbing, HVAC, fire suppression, windows, ADA, Title 24, building security system

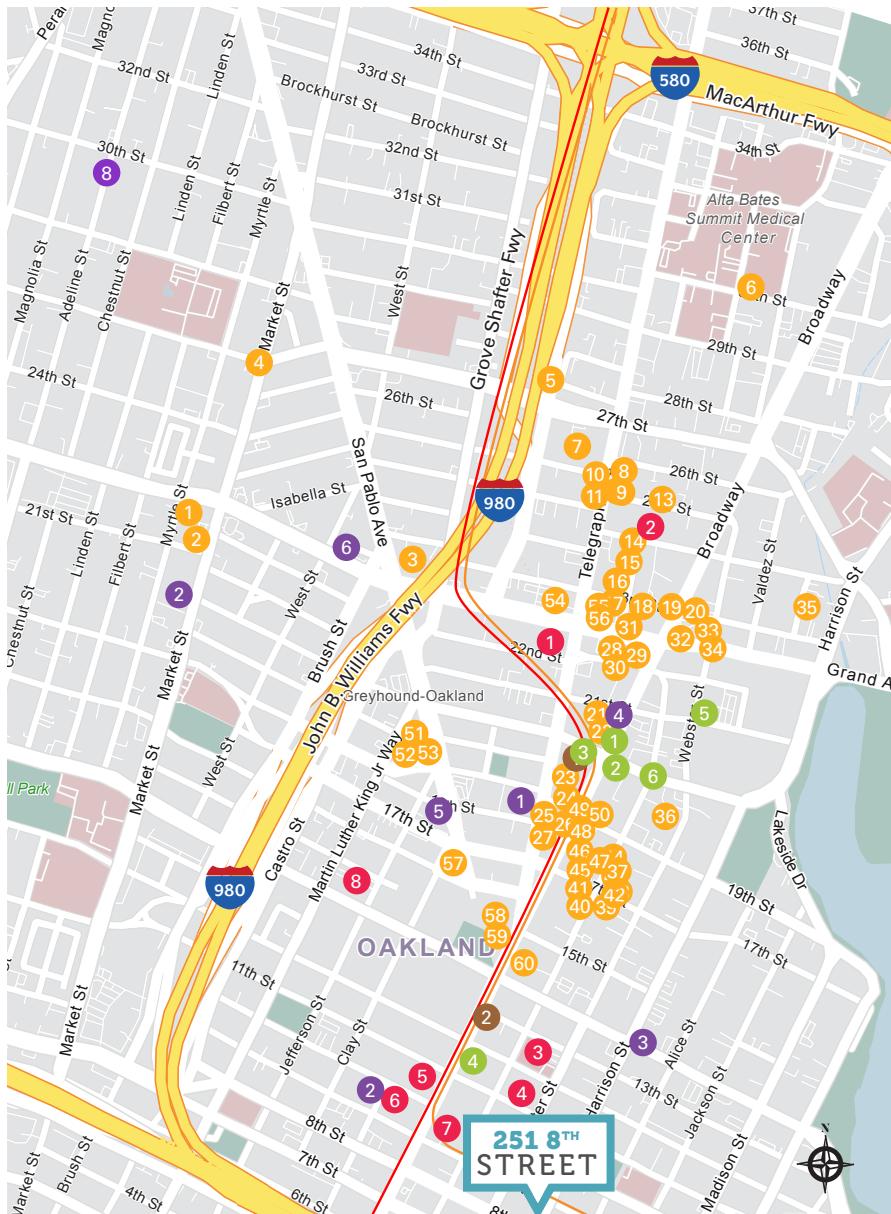
**Building Income** Rooftop cell tower leased to AT&T

