

NEW CONSTRUCTION  
COMMERCIAL CONDOS FOR SALE

[liveoakip.com](http://liveoakip.com)

# LIVE OAK

INDUSTRIAL PARK

WORK LOCAL



LIVE FULLY

5350 LIVE OAK AVENUE  
OAKLEY, CA 94561

 CUSHMAN &  
WAKEFIELD





# Work Local. Live Fully.

Welcome to Live Oak Industrial Park, a one-of-a-kind opportunity to own flexible, modern commercial condos in Oakley, CA. With customizable layouts, private fenced yards, and excellent freeway access, you can grow your business while staying rooted in the community you call home. Whether you're an owner-operator or investor, these units offer unmatched value in a market with nothing else quite like it.

**16 BRAND-NEW COMMERCIAL  
CONDOS (4,000 SF EACH)  
ACROSS 8 BUILDINGS**



**FIRST DELIVERIES  
EXPECTED Q1 2026**

- Customizable floor plans and layouts
- Convenient access to Highways 160 & 4
- 80 on-site parking spaces, including EV and ADA
- Flexible Light Industrial Zoning allows a multitude of industrial, commercial, retail, auto-related and warehousing uses

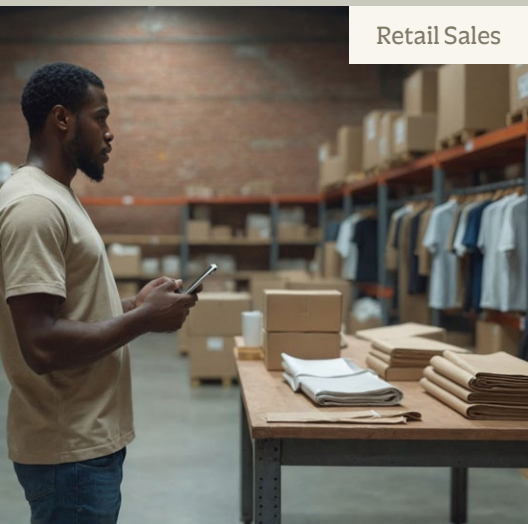


[Oakley Light Industrial Zoning](#) ➤

[Retail Business Zoning](#) ➤

[liveoakip.com](https://liveoakip.com)





Retail Sales



Contractor's Warehouse



Professional Office

# Examples of Approved Uses

Current LI zoning allows for a variety of commercial, industrial, and retail uses. Final use is subject to city permitting and licensing approval.



Auto-Related



Warehousing/Storage



Food & Beverage



Recreational



Medical & Dental Office



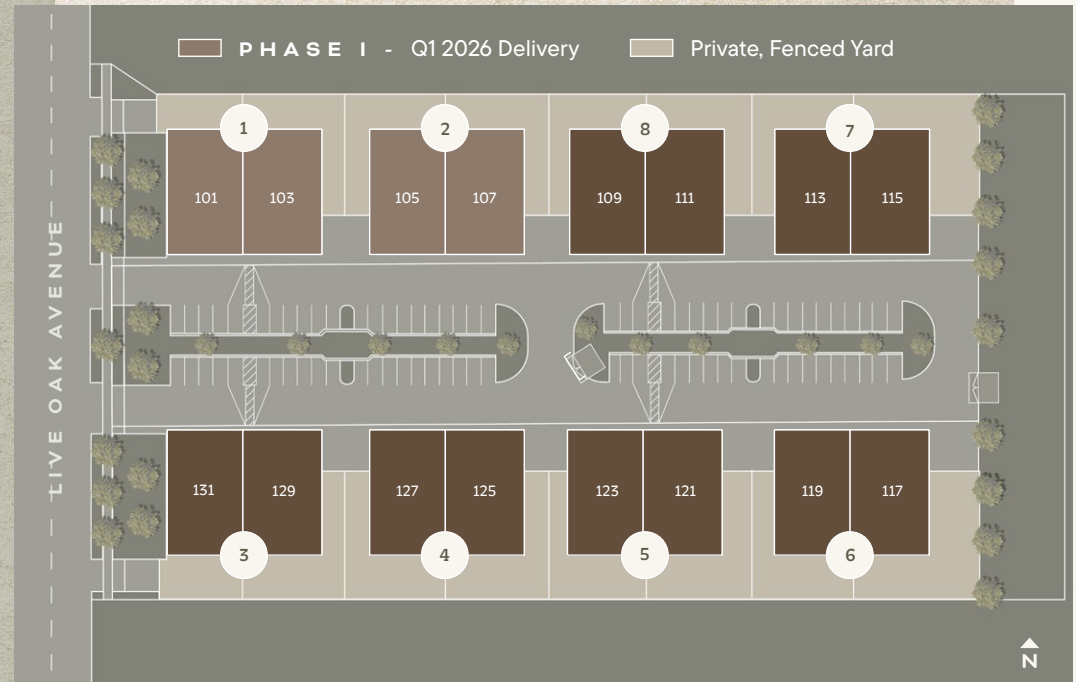
# Where Your Business Can Finally Feel at Home

