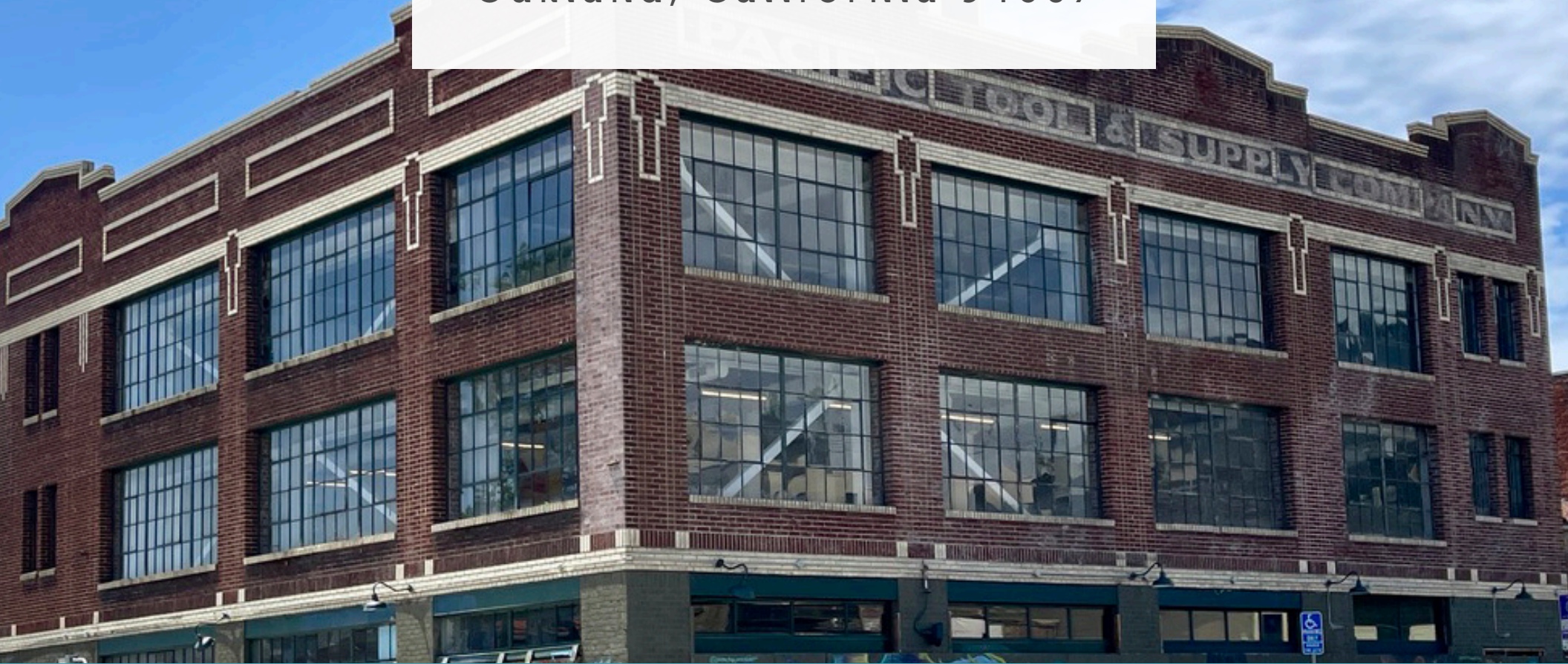


251 8TH STREET

Oakland, California 94607



OFFERING MEMORANDUM

NEWMARK

**Exclusive
Agents**

Tom Limon Associate Director
510.333.2846 | tom.limon@nrmk.com
CA RE LIC. #01894442

