

# 2515-2521 SAN PABLO AVE

OAKLAND | CA





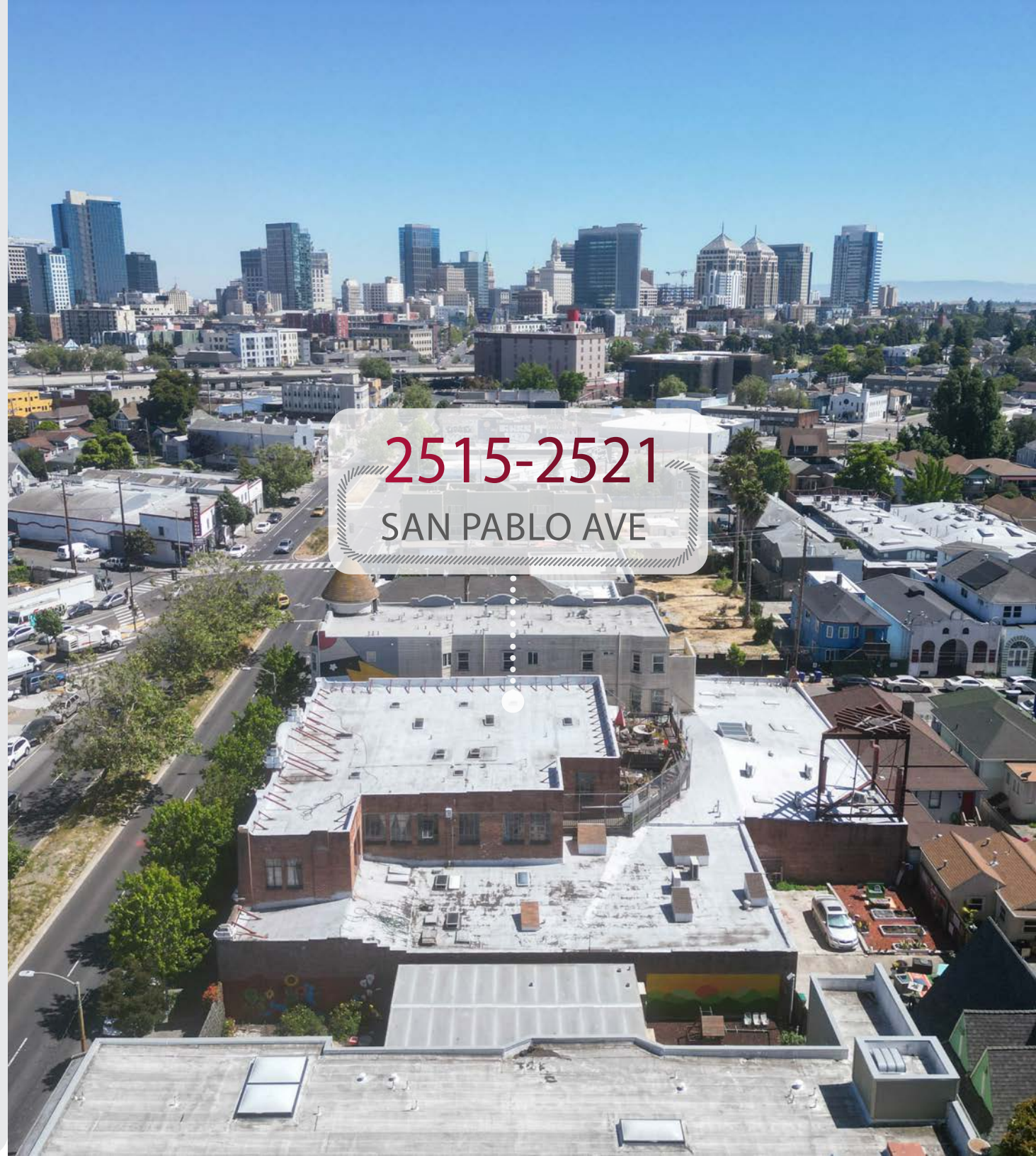
# PRESENTED BY

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# EXECUTIVE SUMMARY



**\$3,900,000**  
Asking Price



**4**  
Units



**±16,582 SF**  
Total Building Area



**13,800 SF**  
Lot Size



**1928**  
Year Built

## INVESTMENT SUMMARY

Sale Price	\$3,900,000
Price Per Unit	\$975,000
Current Cap	6.17%
Current GRM	10.45
Pro Forma Cap	7.01%
Pro Forma GRM	9.56