**Electrical Service** 1200 Amps, 208Y/120V, 3-phase, 4-wire



# LOCATION NEARBY AMENITIES

# 251 8<sup>TH</sup> STREET



## RESTAURANTS

- 1. JJ Fish and Chicken
- 2. Chile Bravo Grill
- 3. St. Vincent De Paul Dining Room
- 4. Stay Gold Deli
- 5. Dan Sung Sa Restaurant
- 6. Starbucks
- 7. Gogi Time
- 8. Koffee Pot
- 9. Cafe Dareye
- 10. Taava Kitchen
- 11. Holder's House
- 12. Friends & Family
- 13. The Crown
- 14. Parche
- 15. Sweet Bar Bakery
- 16. Firebrand Artisan Breads
- 17. Drakes Dealership
- 18. Javi's Empanadas Oakland
- 19. Osha Thai Express
- 20. Todos
- 21. Shiloh's Cuisine
- 22. Tierra Mia Coffee
- 23. Xolo Taqueria
- 24. Duende
- 25. Yonsei Handrolls
- 26. Itani Ramen
- 27. Cairo Station Café
- 28. Dave's Hot Chicken
- 29. Mama's Boy
- 30. Ike's Love & Sandwiches
- 31. The Melt
- 32. alaMar Kitchen
- 33. Gregory's Gourmet Desserts
- 34. Trueburger
- 35. Equator Coffees
- 36. Poke Parlor
- 37. Mountain Mike's Pizza
- 38. Molcajete Cocina Mexicana
- 39. Timeless Coffee
- 40. Pho 84
- 41. ABURAYA
- 42. Lion Dance Café
- 43. Wise Sons Jewish Deli
- 44. Lunch Box
- 45. YOKEE MILK TEA
- 46. Lotus Falafel and Shawarma
- 47. Parlour
- 48. Genji Japanese Restaurant
- 49. Falafel Boy
- 50. Coco Cafe Oakland
- 51. Bloom pizzeria
- 52. Good Luck Gato
- 53. Belly
- 54. Taco Bell
- 55. Telegraph Beer Garden
- 56. Mixt
- 57. World Famous Hotboys Chicken
- 58. Caffe Teatro
- 59. Awaken Cafe & Roasting
- 60. Gus's World Famous Fried Chicken

## SERVICES

- 1. Wells Fargo Bank
- 2. Chase Bank
- 3. California Bank & Trust
- 4. City National Bank
- 5. Oakland Trust Bank
- 6. U.S. Bank

## BART STATIONS

- 1. 19th St Oakland
- 2. 12th St / Oakland

## HOTELS

- 1. Moxy Oakland Downtown
- 2. Kissel Uptown
- 3. Ramada by Wyndham
- 4. Hampton Inn
- 5. Marriott
- 6. Washington Inn
- 7. Courtyard by Marriott
- 8. AC Hotel By Marriott

## ENTERTAINMENT

- 1. Fox Theater
- 2. The Museum of Art and Digital
- 3. Malonga Casquelourde Center
- 4. Paramount Theatre Oakland
- 5. The New Parish
- 6. GearBox Gallery

# LOCATION TRANSPORTATION

# 251 8<sup>TH</sup> STREET

## Approximate Drive Time

San Francisco	20 mins
Berkeley	12 mins
Walnut Creek	19 mins
Fremont	40 mins
San Jose	50 mins

