



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

401 Roland Way Oakland, CA

Rare Large Owner/User Opportunity with Steady In-Place Rental Revenue

\$4,800,000

RBA: ± 38,902 RSF
Lot: ± 81,457 SF Lot

Price/SF: \$123/SF

Land Price/SF: \$59/SF

Approximately 18,167 SF
Available for an Owner/User
on the Ground Floor.

Another +/- 3,012 SF Available
on the 2nd Floor.
Total Available: 21,179 SF



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401 Roland Way

PROPERTY SUMMARY

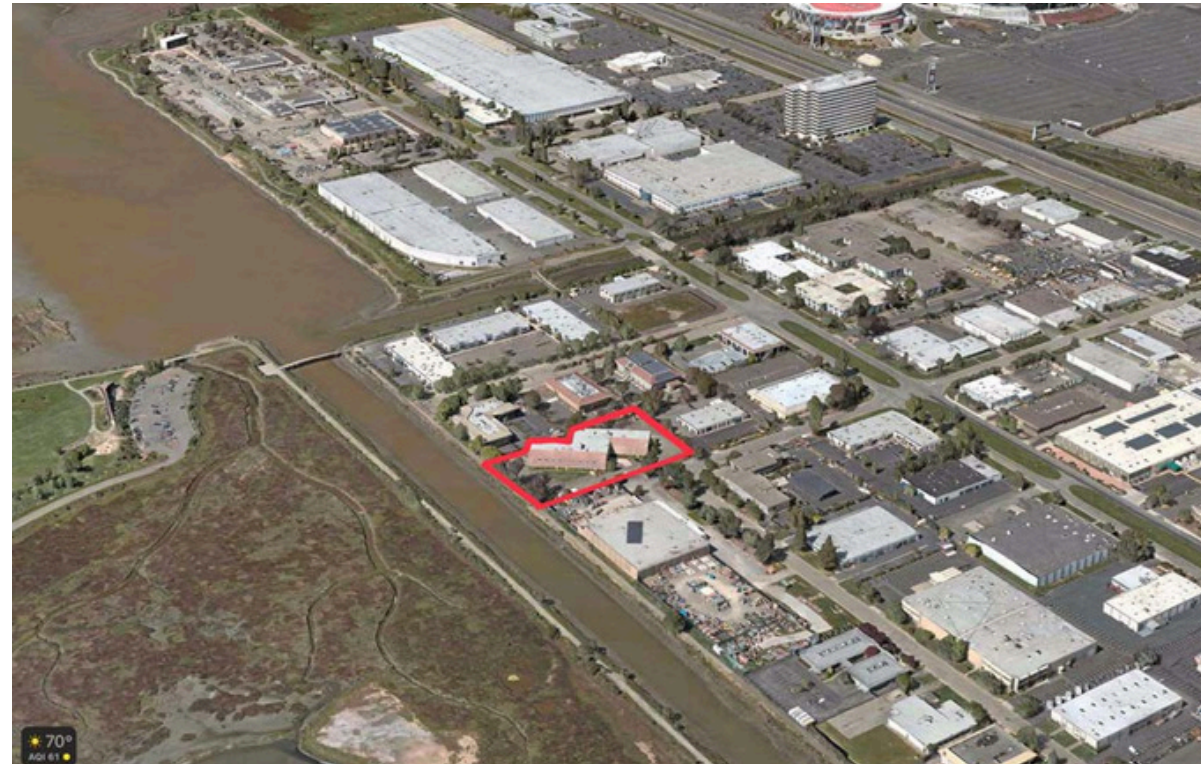
\$4,800,000



California Capital & Investment Group is pleased to present this rare owner/user and multi-tenant office investment opportunity located in the Oakland Airport Submarket. 401 Roland Way boasts approximately 21,179 SF of vacant space which allows an owner/user the unique opportunity to occupy a large portion of space and collect rent from the remaining tenants. This asset also provides investors immediate revenue while also allowing for plenty of upside by increasing rents to fair market value overtime. Ample tenant parking and a quiet work environment next to the San Leandro Creek trail and near the Bay are added bonuses. Current ownership has recently invested significant capital into upgrading the HVAC system and repainting the property.

Property Details

Address:	401 Roland Way Oakland, CA 94621
County:	Alameda
Assessor Parcel Number:	42-4430-1-24
Year Built:	1983
Building Size:	±38,902 RSF
Parcel Size:	±81,457 SF
Zoning:	Port
Vacancy:	± 21,179 SF
Occupancy:	± 17,723 SF
Price/RSF:	\$123/RSF
Land Price/SF:	\$59/SF



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PROPERTY HIGHLIGHTS

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- Rare large owner/user opportunity
- Two-Story Office Building - Elevator Served
- Approximately 120 parking spots (3 parking spaces per 1,000 SF)
- Substantial Upgrades to the Building systems - brand new HVAC system installed with off-site app control to tenant spaces
- Recent Improvements to common area including flooring and paint





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FINANCIAL SUMMARY

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Redacted Rent Roll
Financial Analysis
Proforma



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PICTURES (EXTERIOR)

\$4,800,000



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PICTURES (INTERIOR)

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ADDITIONAL LINKS

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[Parcel Info](#)

[Port Zoning](#)

[Assessor's Map/Plat Map](#)

[Parcel Overhead](#)




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LOCATION OVERVIEW LANDMARKS & AMENITIES

- Popular relocation market; as businesses are priced out of downtown Oakland, the airport region has become a popular landing spot
- Very close to I-880, Coliseum, BART, OAK Airport, East 14th St, and Hegenberger
- Located in both the Opportunity Zone and Green Zone
- Quiet Environment surrounded by the San Leandro Creek Trail
- Many different food options within a 2 minute drive with several new locations in development
- Parking Ratio: 3 spots/1,000 SF

± 15 minute walk to Coliseum BART station;
± 4 minute drive



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