# THE OFFERING

Lee & Associates, as the exclusive advisor, is pleased to present 2515-2521 San Pablo Avenue, a 4-unit live/work property in the dynamic market of West Oakland.

Originally built in 1928, this converted dairy creamery combines historic charm with modern style, offering unique live/work lofts. This two-story brick and timber constructed building features four individual loft spaces totaling 16,582 square feet on 0.32 acres. The spacious units, ranging from 3,567 to 5,473 square feet, provide a perfect blend of urban living and rustic retreat, showcasing the best of past and present in loft conversions.

With open floor plans, high ceilings, and large factory windows, this historic brick building offers an unparalleled living experience. Its exceptional rental history and quick lease turnover highlight its uniqueness in the market. Each loft blends industrial charm with modern comfort, creating an inviting atmosphere for living and working.

All units feature interior washers and dryers and have access to a second-floor roof deck. Additionally, two of the units include oversized garage spaces with roll-up doors.

Located in the vibrant and culturally rich neighborhood of West Oakland, this area is known for its dynamic mix of residential and commercial properties, creating a lively community atmosphere. Its proximity to downtown Oakland and major freeways like I-580 and I-880 ensures easy access to the broader Bay Area, including San Francisco. With nearby public transportation and several BART stations, commuting is convenient. The area is surrounded by diverse dining options, unique shops, and various entertainment venues, making it a hub for living and leisure. Ongoing development and revitalization efforts further enhance the neighborhood's appeal, promising future growth and investment potential.

This is a rare and exceptional opportunity to acquire a premier income-generating asset with significant cash flow potential. The property's management is streamlined by having only four master tenants, enhancing its appeal as a highly attractive investment.



# PROPERTY HIGHLIGHTS



Converted dairy creamery seamlessly blends historic charm with modern flair, offering (4) unique live/work lofts

Expansive live/work loft residences ranging from 3,567 to 5,473 square feet



Spacious communal rooftop deck offering impressive views

Charming brick and timber constructed historic building featuring large factory windows, in-unit washer and dryers, and hardwood floors in some units.