These customizable commercial condos are thoughtfully designed with the features you need and the comfort you didn't know you were missing. It can be a space that works for your business and your life.

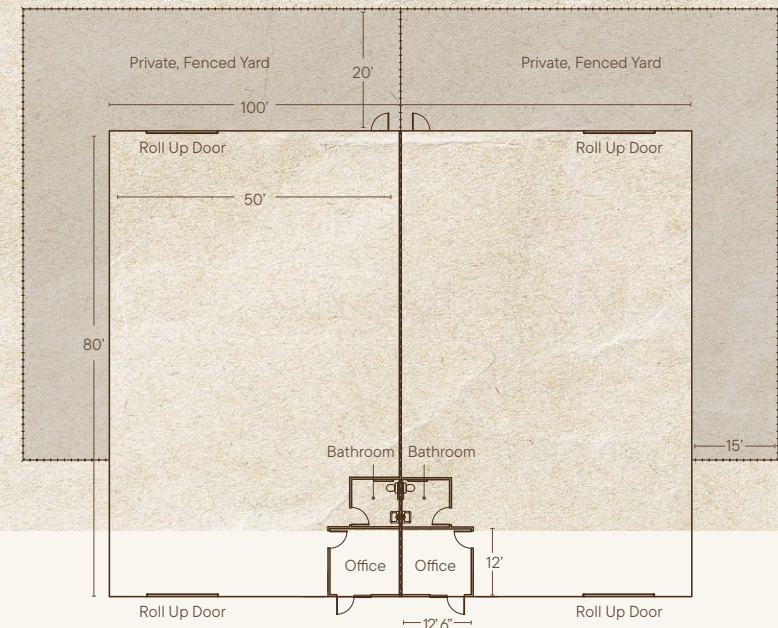
**ASKING \$1,200,000 PER UNIT**  
**PRICE: (\$300/SF)**