Joel Maimon Senior Managing Director
510.923.6249 | joel.maimon@nrmk.com
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Ari Rokeach Managing Director
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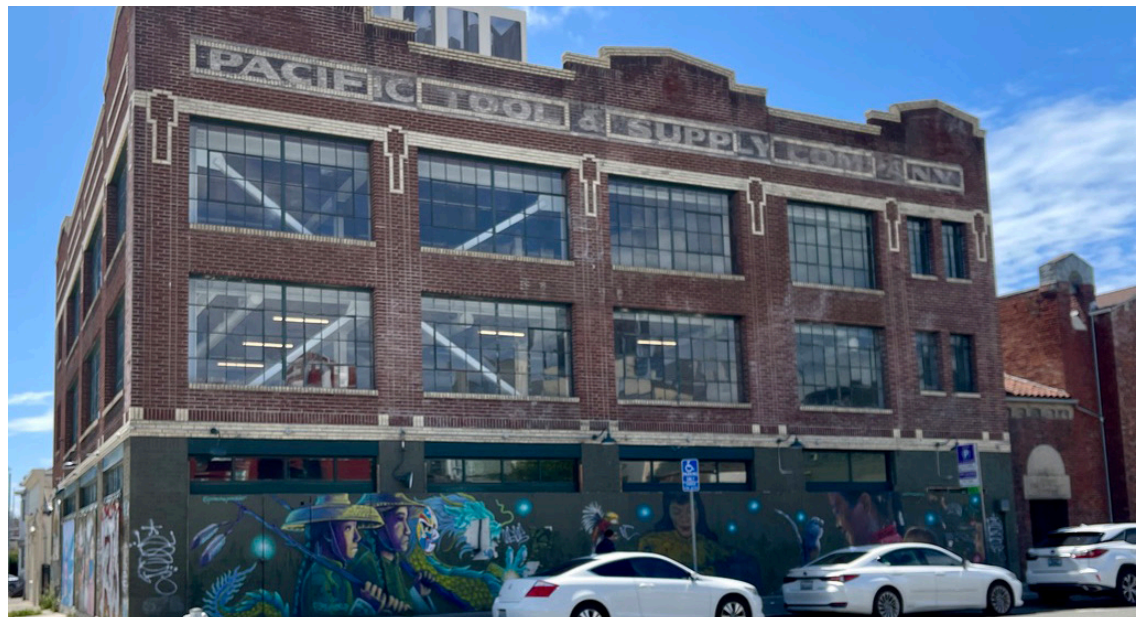
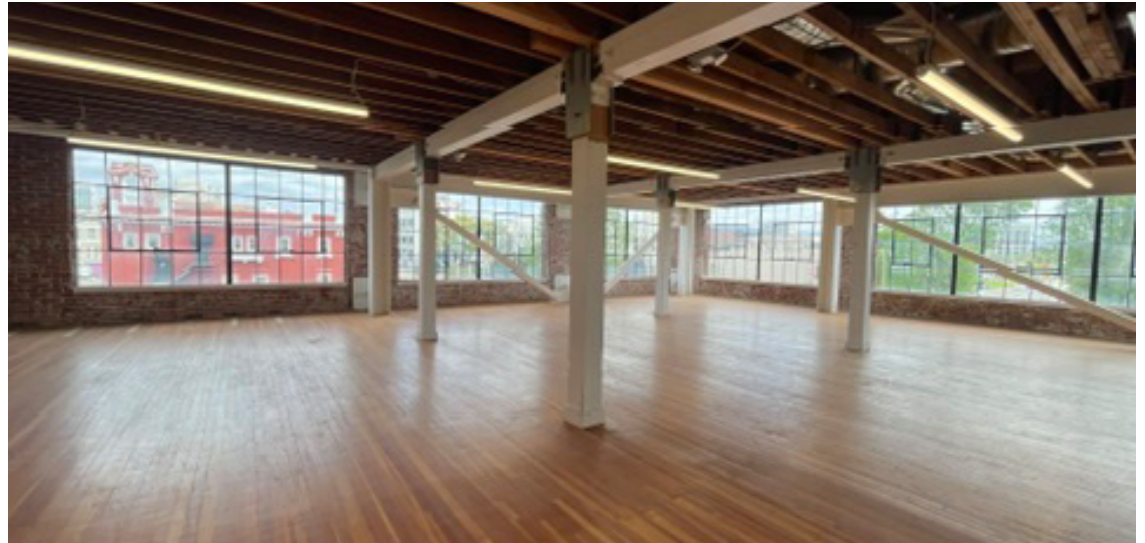
EXECUTIVE SUMMARY INVESTMENT HIGHLIGHTS

