



# OFFERING MEMORANDUM

1405-1415 WEBSTER STREET | OAKLAND, CA

10,000± SF MIXED-USE BUILDING (RETAIL & OFFICE)

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*Offered Exclusively By Lee & Associates Oakland & LCB Associates*

BEN JONES, Principal  
bjones@lee-associates.com  
510.903.7606 | LIC. 01758720

DAVE MCCARTY, Principal  
dmccarty@lee-associates.com  
510.903.7601 | LIC. 01748283

BRAD BANKER, Principal  
bbanker@lcbassociates.com  
925.212.3427 | LIC. 01985920



# EXECUTIVE SUMMARY

1405-1415 Webster St is a two story building located in the heart of downtown Oakland. With a walk score of 100, 1405-1415 Webster offers a buyer the opportunity to own a building centrally located in Oakland's CBD that is only a three block walk to the City Center BART Station. This boutique building is in the core area of significant new residential construction between Oakland's City Center and Lake Merritt districts. Oakland's solid transportation infrastructure has allowed it to benefit from tenants moving across the bay from San Francisco. The ground floor retail portion of the building is 100% leased with second floor office space above.

1405-1415 Webster St provides good size floor plates that offer flexible options for dividing spaces as needed to accommodate single or multiple tenant layouts. The current owner has added a secure entry system and has upgraded the HVAC. The short term office leases make this a perfect building for an owner/user looking to take advantage of an SBA loan or for a value-add investor wanting to lease up the property or eventually redevelop the site.



# PROPERTY INFORMATION

PRICE:	\$3,550,000
LOCATION:	1405-1415 Webster Street Oakland, CA
APN:	8-624-38
NEIGHBORHOOD:	Downtown Oakland
YEAR BUILT:	Circa 1924
SIZE:	10,000±
FLOORS:	Two (2)
OCCUPANCY:	71.8%
CONSTRUCTION TYPE:	Masonry