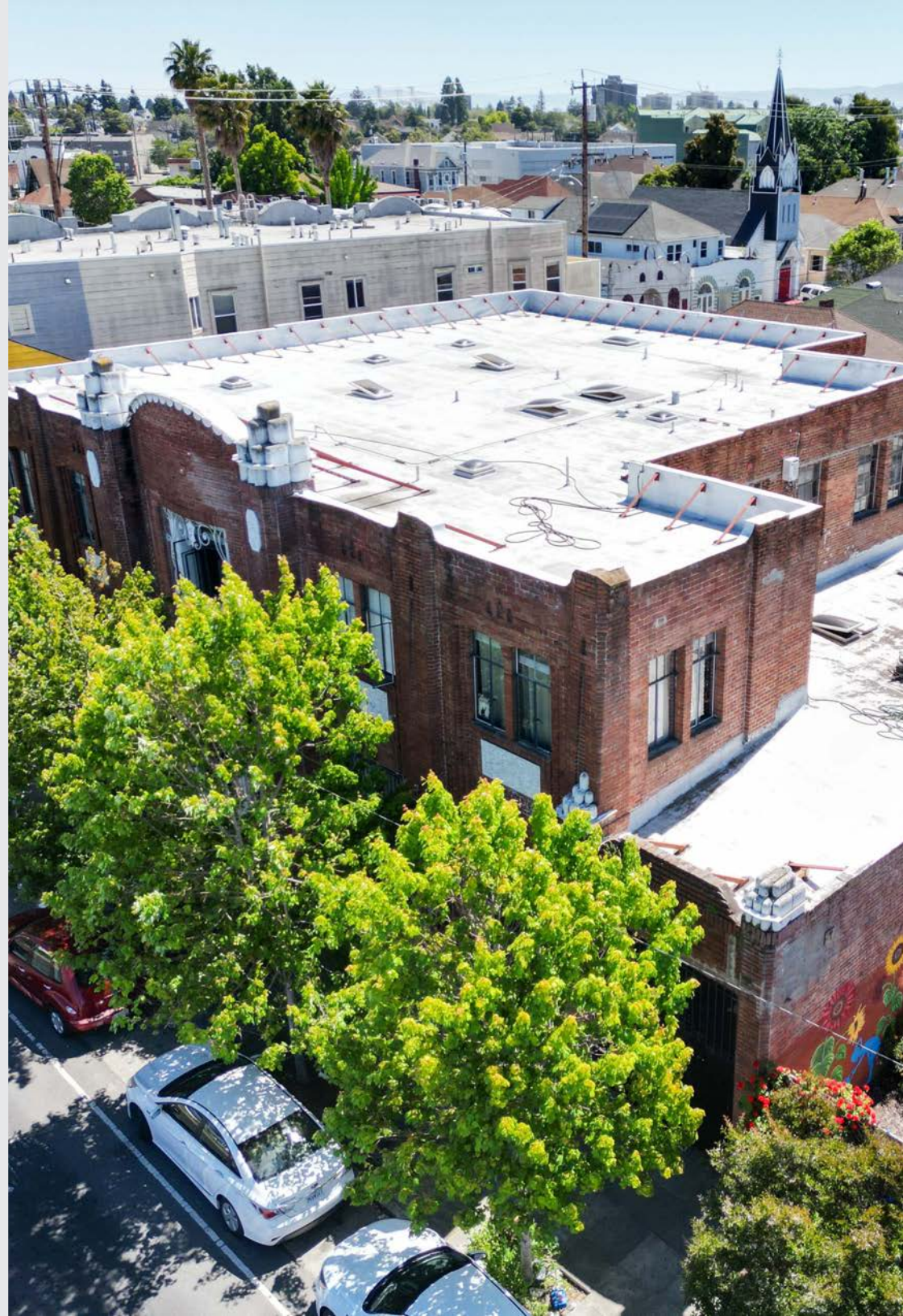
Ideally situated in West Oakland, offering excellent commuter convenience with easy access to major freeways and public transportation