## BART Commute Time

### From 12 Street BART Station

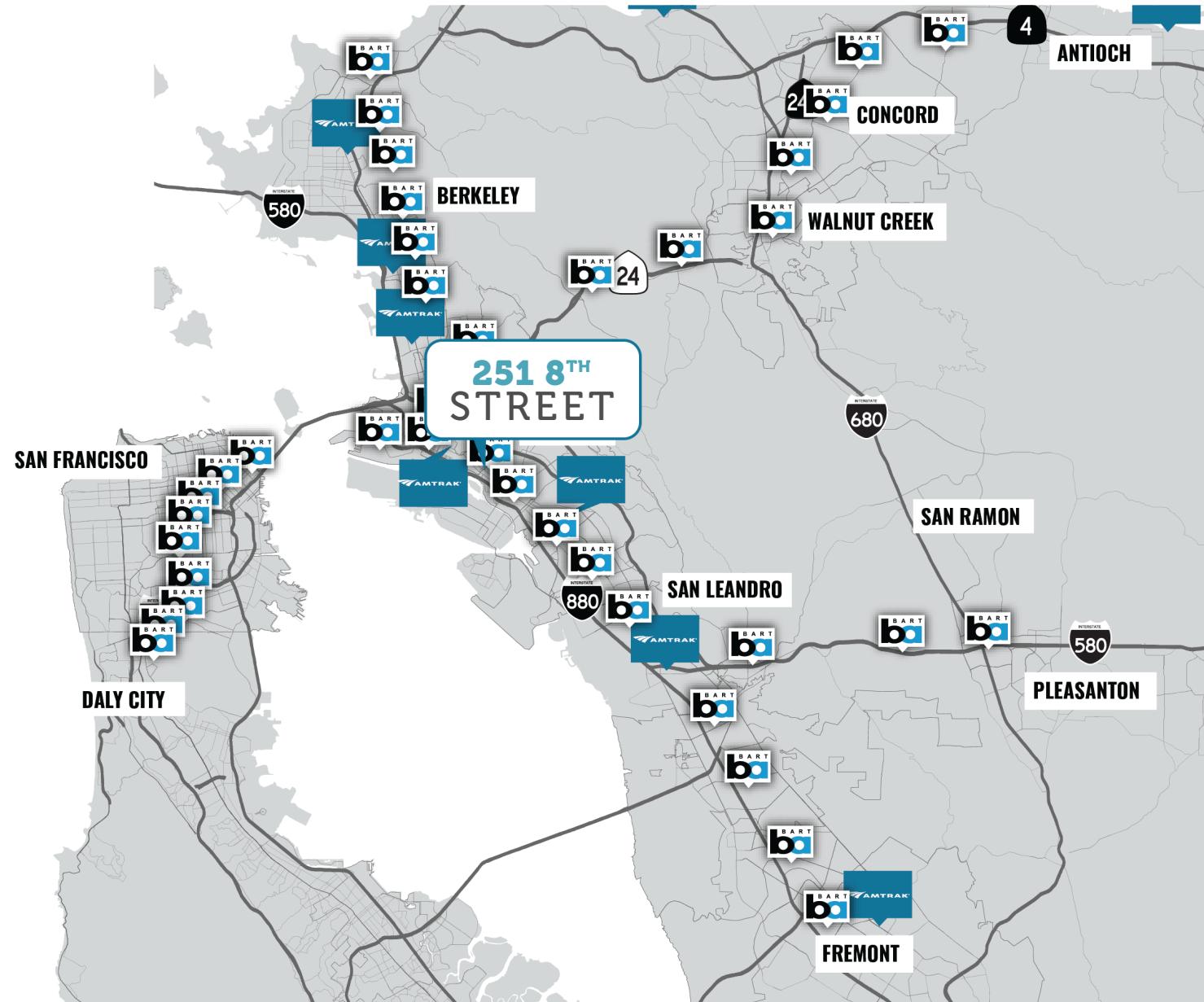
0.5 Miles from 251 8th Street

San Francisco	11 mins
Downtown Berkeley	10 mins
Walnut Creek	22 mins
Fremont	24 mins

## From Lake Merritt BART

0.2 miles from 251 8th Street

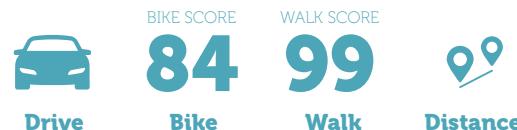
San Francisco	12 mins
Downtown Berkeley	14 mins
Walnut Creek	26 mins
Fremont	33 mins



# LOCATION TRANSPORTATION

251 8<sup>TH</sup>  
STREET

## Walk Score



	Drive	Bike	Walk	Distance
Lake Merritt BART	2 mins	3 mins	5 mins	0.2 mi
West Oakland BART	7 mins	13 mins	35 mins	1.9 mi
12th Street BART	2 mins	4 mins	10 mins	0.4 mi
Piedmont Ave	11 mins	18 mins	56 mins	2.4 mi
Grand Lake Theater	7 mins	13 mins	43 mins	2.0 mi
Jack London Square	3 mins	6 mins	16 mins	0.7 mi
City Hall	4 mins	6 mins	16 mins	0.7 mi



