

2550-2560 WEBSTER STREET



42,990 SF
FOR SALE OR LEASE

EXECUTIVE SUMMARY

THE OFFERING

Situated at 2550 Webster Street/329 26th Street/2433-2441 Valdez Street in the heart of Oakland's vibrant Uptown district, this property is available for sale or lease and enjoys excellent access to public transit, I-980, I-880, and highway 24, along with a wide variety of restaurant, cafes, retail and entertainment venues - all within walking distance.

PROPERTY DETAIL

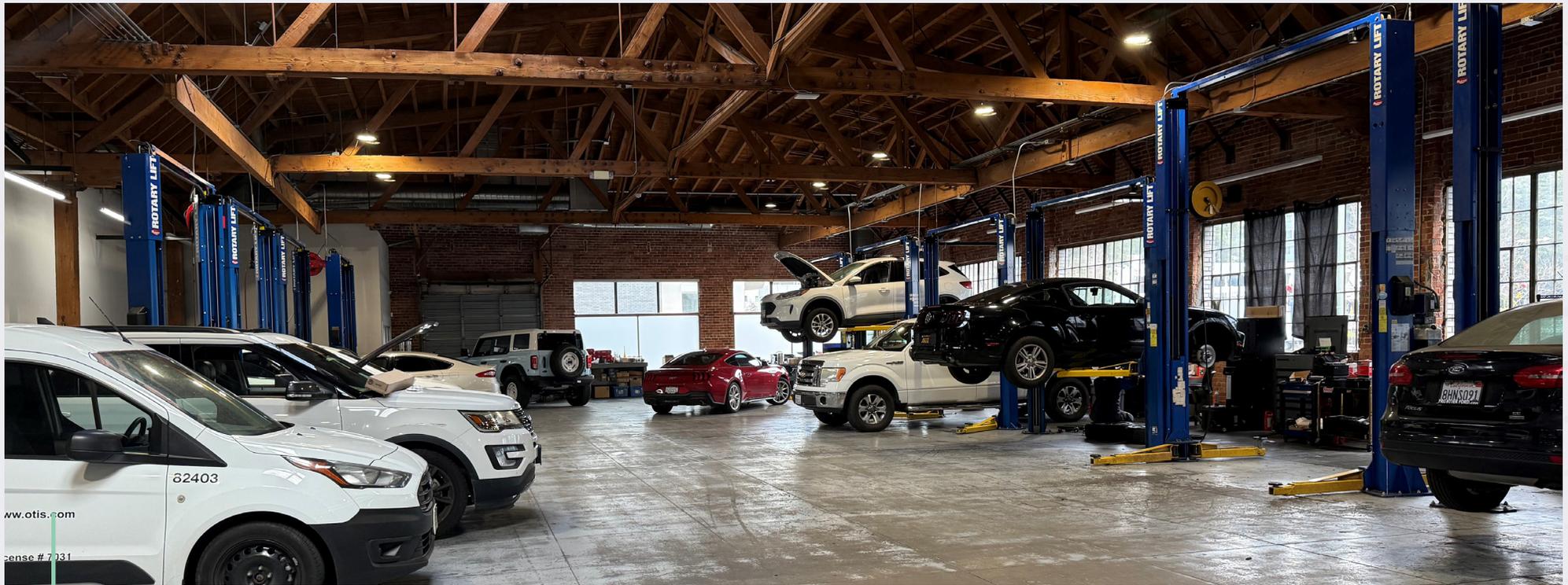
Address	2550 Webster Street/329 26th Street/2433-2441 Valdez Street
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Year Built	TBD
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Lot Size	1.27 AC 55,321 SF Land
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Total Area	34,819 SF
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PROPERTY HIGHLIGHTS

LOCATED IN UPTOWN OAKLAND

Uptown is one of Downtown Oakland's most desirable areas. It is considered the art and entertainment district of Oakland. It is home to the Fox Theatre and the Paramount Theatre. It has lively bars, many restaurants and the Kissel Uptown Hotel.

POTENTIAL ADVANCED MANUFACTURING DEVELOPMENT SITE

Great location and site size for Advance Manufacturing. Adjacent to a recently opened battery center. Advance technology in Oakland centers on applied innovation-advanced manufacturing, clean tech, life science, logistic tech, and mission software-leveraging the city's industrial base, port access, and regional talent.

EXCELLENT LOCATION AND ACCESS TO THE GREATER SAN FRANCISCO BAY AREA

Walking distance to BART and AC Transit Bus line. Minutes to the I-880, 580, 980 and hwy 24 freeways.

LARGE POOL OF POTENTIAL USES ALLOWED

D-BV-3 zoning allows for a considerably large pool of potential uses. A wide range of ground-floor office and other commercial activities are allowed, with upper story spaces intended to be available for a broad range of residential, office and other commercial activities.