251 8TH STREET

Unique Opportunity

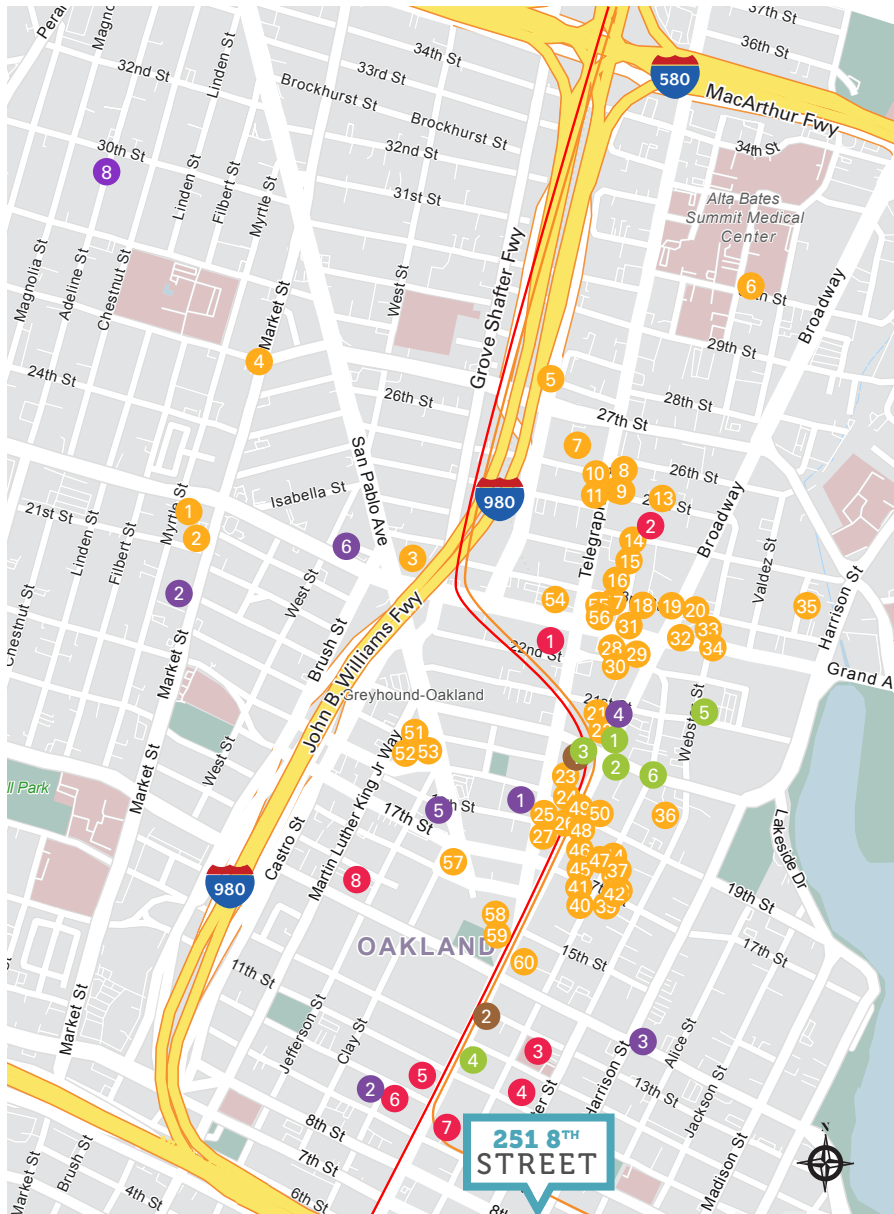
251 8th Street was converted from a clothing manufacturing use to office space on the 2nd and 3rd floors in 2018, and the ground floor has remained vacant since this conversion. The 2nd and 3rd floor office space have a modern, yet rustic brick and timber aesthetic. The zoning for the neighborhood is 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 8TH 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 Shawerma
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



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 Casquelourd Center
4. Paramount Theatre Oakland
5. The New Parish
6. GearBox Gallery