Two of the units include oversized garage spaces with roll-up doors



2005 certificate of occupancy – exempt from the Oakland Rent Control Ordinance





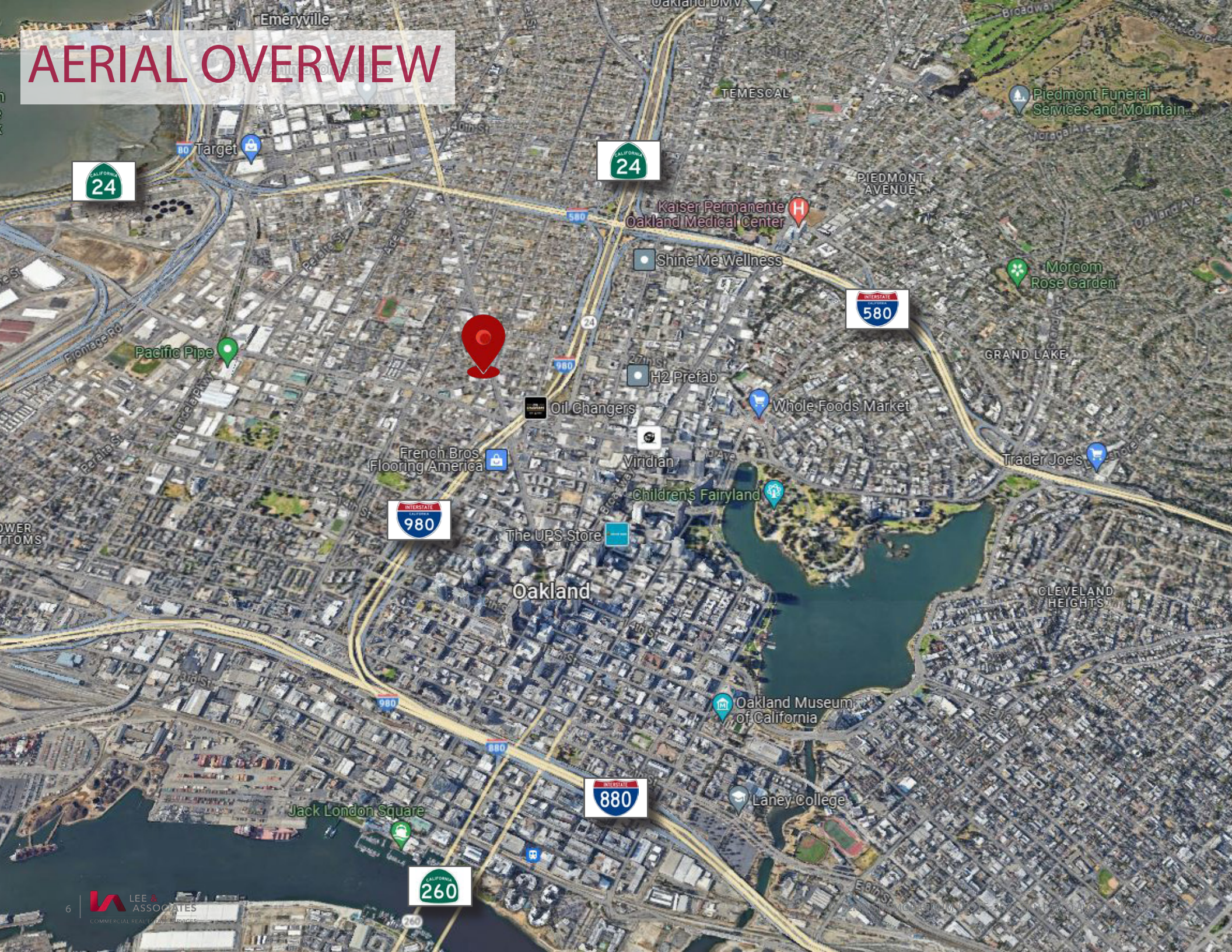


# PROPERTY OVERVIEW

Property Name	The Creamery
Address	2515-2521 San Pablo Ave Oakland, CA 94612
APN	3-13-3
Building Size	16,582
Parcel Size	13,800
Year Built	1928
Number of Units	4
Zoning	RU-5
Certificate of Occupancy	2005