251 8<sup>TH</sup>  
STREET

JACK LONDON

CITY CENTER

CHINATOWN

UPTOWN

DOWNTOWN

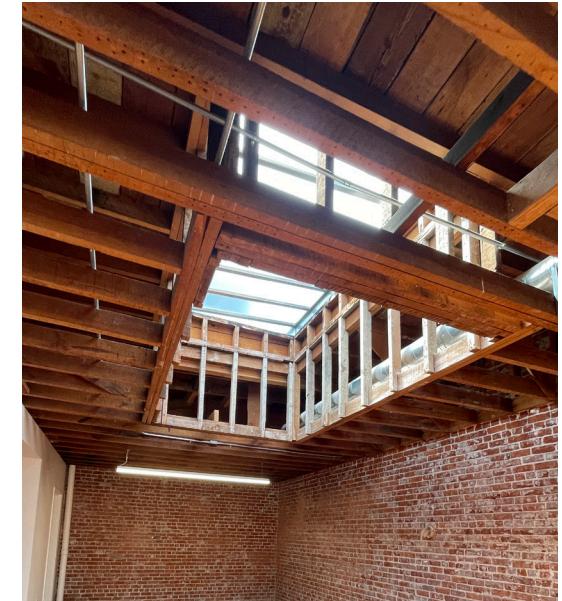
GRAND LAKE



# PROPERTY OVERVIEW

## INTERIOR FLOOR

251 8<sup>TH</sup>  
STREET



# PROPERTY OVERVIEW

## ROOF

251 8<sup>TH</sup>  
STREET



# PROPERTY OVERVIEW

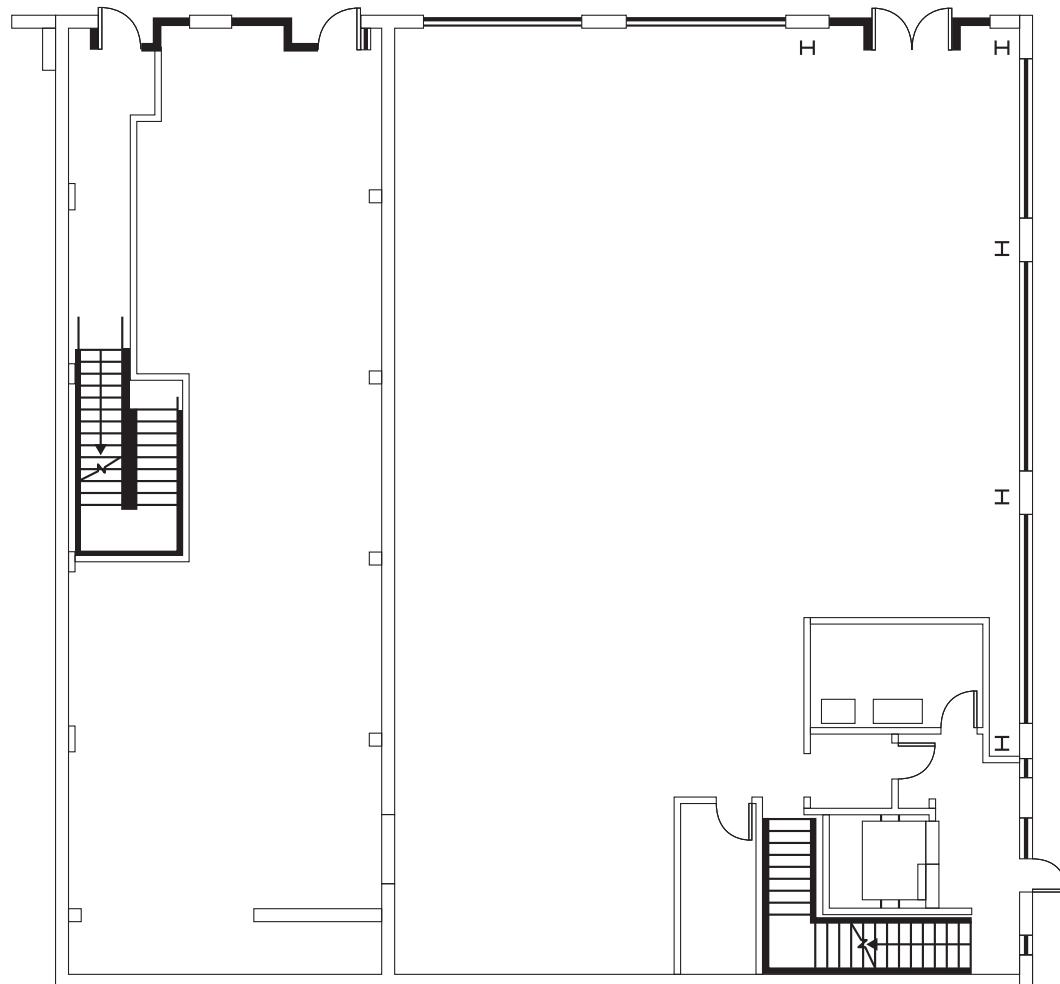