**1405-1415 WEBSTER ST.  
OAKLAND, CA**

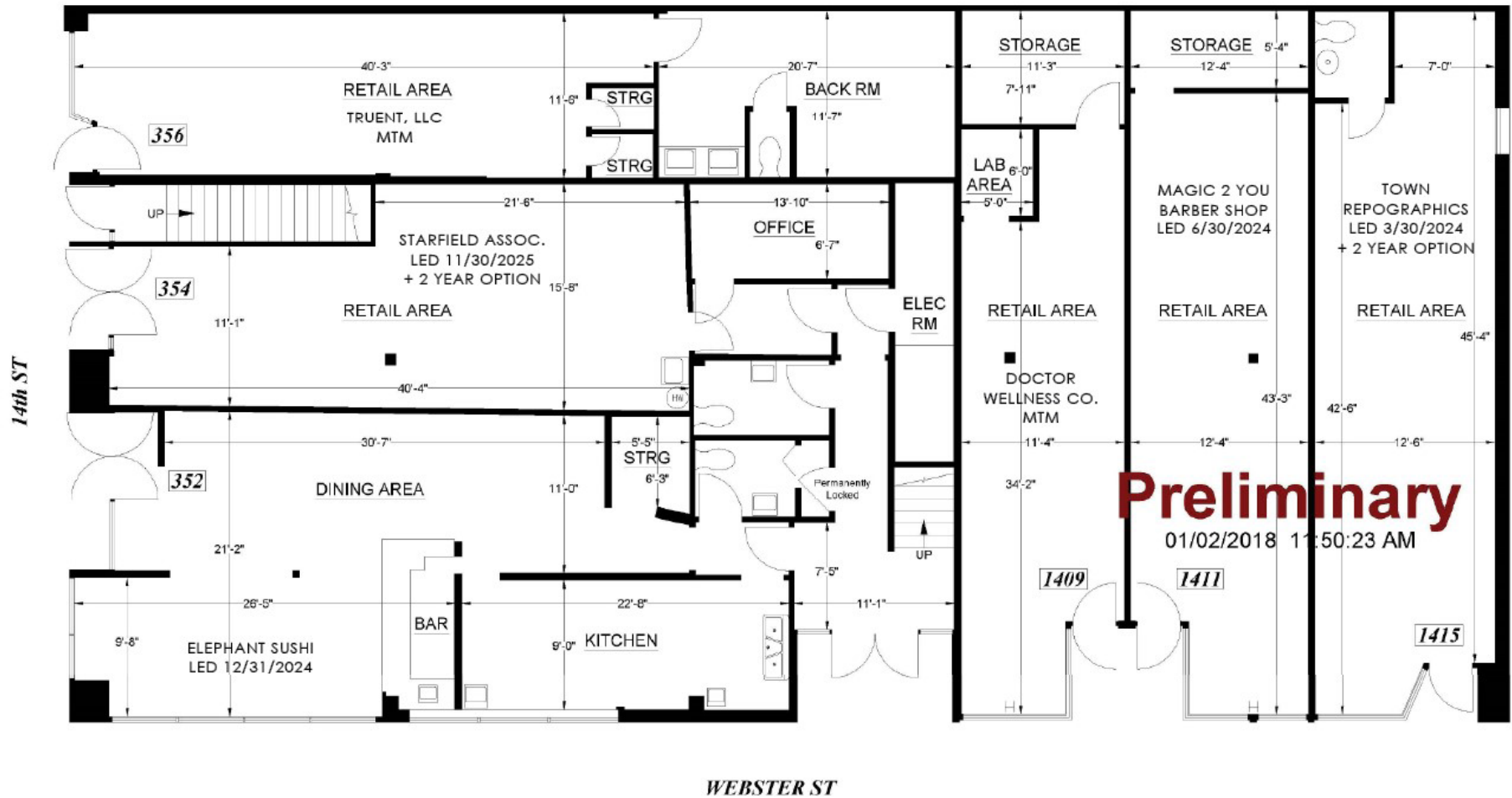
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