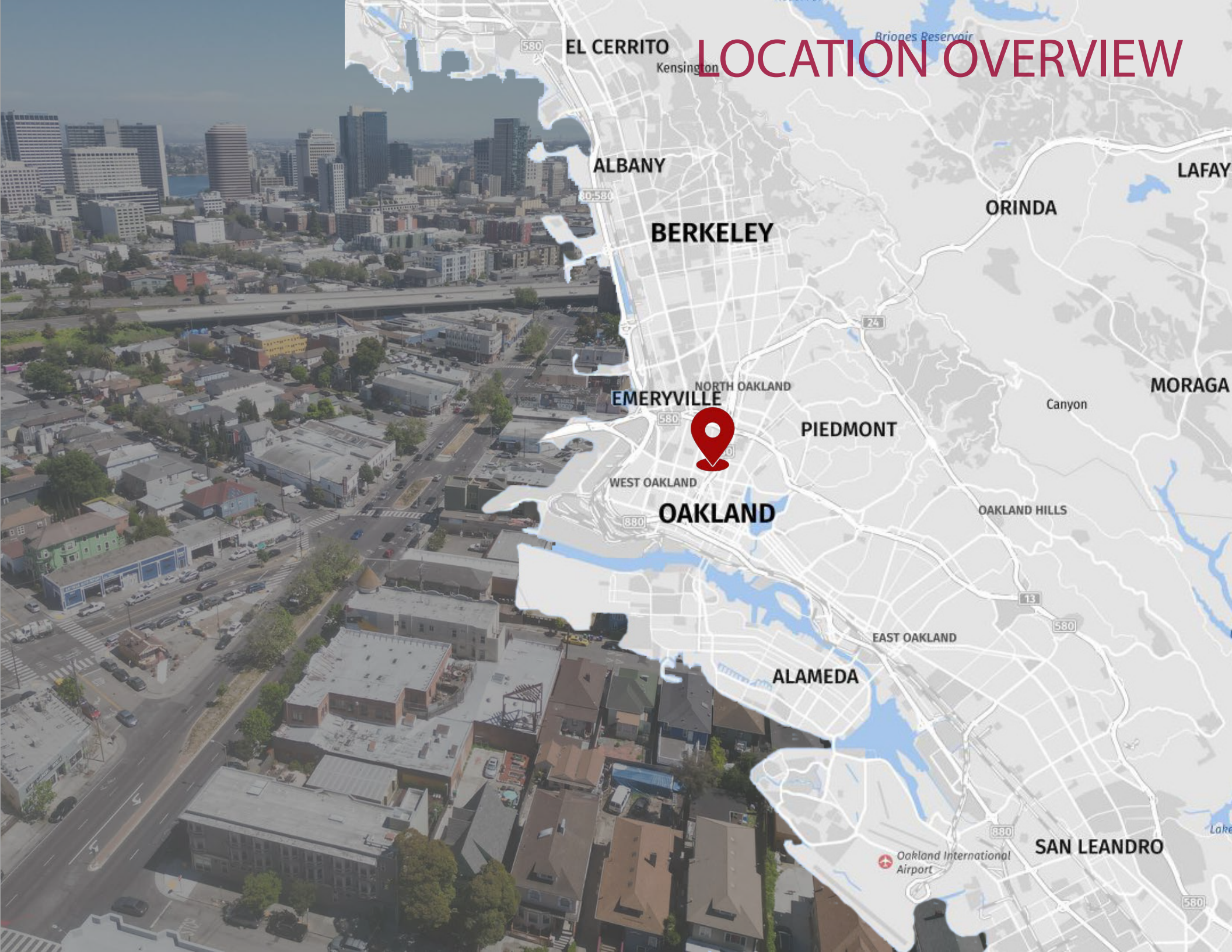


# AERIAL OVERVIEW





# LOCATION OVERVIEW



EL CERRITO

Kensington

ALBANY

BERKELEY

EMERYVILLE

NORTH OAKLAND

WEST OAKLAND

OAKLAND

ALAMEDA

EAST OAKLAND

SAN LEANDRO

ORINDA

LAFAY

MORAGA

OAKLAND HILLS

Canyon

