

3301-3303 San Pablo Avenue
OAKLAND, CA

FOR SALE
\$1,250,000



FULLY LEASED COMMERCIAL BUILDING WITH PARKING LOT

6.6% Cap Rate

URBANGROUP
REAL ESTATE

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SALES AND INVESTMENT TEAM

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Investment Sales

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INVESTMENT SUMMARY

As exclusive agents, Urban Group Real Estate is pleased to present 3301-3303 San Pablo Avenue, Oakland, CA for purchase.

3301-3301 San Pablo Avenue is a fully leased 3,078 square foot commercial building on a 6,898 square foot parcel. This expansive property offers a distinctive commercial footprint, featuring an industrial-sized kitchen, large prep area, refrigeration, spacious storage areas, office space, two (2) restrooms, four (4) rollup doors and a substantial exterior loading and parking area.

This property is conveniently located in a dynamic community known for its creative and entrepreneurial spirit, making it highly sought after. With its proximity to major freeways and the San Francisco Bay Bridge, it's an ideal choice for investors looking for excellent connectivity and accessibility.

About the Tenant

Salt & Honey Catering and Events has occupied the property since May 2020. The lease is on a triple net basis with rent escalations of 3% per annum. Their lease term is through January 31, 2027, plus one (1) five (5) year option at Fair Market Value.

saltandhoneycatering.com

At Salt & Honey, we believe every occasion should be a celebration! We are passionate about creating fun, memorable and effortless events. Located in the San Francisco Bay Area, we service all parts of the greater Bay Area from Napa to Silicon Valley.

Our approach is simple: Take the best ingredients at the height of their season and let them shine. We believe using locally sourced and sustainably raised-and-caught produce, meat and seafood creates the best meals that are satisfying for the palate and responsible for the environment. Our style is driven by the bounty of Northern California, finding inspiration in Mexican, French, Italian and Caribbean flavors.

Our dedicated team believes in sourcing seasonal ingredients, working with professional and service-oriented staff and creating simple, rustic and elegant presentations.