LOCATION AMENITIES

RESTAURANT/FOOD

1. Limón
2. The Melt
3. Agave Uptonwn
4. Z Cafe & Bar
5. Jaji
6. Black Forest Kitchen
7. Mela Bistro
8. Town Biscuits
9. Drake's Dealership
10. Lovely's
11. Low Bar
12. Taava Kitchen
13. Dave's Hot Chicken
14. Mixt Salads
15. True Burger
16. MUA Restaurant
17. The Double Standard
18. Whole Foods

GYM/FITNESS CENTER

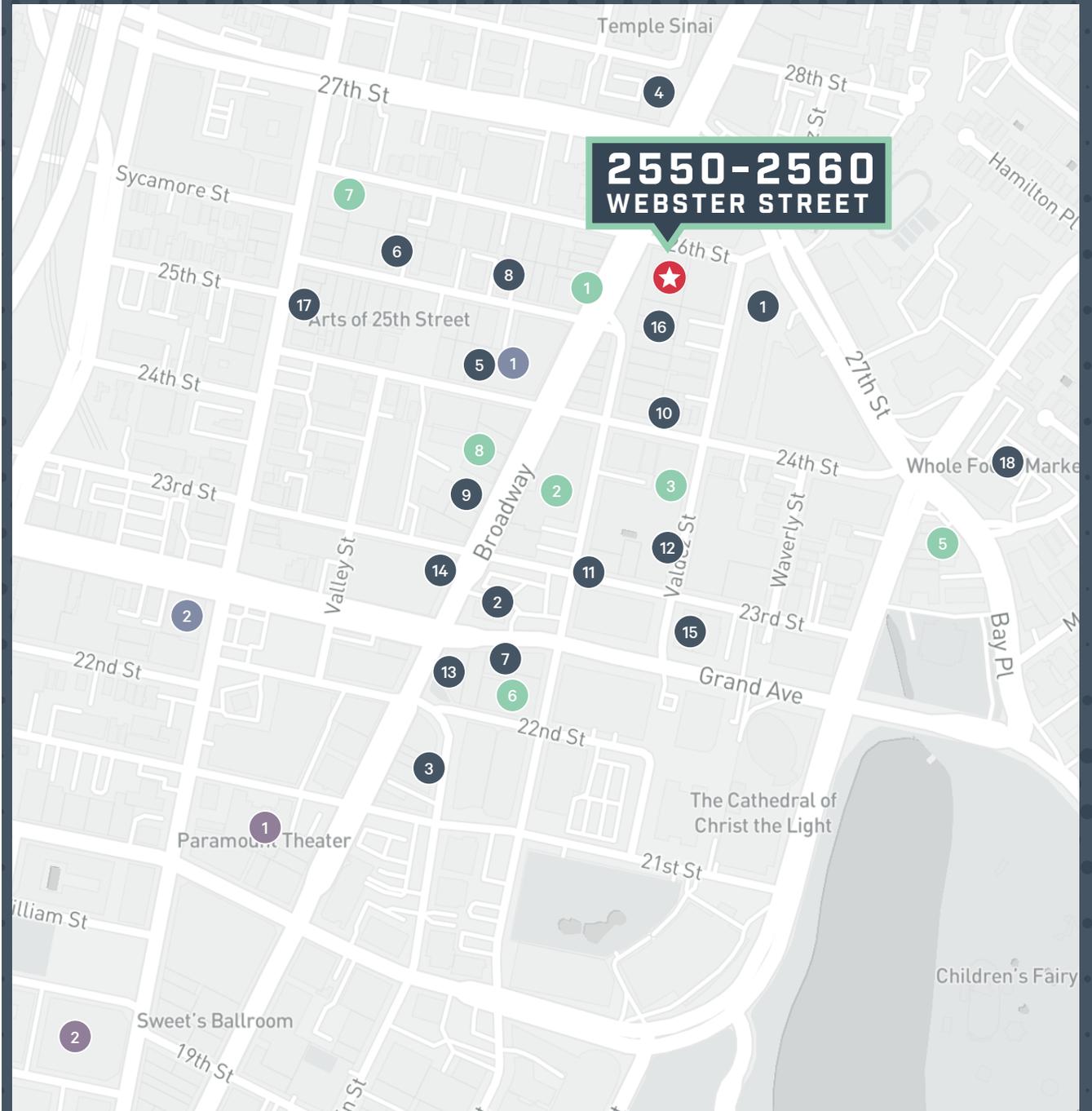
1. God's Cym
2. Oakland YMCA
3. Orangetheory Fitness
4. The Fitness Alchemists
5. Pacific Strength
6. TITLE Boxing Club Oakland entral
7. The Combine
8. Nu Fitness