Oakland International Airport

Briones Reservoir

Lake

580

10-580

580

880

24

13

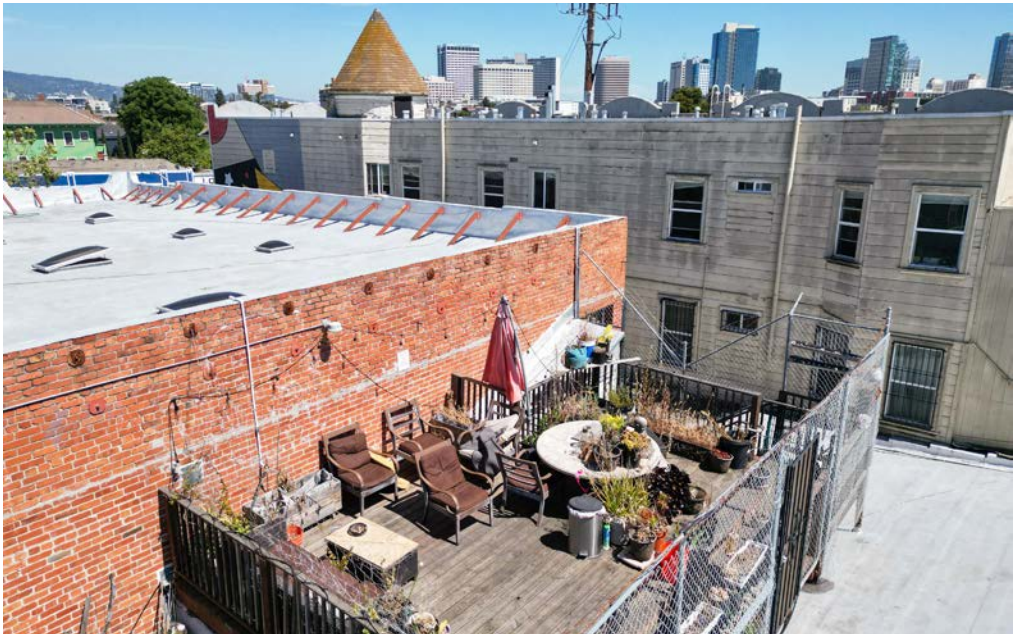
580

880

580



# EXTERIOR PROPERTY PHOTOS





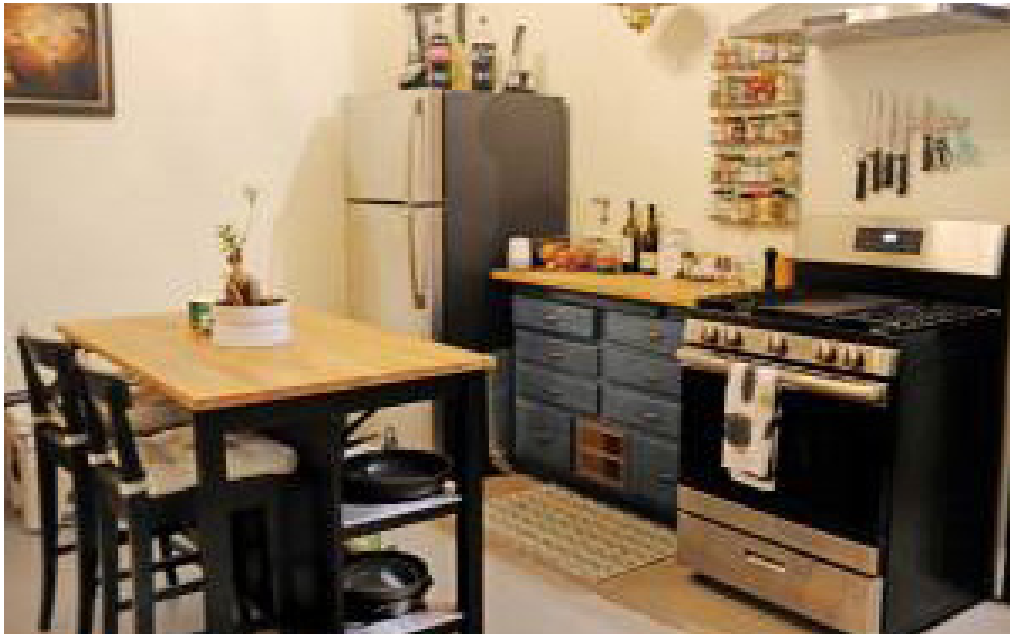
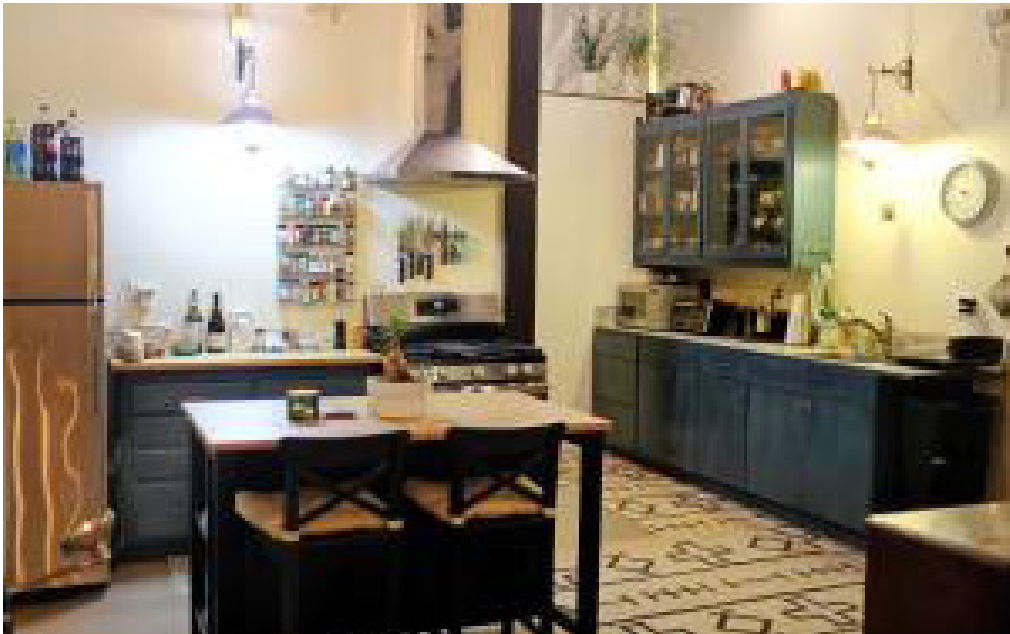
# INTERIOR PROPERTY PHOTOS