BART STATIONS

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

LOCATION TRANSPORTATION

251 8TH STREET

Approximate Drive Time

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

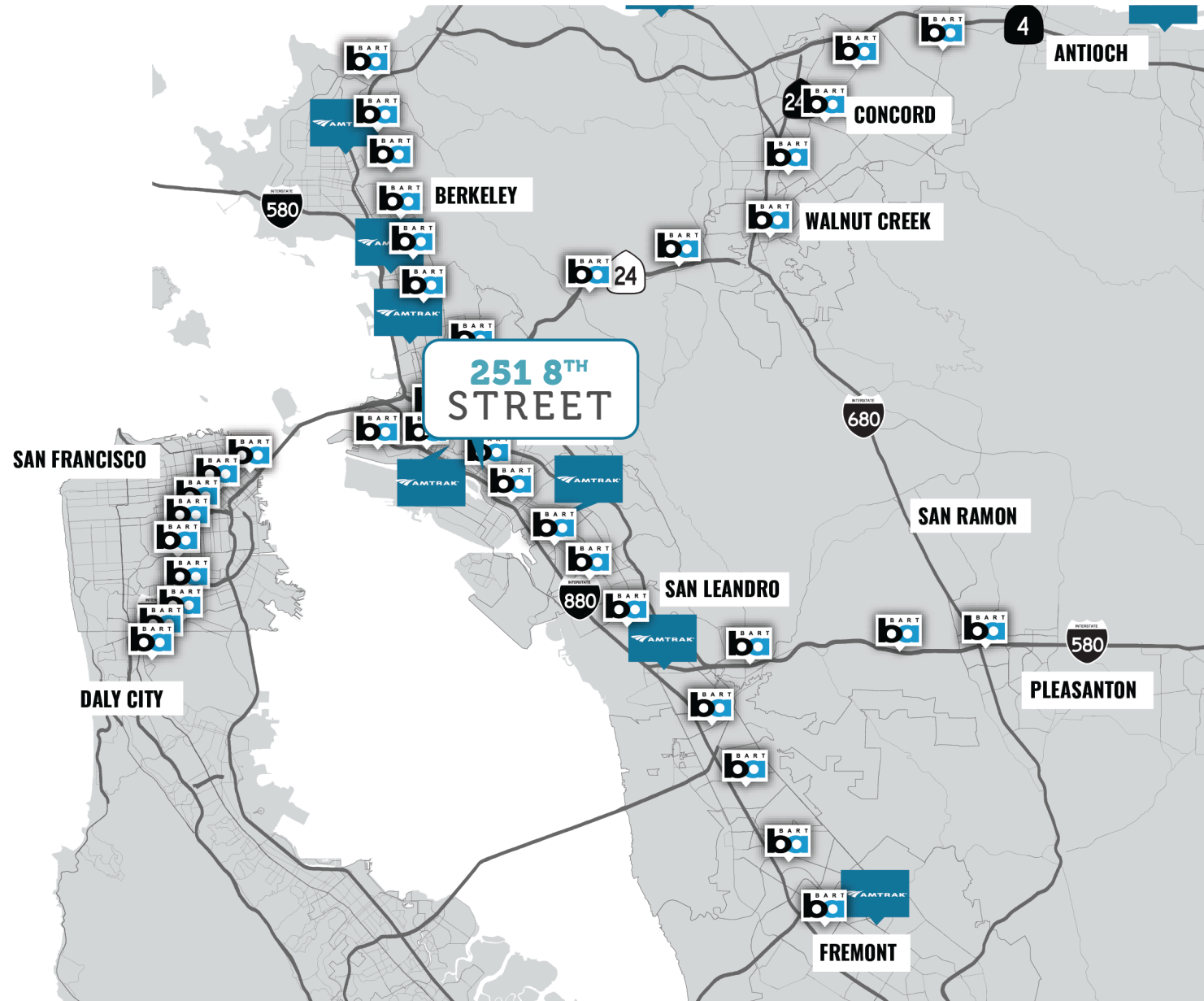
BART Commute Time