## UTILITY – BATH, FOUNTAIN, ELECTRICAL

251 8<sup>TH</sup>  
STREET



# FLOORPLAN FIRST FLOOR

251 8<sup>TH</sup>  
STREET

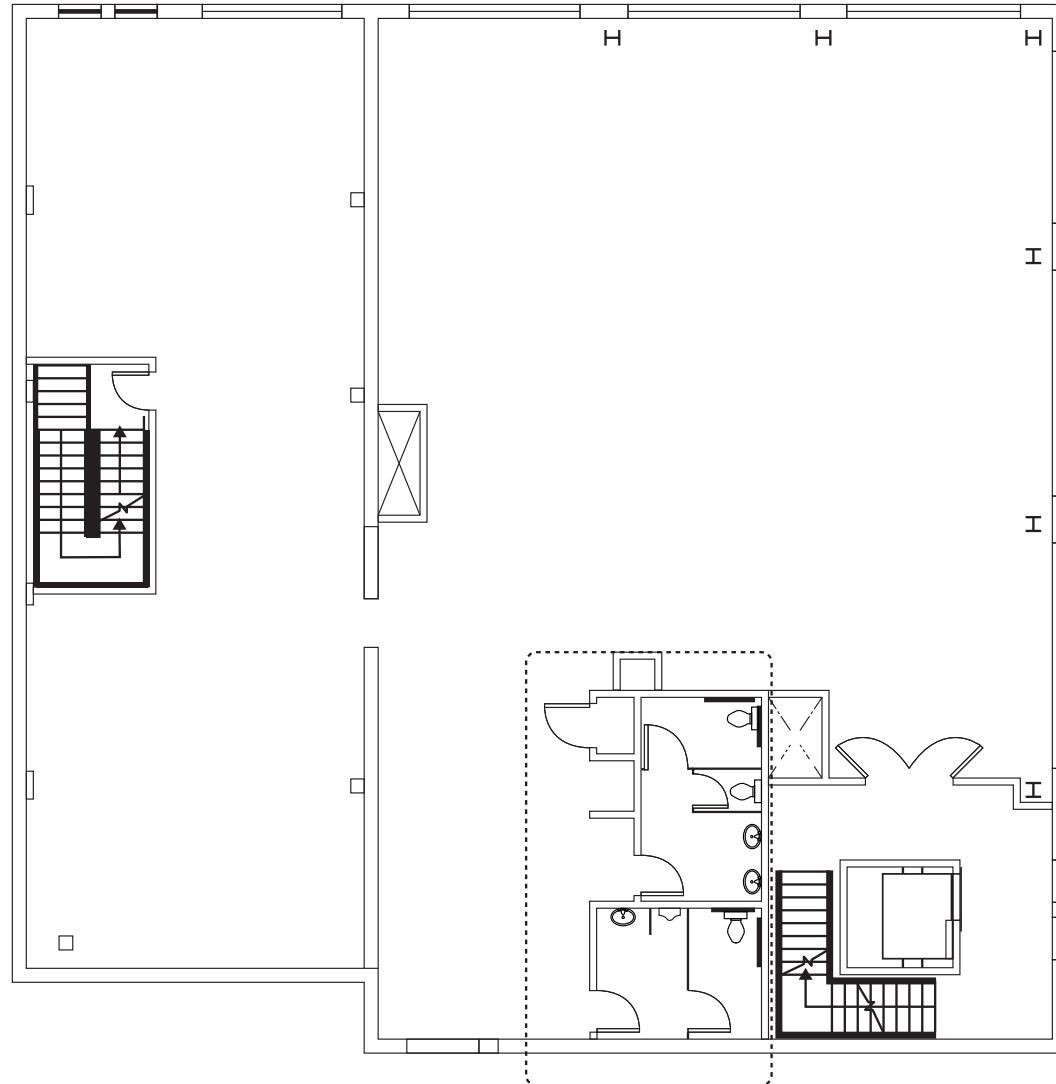


LEVEL 1 FLOOR PLAN

**First Floor Panel 400A**  
Second Floor Panel 225A  
Third Floor Panel 225A

# FLOORPLAN SECOND FLOOR

251 8<sup>TH</sup>  
STREET



First Floor Panel 400A

