



ISABELLA STREET, OAKLAND, CA

**FOR SALE or LEASE**



**ASKING PRICE: \$4,995,000**

**OFFERING MEMORANDUM**

**NEWMARK**

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# CONFIDENTIALITY & CONDITIONS

Newmark (the "Agent") has been engaged as the exclusive representative for the Sale or Lease of 865 Isabella Street, Oakland, Ca. (the "Property") by 'Ownership' (the "Seller" and/or "Lessor").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (October 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

**NEWMARK**





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# EXECUTIVE SUMMARY

865 Isabella Street is a ±53,793-square-foot, three-story industrial building that includes a substantial basement area (±17,931 SF). Originally constructed in the 1940s as an armory to support wartime efforts, the property has more recently housed several garment and outdoor apparel businesses. Featuring open floor plates, durable concrete construction, and an industrial freight elevator, making the building is well-suited for a wide range of potential uses. Its convenient location, within walking distance of Downtown Oakland, public transit, and bike routes, and with direct access to five major highways, makes it a truly unique offering. Featuring prime, high-visibility frontage along West Grand Avenue, the property is ideally situated just one mile from I-880, I-80, and the Bay Bridge entrances.

## PROPERTY INFORMATION

Property Address	865 Isabella Street Oakland, CA 94607
Asking Price	\$4,995,000. (\$92 / Sq Foot or \$69/ Sq Foot with Basement Sq Footage)
APN	3-19-9-1
City & County	Oakland, Alameda
Zoning	<ul style="list-style-type: none"><li>• CC-2</li><li>• Community Commercial Zoning</li><li>• 65' Max Height Limit (Potentially Higher with optional S-13 Affordable Housing Combining Zoning - Density Bonus)</li><li>• Opportunity Zone – Yes</li></ul>
Current Use	Light Industrial-Manufacturing, Apparel

## SQUARE FOOTAGE

Building	±53,793 SF plus additional Basement Area ±17,931 SF ±71,724 Total SF
Land	±39,181 SF/.90 Acres

PLEASE CONTACT LISTING TEAM FOR SALES PRICE AND LEASE RATE







## Oakland, California

located on the east side of the San Francisco Bay, is a vibrant, diverse city known for its rich history, cultural attractions, and thriving arts scene. As one of the major West Coast ports, Oakland has been a hub for commerce and transportation, contributing to its rapidly expanding real estate market and dynamic urban development. The city features a variety of charming neighborhoods, from the historic Victorian homes of the Piedmont Avenue district to the bustling Uptown area, filled with modern condos and lively entertainment venues.



## 2ND FLOOR OFFICE SPACE



71,724

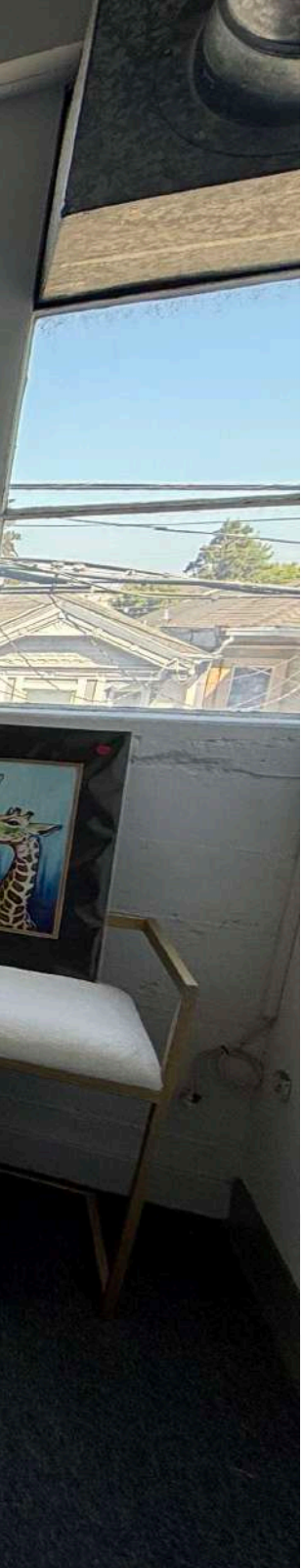
RENTABLE SQUARE FEET

1941

YEAR BUILT

ENTIRE BUILDING

AVAILABLE FOR AN OWNER-OCCUPANT



# PROPERTY OVERVIEW

## Current Use & Conditions

Working within the building envelope, the property offers many options for an owner-use or investor.