salt & honey
Catering & Events

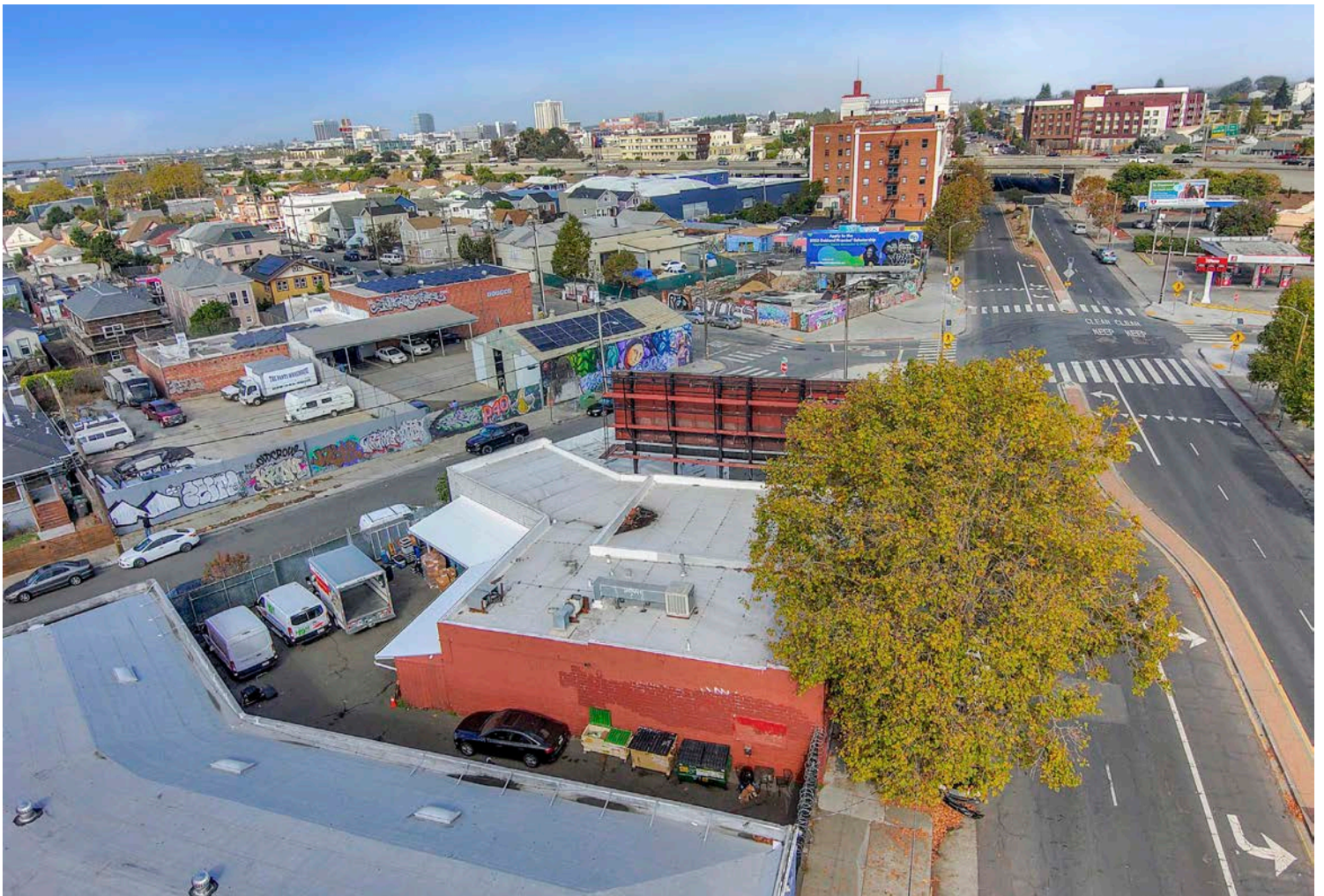
INVESTMENT SUMMARY

Zoning

RU-5 Urban Residential - 5 Zone. The intent of the RU-5 Zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise, and high rise residential structures and ground floor neighborhood businesses on the City's major corridors.

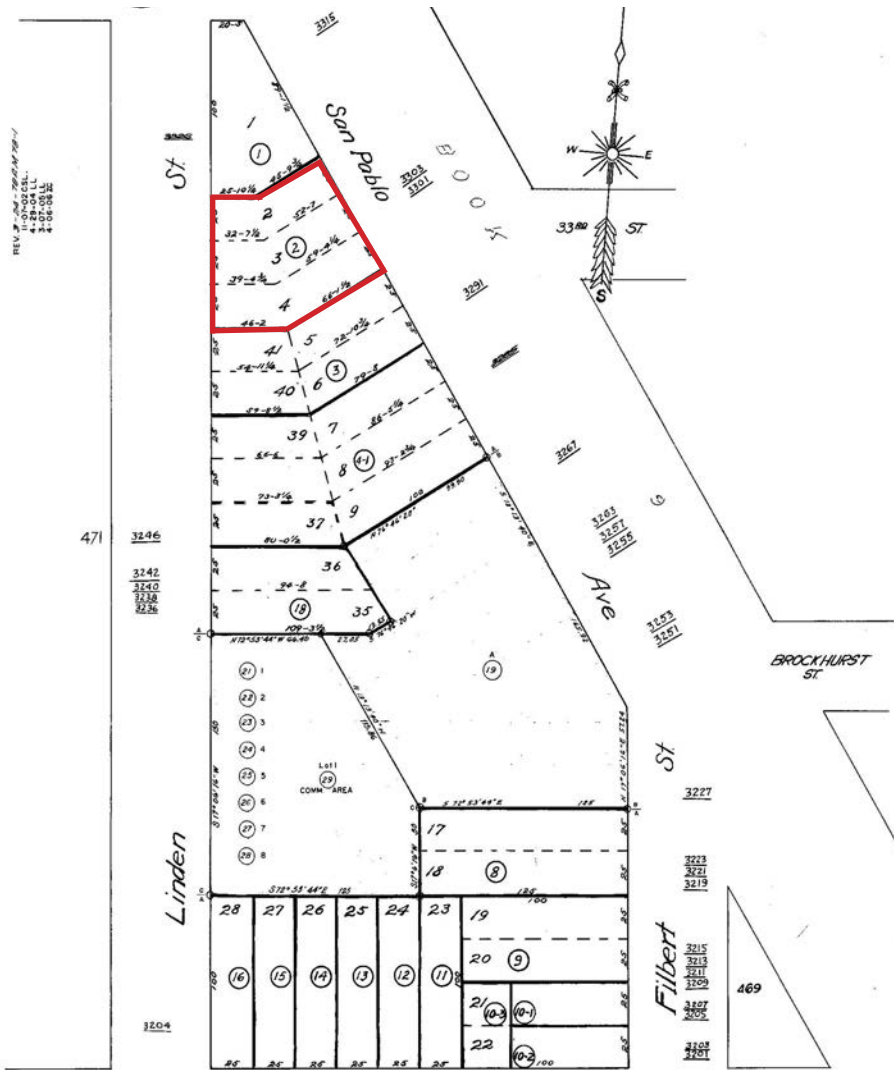
THE PERKS:

- ✓ Fully leased with well-established Tenant
- ✓ Triple Net Lease
- ✓ 6.6% Cap Rate
- ✓ Large Parking Lot
- ✓ Well-maintained property
- ✓ Close proximity to SF/Bay Bridge and major freeways