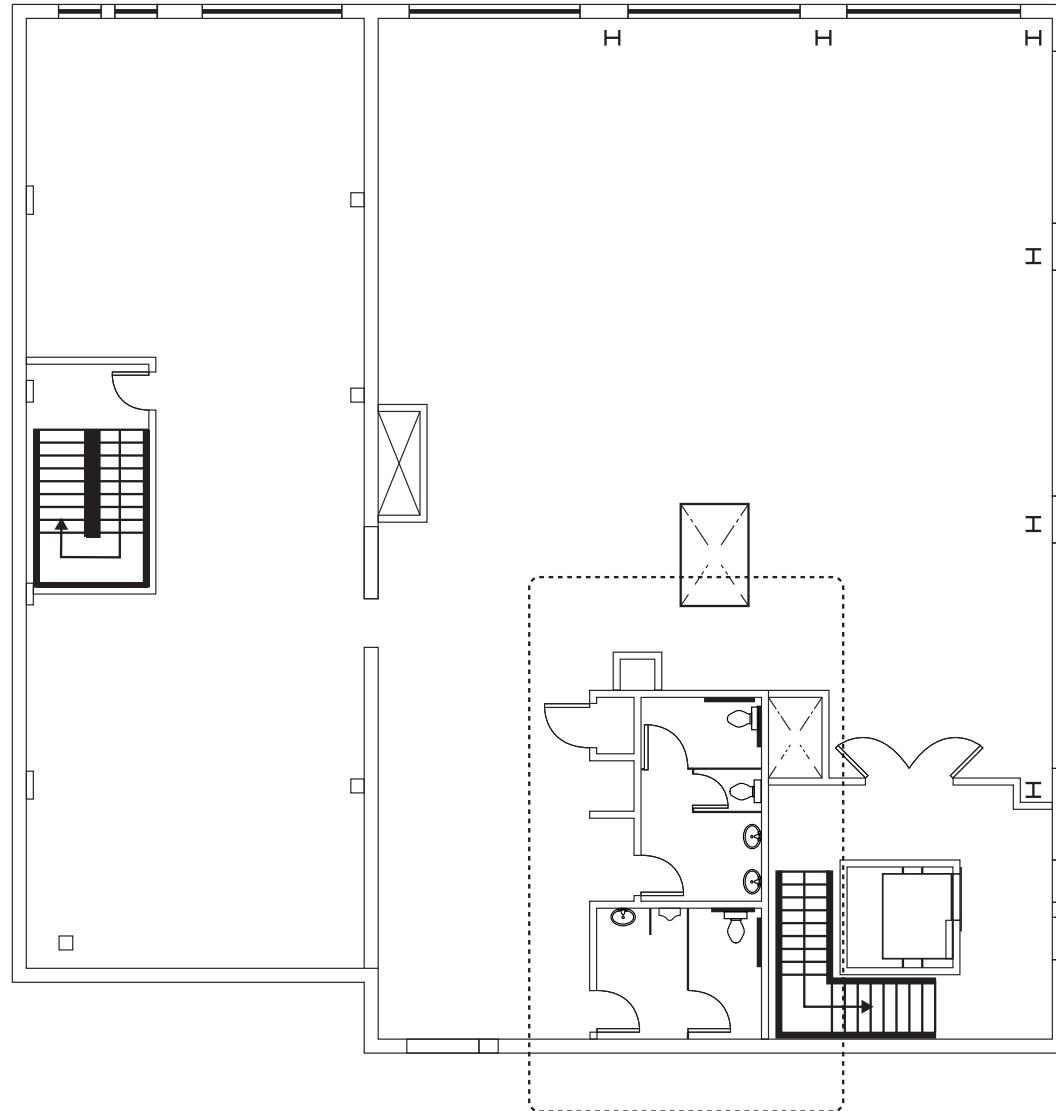
**Second Floor Panel 225A**

Third Floor Panel 225A

LEVEL 2 FLOOR PLAN

# FLOORPLAN THIRD FLOOR

251 8<sup>TH</sup>  
STREET



First Floor Panel 400A  
Second Floor Panel 225A  
**Third Floor Panel 225A**

LEVEL 3 FLOOR PLAN

251 8<sup>TH</sup>  
STREET



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