**BUILDING 8,000 SF (DIVISIBLE INTO**  
**SIZE: TWO 4,000 SF UNITS)**

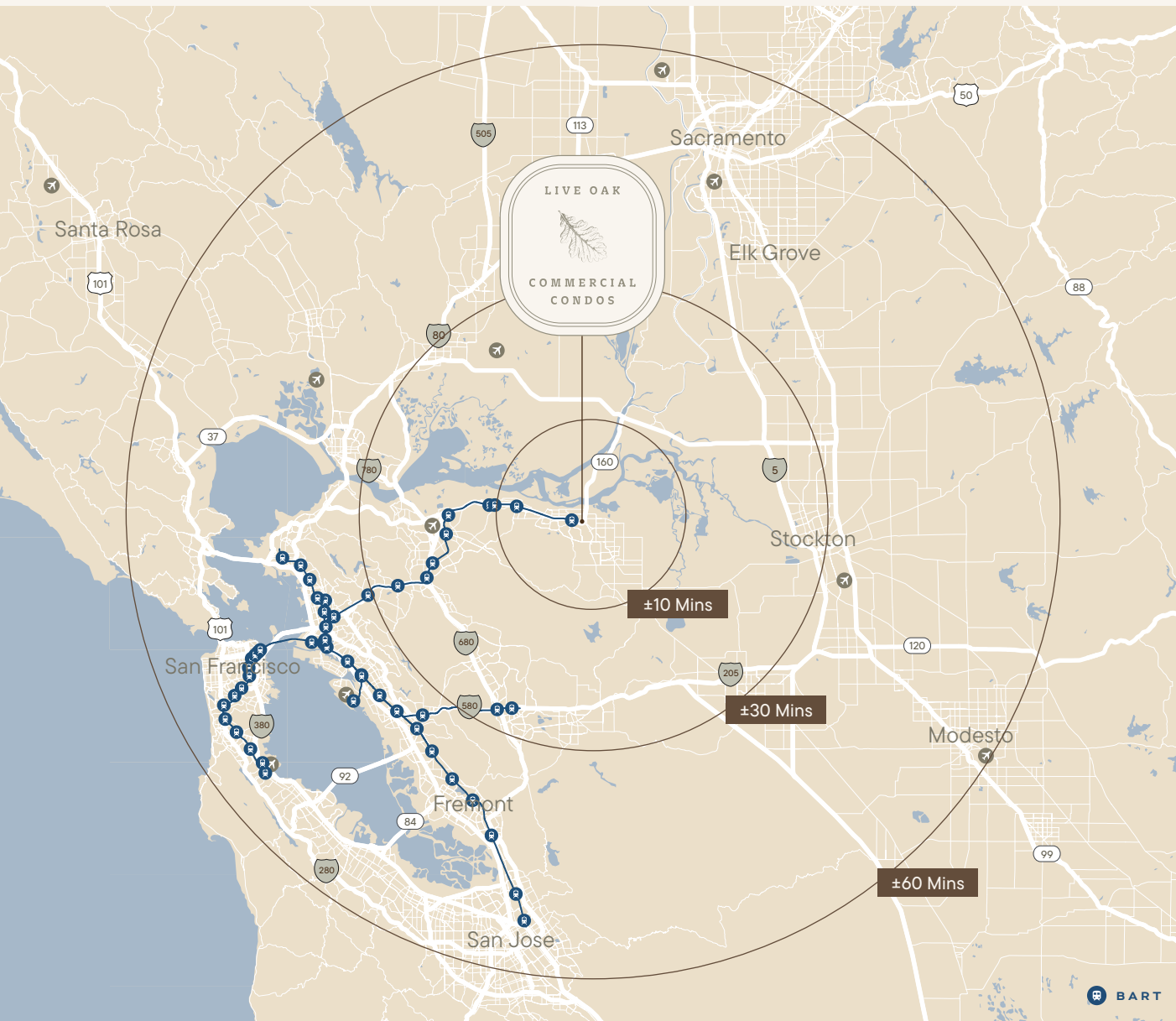
- Private, fenced, and paved yard area
- 1.25/1000 SF parking ratio (5 spaces per condo)
- 4 ADA, 17 EV-charging
- Two (2) grade level loading door per condo
- Fire sprinkler system
- 16'-24' warehouse clearance
- Each condo delivered with one office (±150 SF) and ADA restroom
- Customizations and add-ons can be negotiated



**TYPICAL FLOOR PLAN**







Live Oak Industrial Park offers a strategic East Bay location with convenient access to Highway 160 and Highway 4. The nearby Antioch BART station connects you directly to Oakland, San Francisco, and the greater Bay Area. Whether you're serving clients across the region or commuting into the city, this well-connected location makes it easy to stay rooted in Oakley while reaching everywhere you need to be.

**CONCORD - 25 MINS**

**OAKLAND - 45 MINS**

**LIVERMORE - 50 MINS**

**SAN FRANCISCO - 60 MINS**

**MARIN - 60 MINS**

**SAN JOSE - 1 HR 15 MINS**

**SANTA ROSA - 1 HR 30 MINS**

# Bay Area Reach, Oakley Roots





#### HOTEL

1. Best Western Plus

#### FITNESS

1. California Fitness

#### SPECIALTY DRINKS

1. Starbucks
2. Jamba
3. Dutch Bros
4. Willy's Bagels & Blends
5. Starbucks

#### FOOD

1. McDonald's
2. Carl's Jr
3. Wendy's
4. Uncle Wong Chinese Restaurant
5. Taco Bell
6. Jack in the Box
7. Round Table Pizza
8. Popeye's
9. Burger King
10. Los Charros

#### RETAIL

1. Dollar Tree
2. The UPS Store
3. Raley's
4. Lucky
5. Rite Aid

# The Neighborhood

From quick lunch options and coffee runs to everyday errands and after-work dinners, everything you need is just around the corner.



# LIVE OAK

INDUSTRIAL PARK



5350 LIVE OAK AVENUE

OAKLEY, CA 94561

**KRIS HAGAR, SIOR**

Senior Director

925 382 8887

kris.hagar@cushwake.com

License #02009499

**TYLER EPTING**

Managing Director

925 548 3484

tyler.epting@cushwake.com

License #01317533

**COMMERCIAL CONDOS  
FOR SALE**

[liveoakip.com](http://liveoakip.com)



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-08.12.2025