\*Interior pictures were provided by the owner and were taken before the units were leased



# INTERIOR PROPERTY PHOTOS



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# INTERIOR PROPERTY PHOTOS





# LOCAL DEMOGRAPHICS



**2**  
MILES

139,977	Population
\$134,191	Avg. Household Income
69,462	Households
5,480	Businesses
98,174	Employees

**5**  
MILES

497,348	Population
\$149,889	Avg. Household Income
212,606	Households
15,120	Businesses
218,206	Employees

**10**  
MILES

1,346,337	Population
\$167,740	Avg. Household Income
579,387	Households
50,437	Businesses
937,985	Employees







## OFFERING MEMORANDUM DISCLAIMER

Lee & Associates. ("L&A") has been retained on an exclusive basis by the Owners 2515 - 2521 San Pablo Ave, Oakland , CA with respect to the offering of the 100% fee simple interest in the above reference property (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to L&A. All fees due L&A in connection with the sale of the Property shall be paid by the Owner. Neither L&A nor Owner shall be responsible for paying any fees to agents representing Potential Purchasers unless agreed to in writing in advance.

L&A has available for review certain information concerning the Properties which includes a complete Offering Memorandum brochure and other materials (collectively "Informational Materials"). L&A will not disclose such Informational Materials to Potential Purchaser unless and until the Purchaser has executed this agreement. Upon L&A's receipt of this executed agreement, L&A is prepared to provide the Informational Materials for the Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

1. All Informational Materials pertaining to the Property which may be furnished to the Potential Purchaser by L&A shall continue to be the property of the Owner. The Informational Materials will be used solely for the purpose of the Potential Purchaser and may not be copied or duplicated without L&A's written consent and must be returned to L&A immediately upon L&A's request or when the Potential Purchaser terminates negotiations with respect to the Property.
2. The Informational Materials may be disclosed to the Potential Purchaser's partners, employees, legal counsel and institutional lenders ("Related Parties"), for the purpose of evaluating the potential purchase of the Properties.
3. The Potential Purchaser understands and acknowledges that L&A and the Owner do not make any representations or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to L&A by others and has not been independently verified by L&A and is not guaranteed as to completeness or accuracy.
4. The Potential Purchaser hereby indemnifies and holds harmless L&A and the Owner and their respective affiliates and successors and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any breach of any of the terms of this agreement.
5. The Potential Purchaser acknowledges that the properties have been offered for sale subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective purchaser, or for any other reason whatsoever, without notice. The Potential Purchaser acknowledges that the property is being offered without regard to race, creed, sex, religion, or national origin. This agreement terminates one (1) year from the date hereof except as to written claims by Owner against Potential Purchaser prior thereto.

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