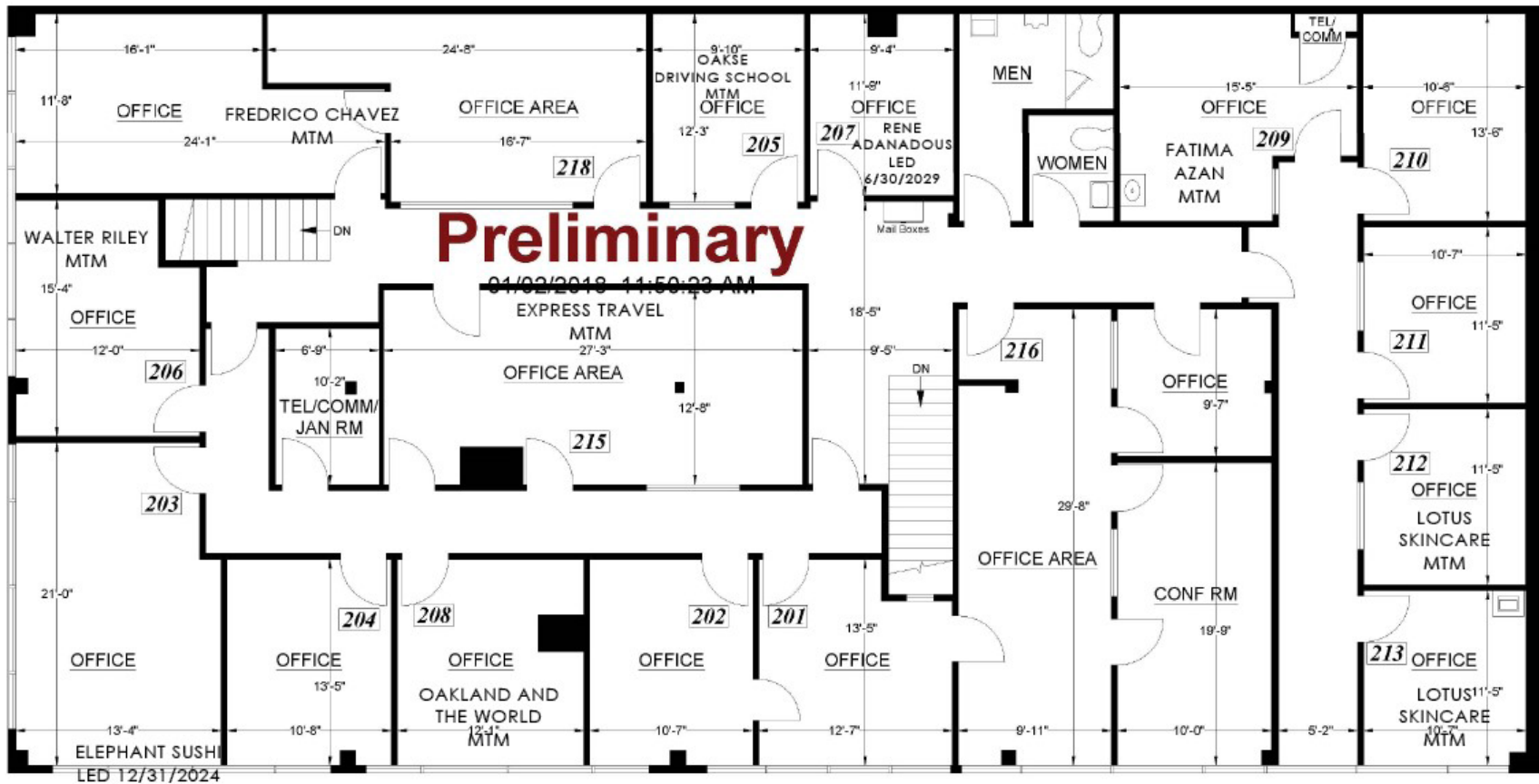
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# FIRST FLOOR PLAN