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 8TH STREET

Walk Score



Drive

BIKE SCORE

84

Bike

WALK SCORE

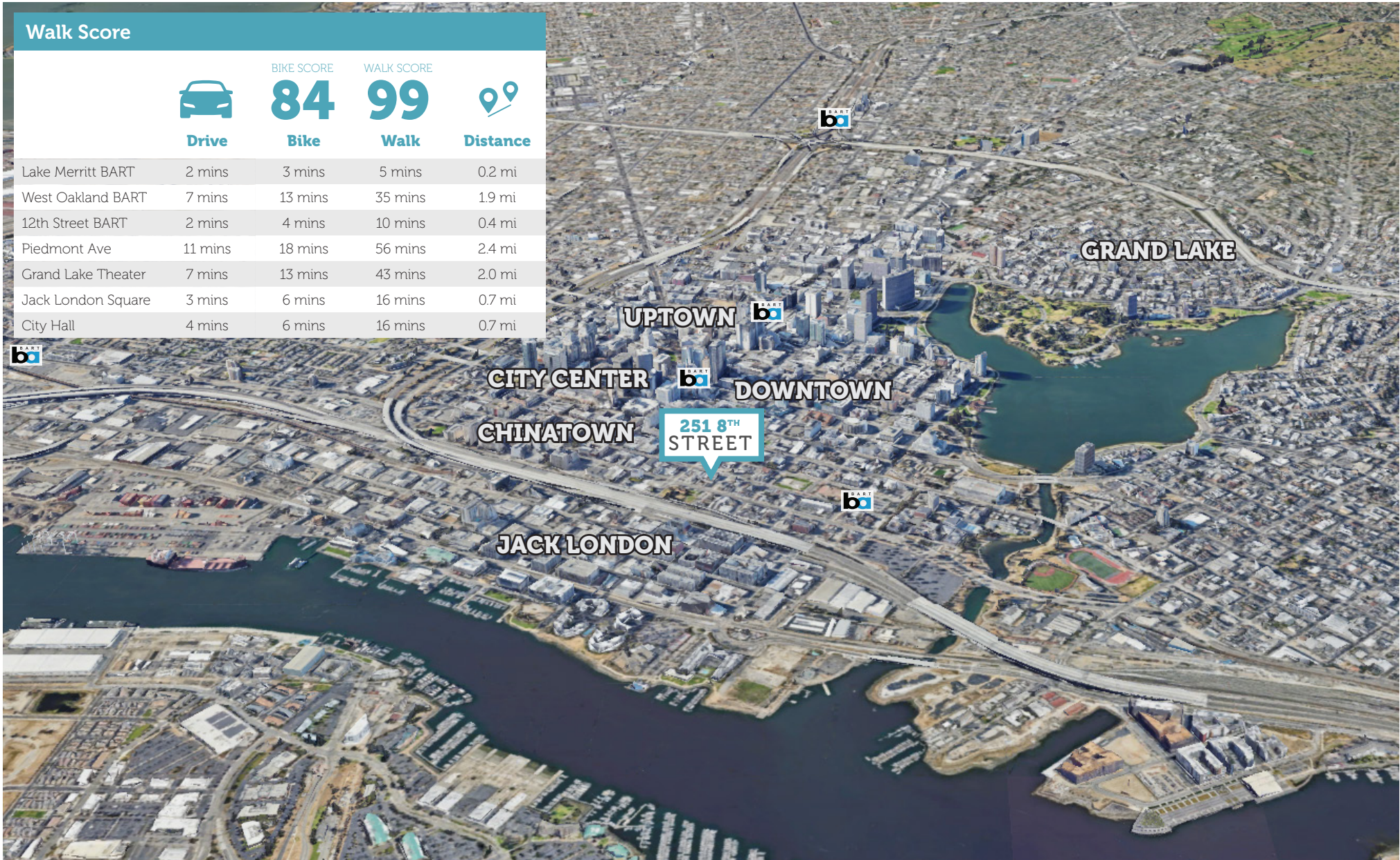
99

Walk



Distance

	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



PROPERTY OVERVIEW