- The property can continue to remain as-is with open floorplates. This option does not maximize the rental income potential.
- The floorplates could be divided into suites to serve more tenants and command a higher per square foot rent for a variety of manufacturers, artists, makers or light industrial users.
- The floorplates could also be separated to serve a live/work, or work/live tenant base, and increasing the cost per square foot. There is demand for these types of uses, and with remote work accommodations, entrepreneurs, and small businesses see an opportunity to save money by combining living and working spaces.
- An investor, or developer, could continue to employ one of the strategies above while planning and entitling the upper airspace of the property for a future use. This will ultimately maximize value by increasing the income generated in the existing building, and planning for future development. It also allows a new owner to see the direction of market trends and future needs. The ±18,000 SF basement area can be reimagined for a variety of uses.

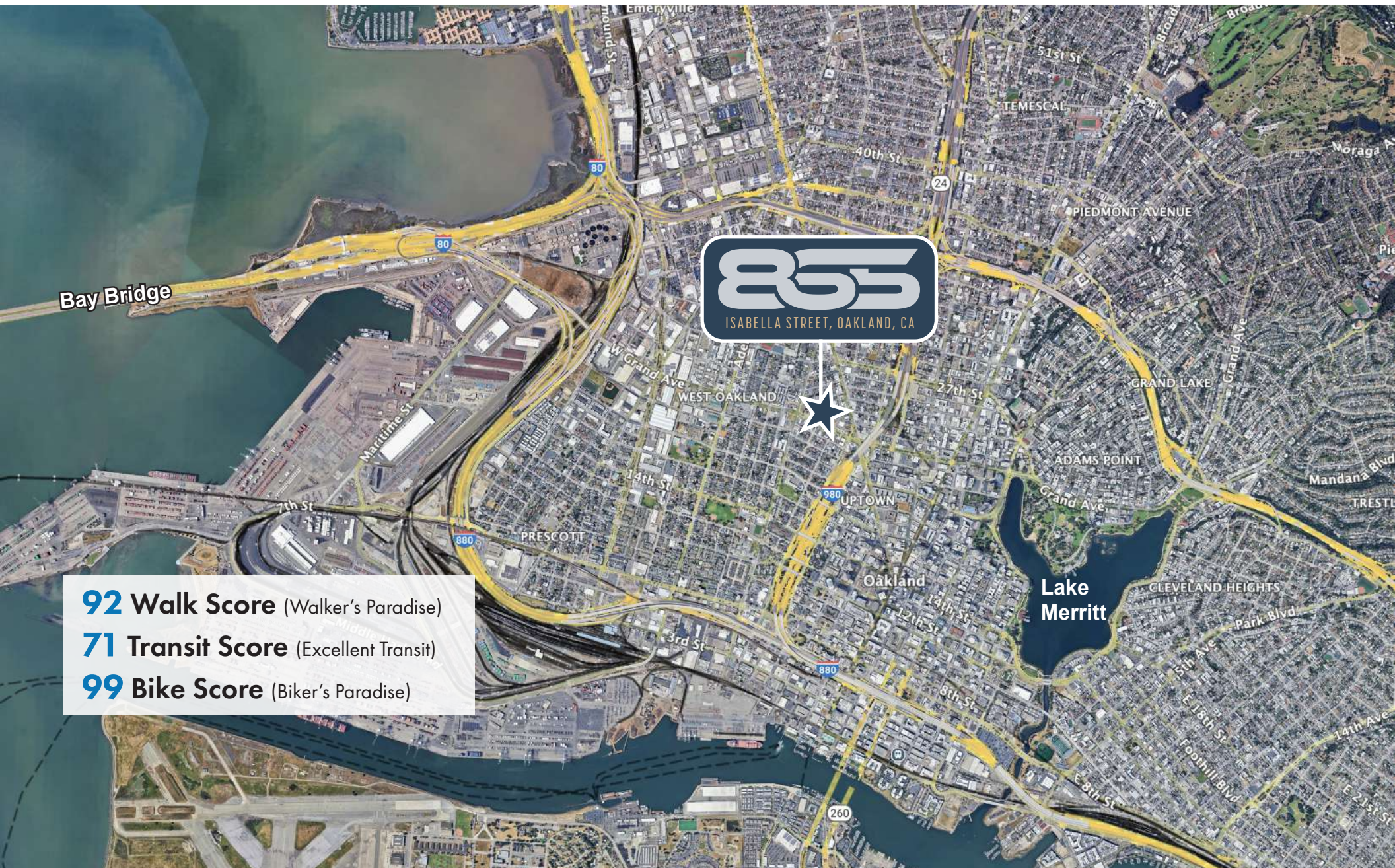
## Lease

The current tenants have month-to-month leases in place, and can vacate with 60-Days notice.