HOTEL

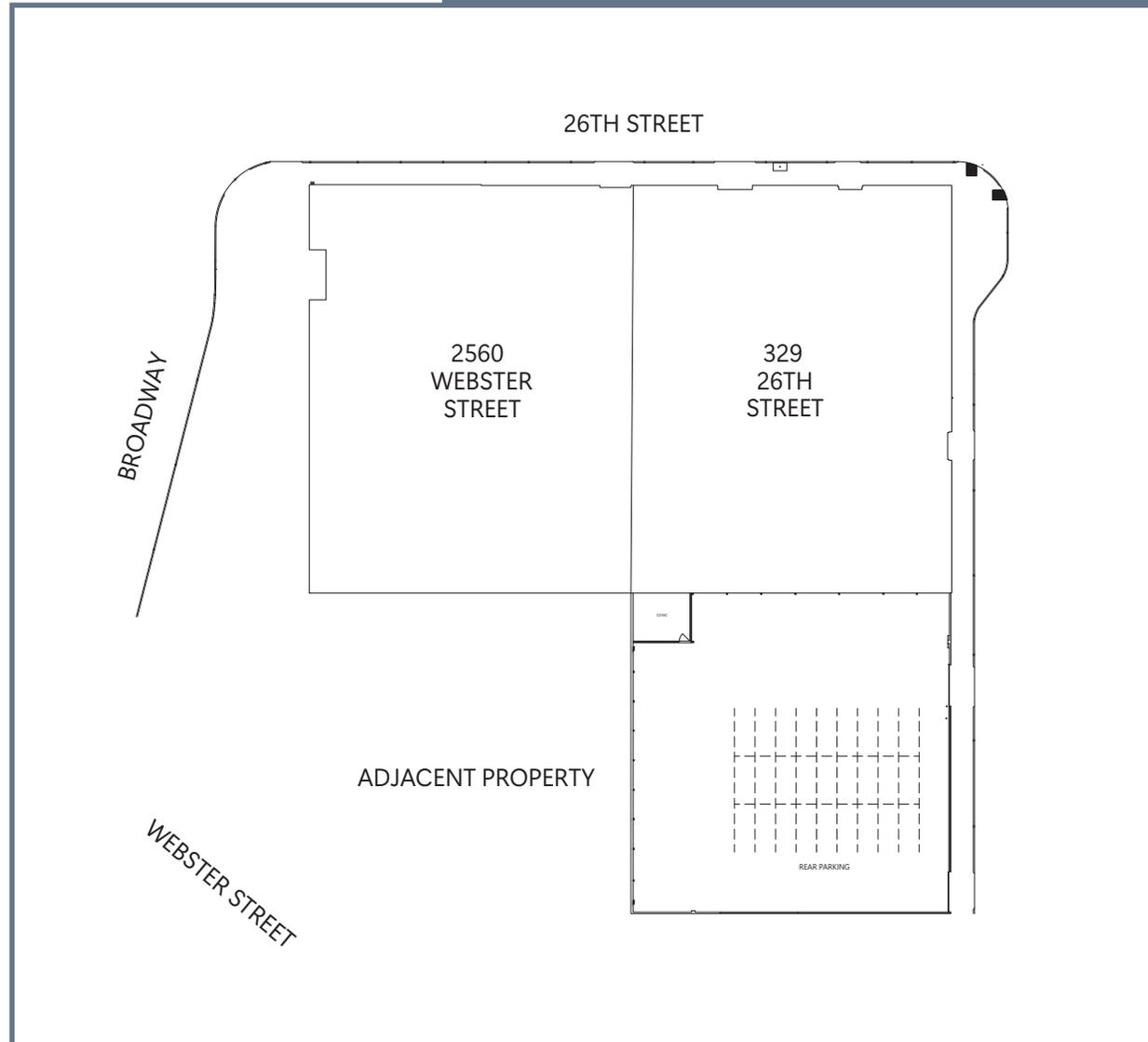
1. Kissel Uptown Oakland
2. Moxy Oakland Uptown

ENTERTAINMENT

1. The Paramount Theatre
2. The Fox Theatre



SITE PLAN





I-580 / I-980 / I-880 - 3-12 minute drive
AC Transit Buses - 3-8 minute walk
19th Street BART Station - 8-10 minute walk
Port of Oakland - 4-7 minutes drive
Oakland Airport - 15-25 minutes drive

2550-2560
WEBSTER STREET

CONTACTS

KATHERINE KELLEHER

Senior Vice President

+1 510 915 8842

Lic. 00924895

kathy.kelleher@cbre.com

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