INTERIOR FLOOR

251 8TH
STREET



PROPERTY OVERVIEW

ROOF

251 8TH
STREET



PROPERTY OVERVIEW

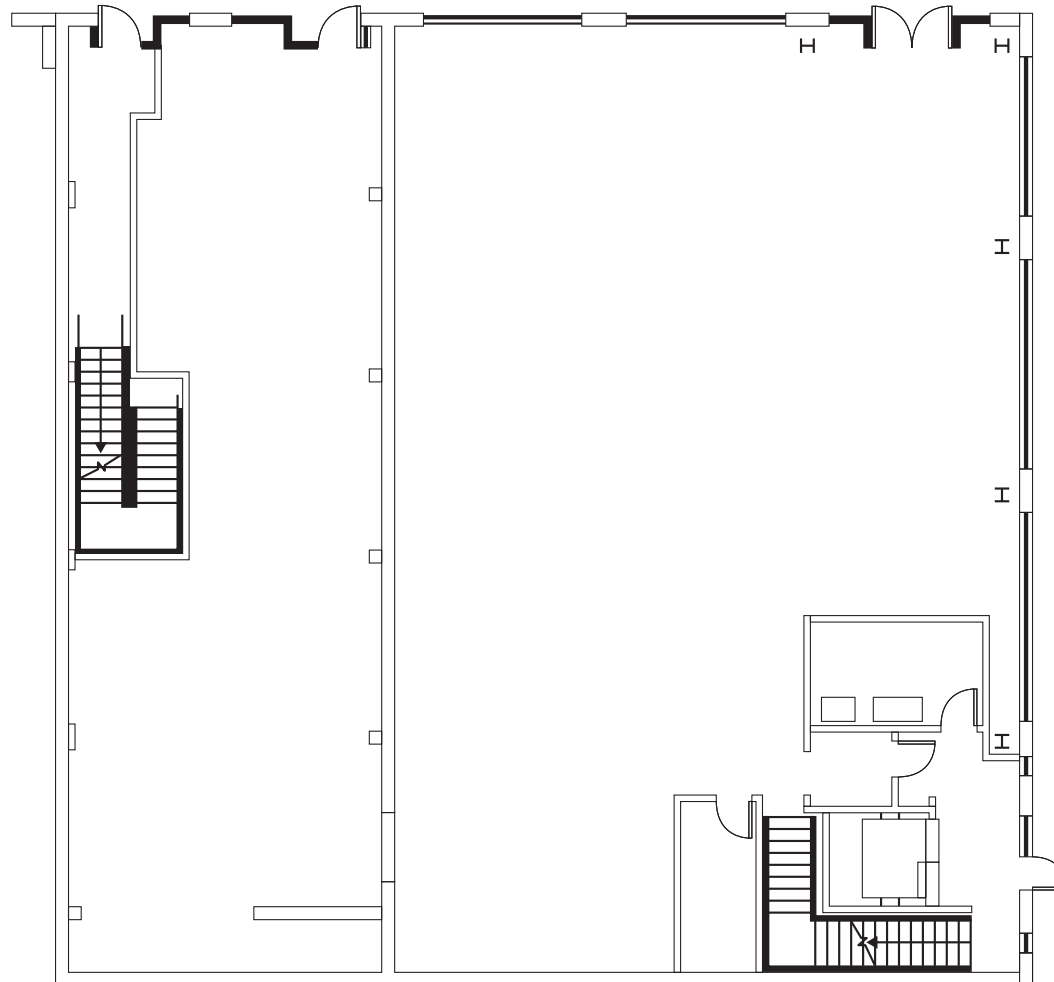
UTILITY – BATH, FOUNTAIN, ELECTRICAL

251 8TH
STREET



FLOORPLAN FIRST FLOOR

251 8TH
STREET



LEVEL 1 FLOOR PLAN