Floor	User	Notes
1st Floor ±17,931 SF	Vacant	Loading Dock, Offices, Main Floor, Bathrooms, Side Rooms
2nd Floor ±17,931 SF	Vacant	Offices, Break Rooms, Bathrooms, Open Floor
3rd Floor ±17,931 SF	Month to Month Tenant	Lease term of m-t-m leases Currently Used for Garment Storage
Basement ±17,931 SF	Month to Month Tenant	Garment Fabrication File Storage, Loading Dock Slide to Basement



# AERIAL MAP



**92 Walk Score** (Walker's Paradise)  
**71 Transit Score** (Excellent Transit)  
**99 Bike Score** (Biker's Paradise)

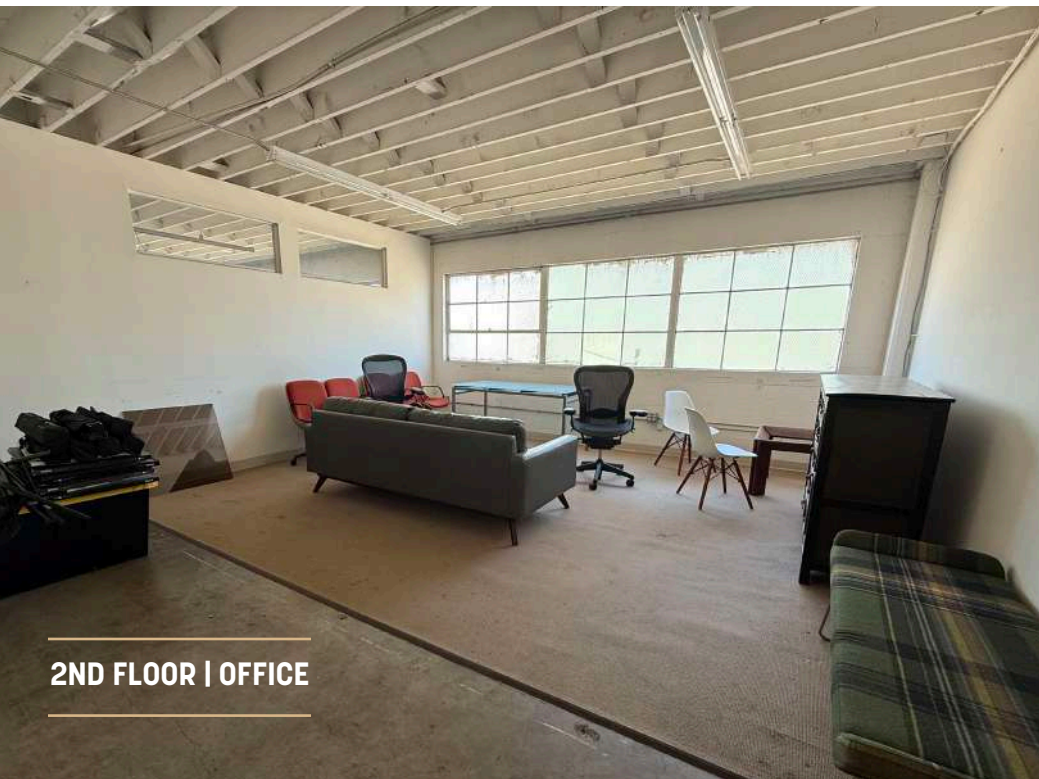




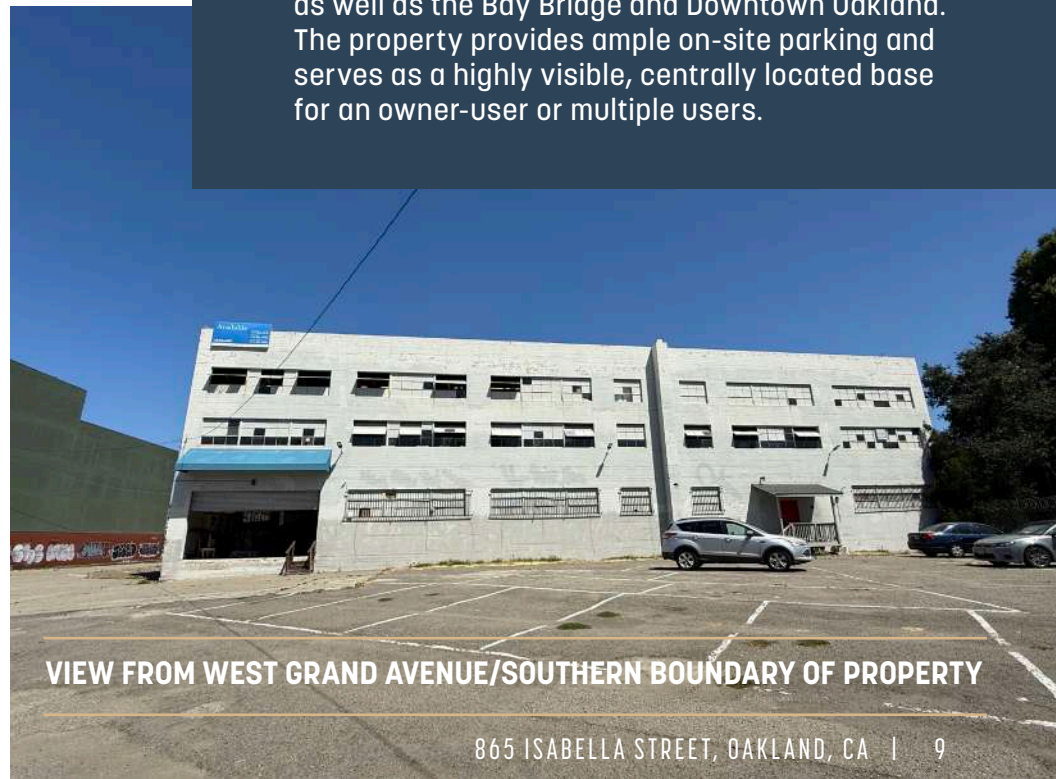
2ND FLOOR | MAIN FLOOR

## Ideal Location

865 Isabella offers excellent connectivity with direct access to Highways 580, 880, 24, and I-80, as well as the Bay Bridge and Downtown Oakland. The property provides ample on-site parking and serves as a highly visible, centrally located base for an owner-user or multiple users.



2ND FLOOR | OFFICE



VIEW FROM WEST GRAND AVENUE/SOUTHERN BOUNDARY OF PROPERTY