# SECOND FLOOR PLAN



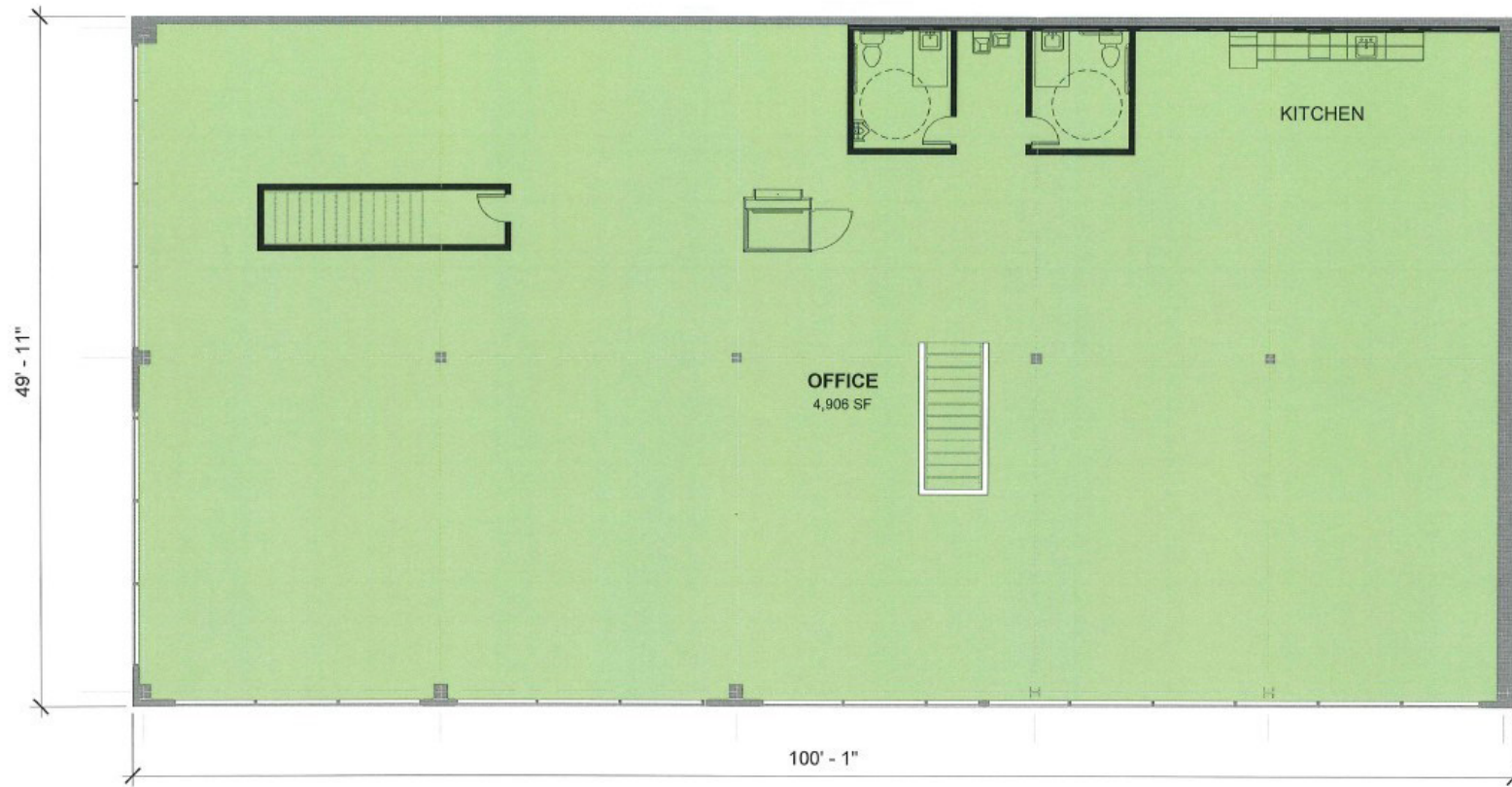
# PROPOSED FIRST FLOOR PLAN







## PHASING LEGEND

	EXISTING WALLS TO REMAIN		NEW WALLS
	EXISTING ELEMENT TO REMAIN		NEW ELEMENT

# PROPOSED SECOND FLOOR PLAN ONE TENANT

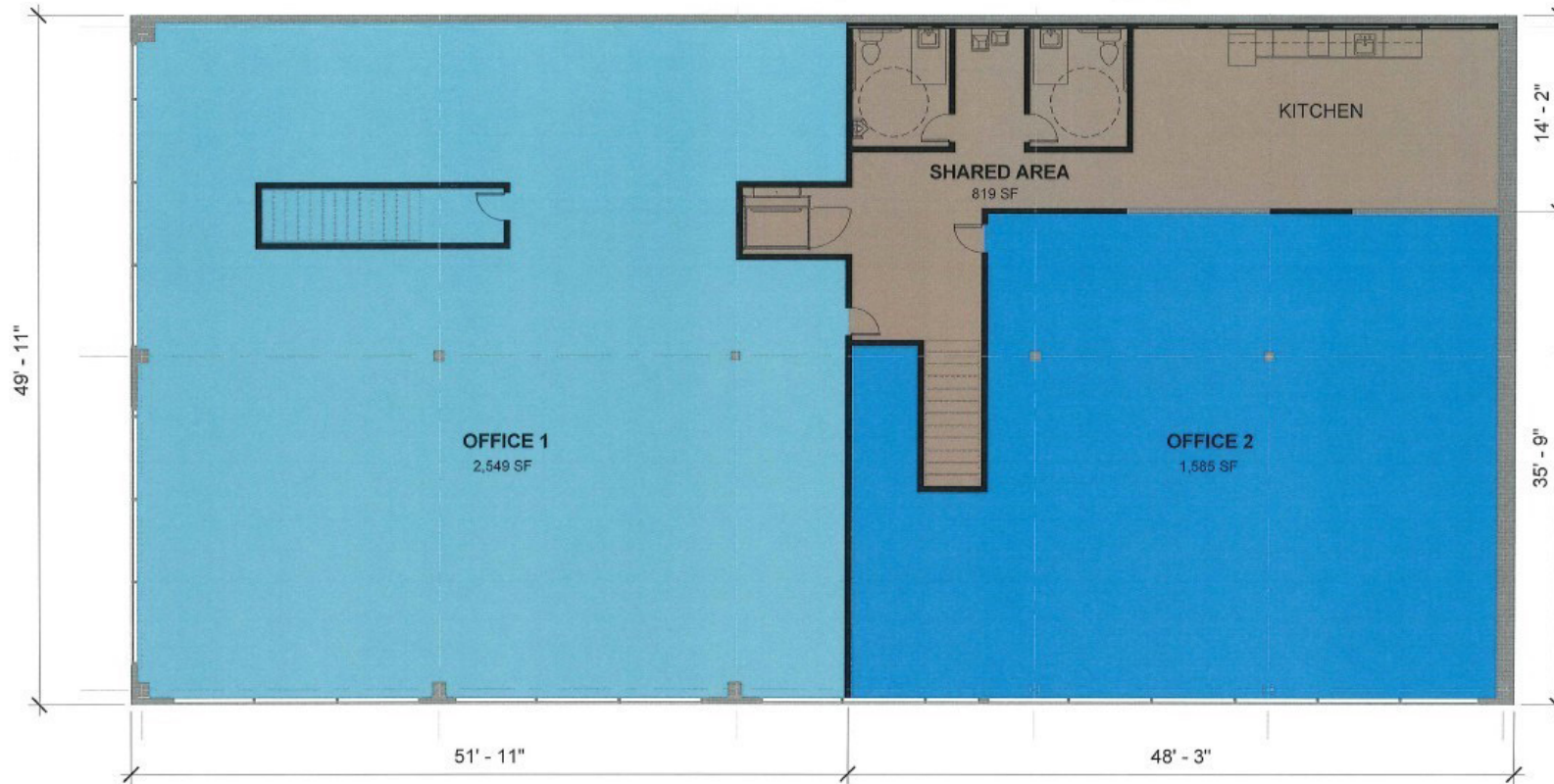


## PHASING LEGEND





- |  |   |
|--|---|
|  EXISTING WALLS TO REMAIN   |  NEW WALLS   |
|  EXISTING ELEMENT TO REMAIN |  NEW ELEMENT |



# PROPOSED SECOND FLOOR PLAN TWO TENANTS



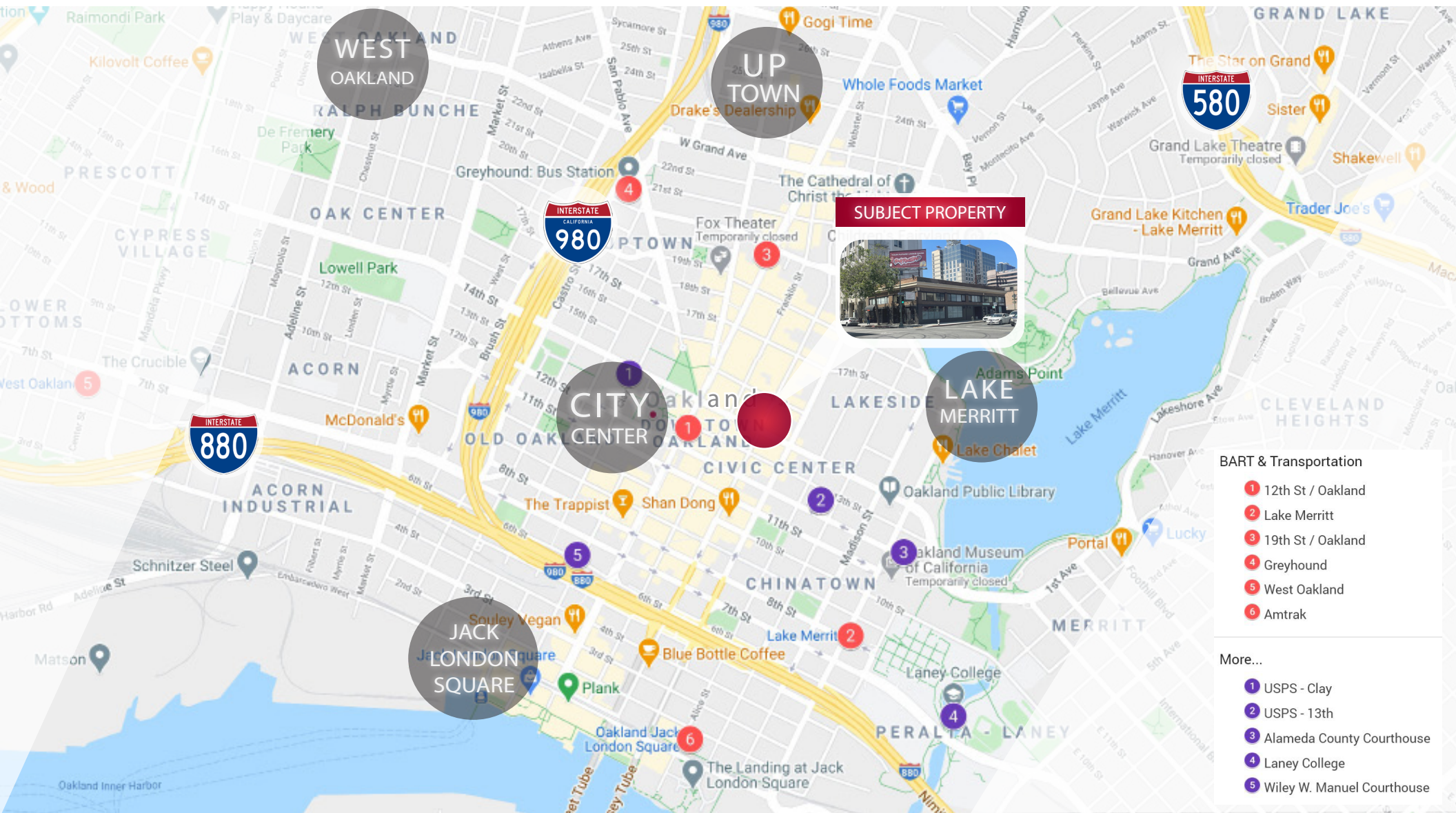
## PHASING LEGEND

- |  |   |
|--|---|
|  EXISTING WALLS TO REMAIN   |  NEW WALLS   |
|  EXISTING ELEMENT TO REMAIN |  NEW ELEMENT |