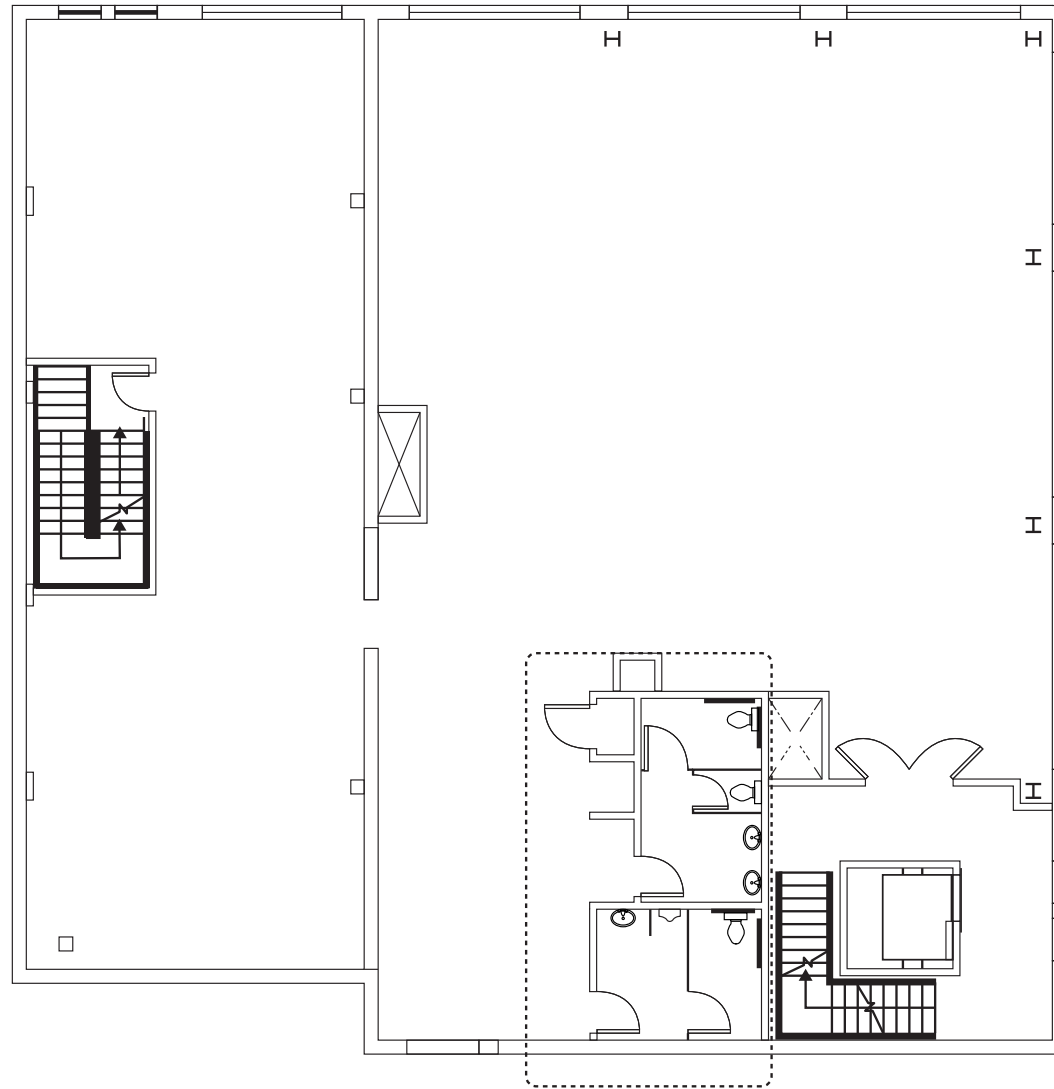
First Floor Panel 400A

Second Floor Panel 225A

Third Floor Panel 225A

FLOORPLAN SECOND FLOOR

251 8TH
STREET

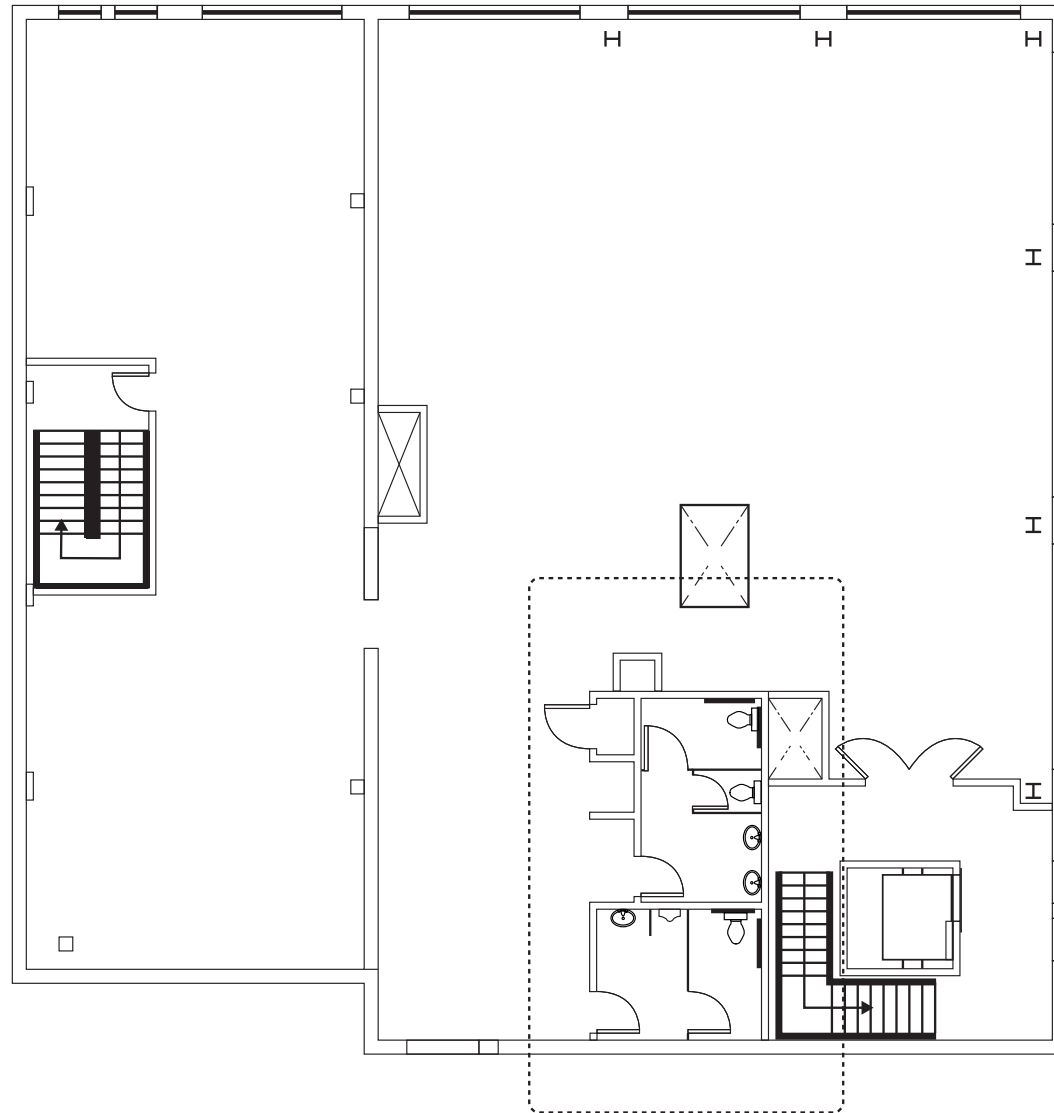


LEVEL 2 FLOOR PLAN

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