# PARCEL MAP

## Opportunity Site:

The adjacent parcels, 800 West Grand Avenue, vacant land (next door), consists of 2 Parcels totaling 29,704 SF (.68 Acres) which may be purchased under a separate purchase agreement can be acquired to create a much larger development opportunity.

865 Isabella Street, Oakland 94607  
APN: 3-19-9-1

Adjacent Parcels Available for Purchase Separately:  
800 West Grand Avenue, Oakland 94607  
APNs: 3-19-3 & 3-19-4





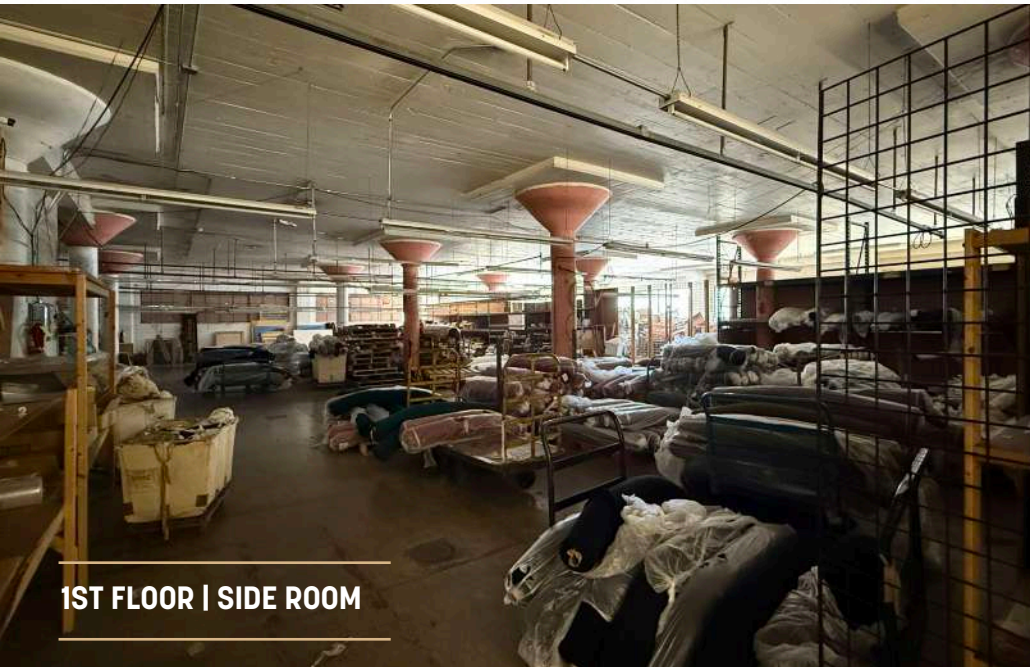


1. Moxy Oakland Downtown
2. Kissel Uptown
3. Ramada by Wyndham
4. Hampton Inn
5. Marriott
6. AC Hotel By Marriott
7. Courtyard by Marriott

- ## HOTELS
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  2. Kissel Uptown
  3. Ramada by Wyndham
  4. Hampton Inn
  5. Marriott
  6. AC Hotel By Marriott
  7. Courtyard by Marriott



# Photos







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ISABELLA STREET, OAKLAND, CA

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