# TRANSIT FRIENDLY & AMENITY RICH LOCATION

1405 - 1415 Webster Street offers an exceptional Downtown Location that is only a 3 block walk to City Center BART Station. The prime downtown location has easy access to bus lines and multiple freeways. Downtown Oakland has undergone a building boom for apartments and condo units providing ample housing for employees and there are plentiful dining options all within the immediate area.

The subject property is just two blocks from Broadway, downtown Oakland's main thoroughfare. There are ample restaurants, night life, and a concert venue all within easy walking distance. Jack London Square, with its many restaurants, breweries, and wineries is an easy bus ride or a 10 minute walk. There are also numerous court houses and Oakland's City Hall nearby making 1405 - 1415 Webster a prime location for law firms as well as creative users.



### BART & Transportation

- 1 12th St / Oakland
- 2 Lake Merritt
- 3 19th St / Oakland
- 4 Greyhound
- 5 West Oakland
- 6 Amtrak

### More...

- 1 USPS - Clay
- 2 USPS - 13th
- 3 Alameda County Courthouse
- 4 Laney College
- 5 Wiley W. Manuel Courthouse

PORT OF  
OAKLAND



ATLAS: 633 UNITS  
WEBSTER ELEVEN: 333 UNITS  
1510 WEBSTER: 236 UNITS  
(UNDER CONSTRUCTION)

CITY  
CENTER

WEBSTER  
ELEVEN  
APPTS

ATLAS

SUBJECT PROPERTY



1510  
WEBSTER

HARRISON STREET

WEBSTER STREET