FLOORPLAN THIRD FLOOR

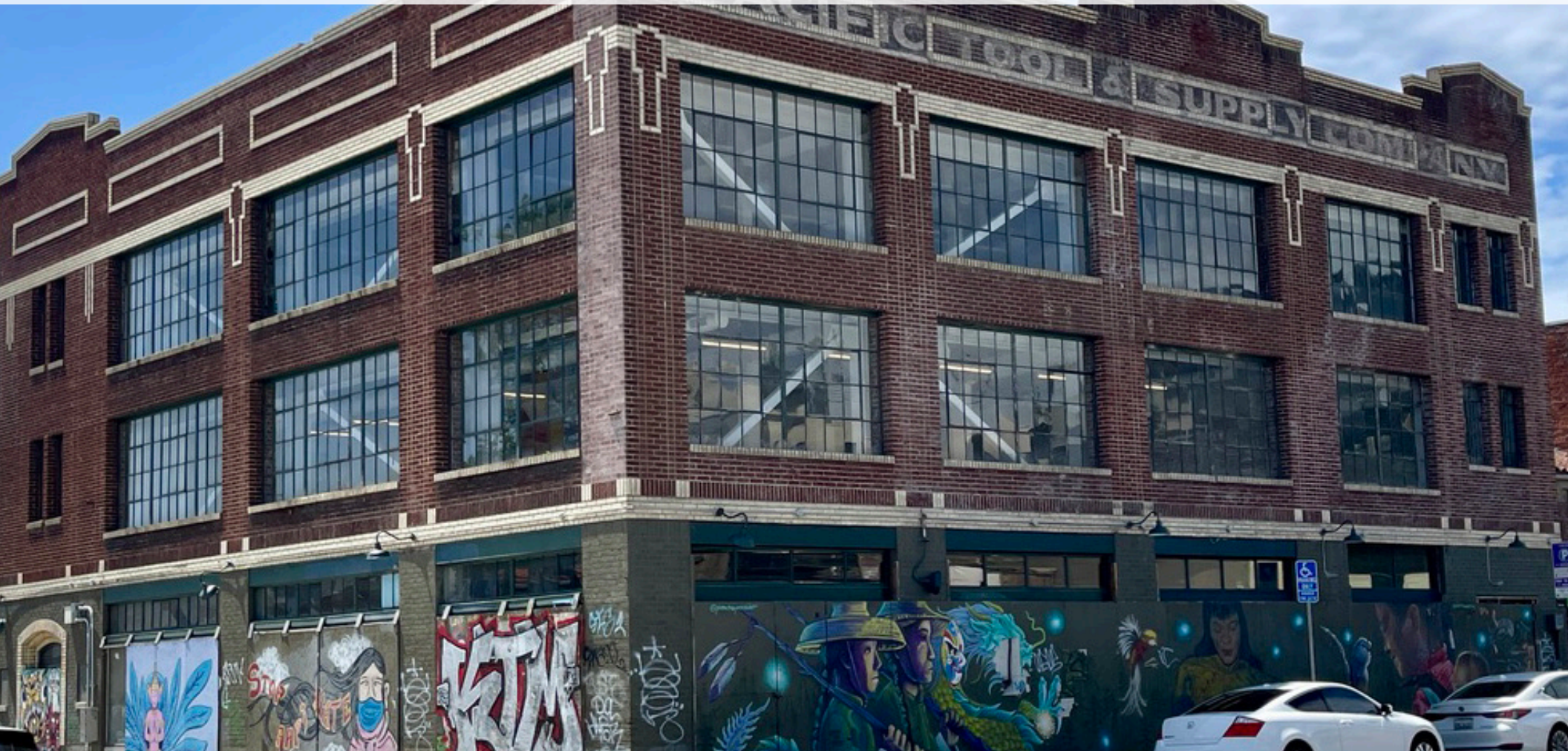
251 8TH
STREET



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

LEVEL 3 FLOOR PLAN

251 8TH
STREET



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NEWMARK