PROPERTY OVERVIEW

Address	3301-3303 San Pablo Avenue, Oakland, CA
APN	5-470-2
Zoning	RU-5
Building Size	3,078 SF
Parcel Size	6,898 SF
Year Built	1925
Construction	Masonry



FINANCIAL OVERVIEW

Price	\$1,250,000
Building Sq Ft	3,078
Parcel Sq Ft	6,898
\$/PSF	\$422
Cap Rate	6.6%
GRM	15.26
Base Rent	\$81,912
Additional Rent	\$26,190

Annual Gross Income	\$108,102
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Annual Operating Expenses

Property Tax (1.3771% of Purchase Price)	\$17,214
Insurance	\$8,976
PG&E	\$0
Trash	\$0
Water	\$0
Vacancy	\$0
Total Expense	\$26,190

Net Operating Income	\$81,912
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Tenant	Type	Sq Ft	Monthly Rent	\$/PSF	
Salt & Honey Catering	Kitchen	3,078	\$6,826	\$2.22	Lease thru 1/31/27 w- 1-5 yr option FMV

The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by broker or Seller. All Buyers should use their own estimates.

PROPERTY PHOTOS

INTERIOR



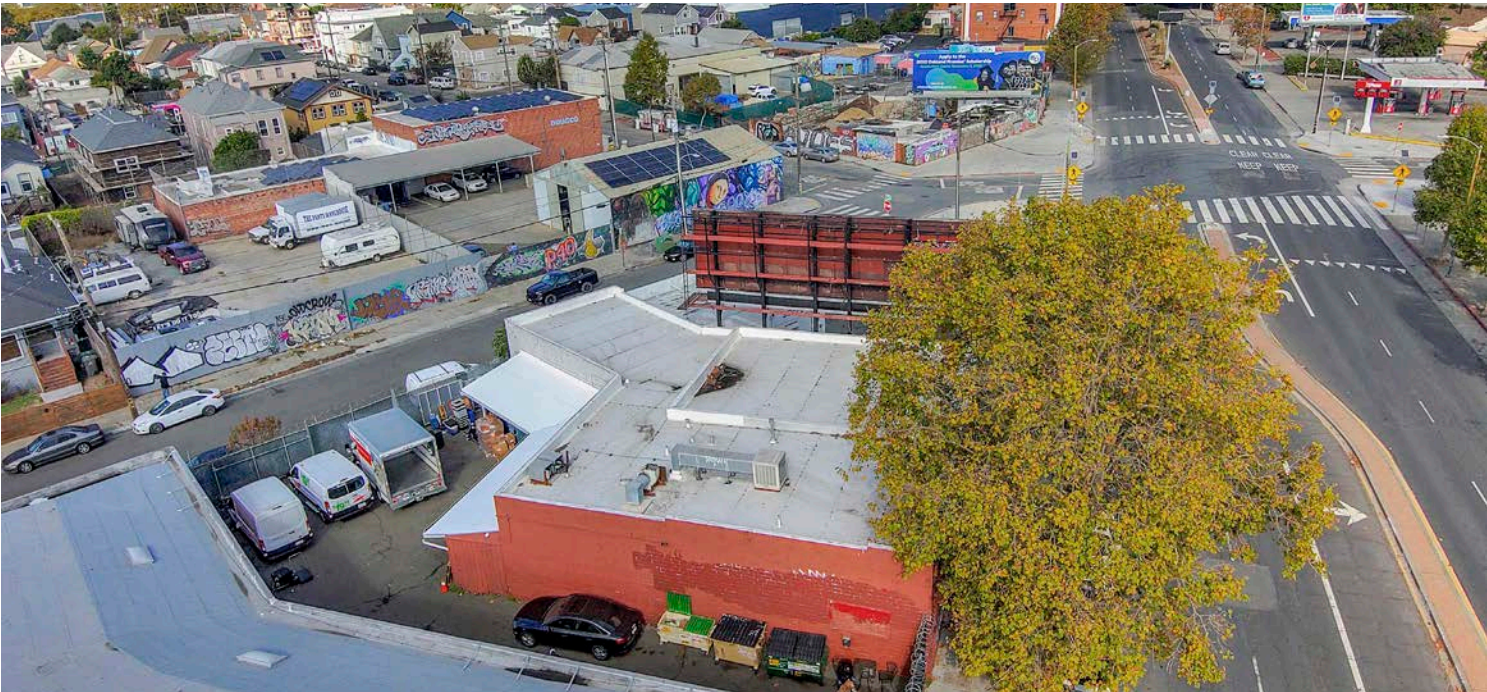
PROPERTY PHOTOS

INTERIOR



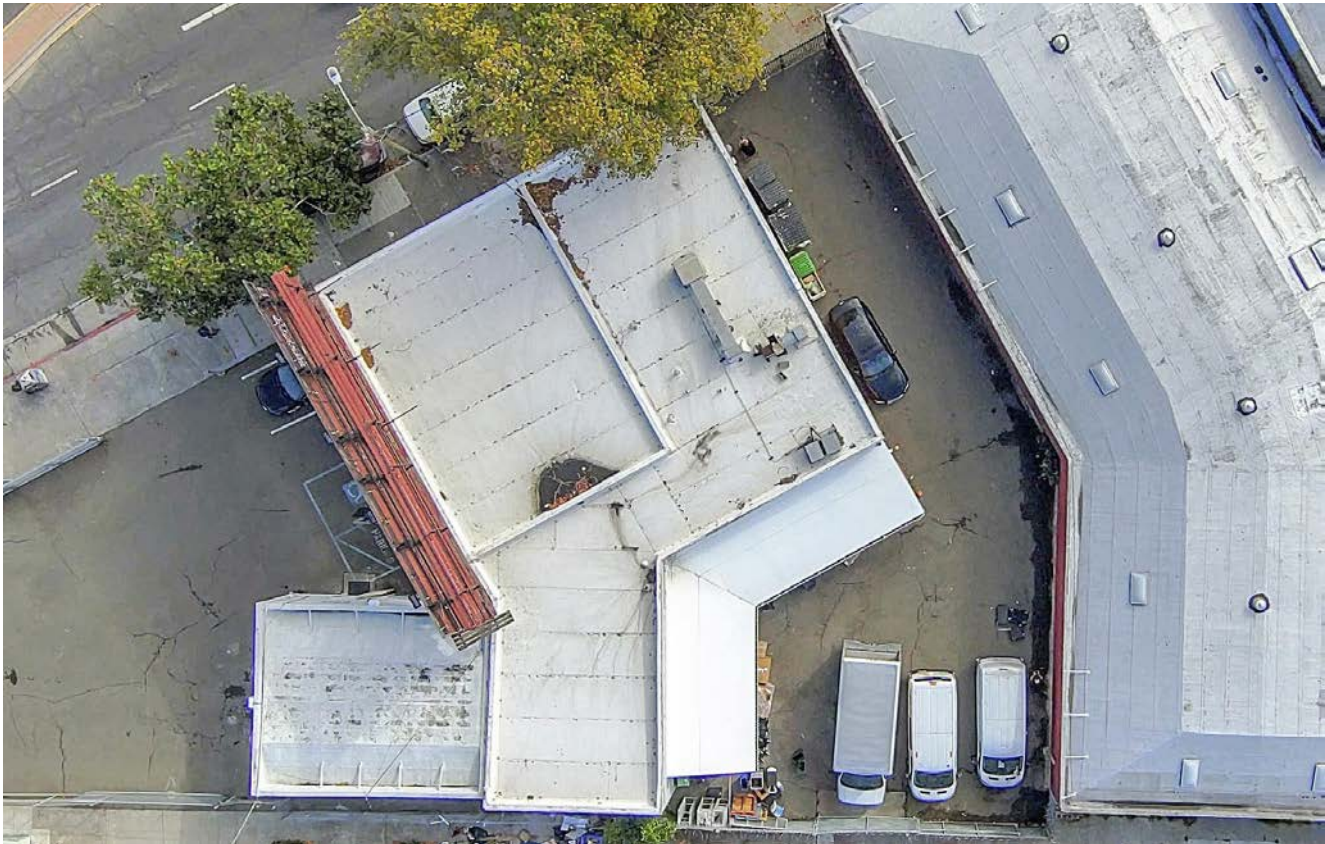
PROPERTY PHOTOS

EXTERIOR



PROPERTY PHOTOS

AERIALS



Area Overview: Oakland

Perched on the eastern edge of the San Francisco Bay, Oakland is a city where cultural diversity meets entrepreneurial innovation. Its skyline, a mix of historic landmarks and modern marvels, mirrors the blend of heritage and forward-thinking spirit. In Oakland, art thrives in galleries and theaters, and the culinary scene tantalizes taste buds with diverse flavors. This city is a hub for tech pioneers, fostering creativity in co-working spaces and startups. Oakland's commitment to sustainability is evident in its green initiatives, complementing its vibrant neighborhoods, from downtown's bustling energy to the tranquility of Lake Merritt. Beyond its skyline, Oakland is a living mosaic of people, a community where inclusivity and resilience define its essence, making it a beacon of endless opportunities and creativity.



THE NEIGHBORHOOD



Confidentiality Statement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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