

FOR SALE:

112 4th STREET, OAKLAND, CA

Value-Add Opportunity – Industrial Building On Two Parcels

IN
JACK LONDON
SQUARE
NEAR I-880



PROPERTY OVERVIEW

SIZE: ±11,875 SF • PRICE: \$1,500,000

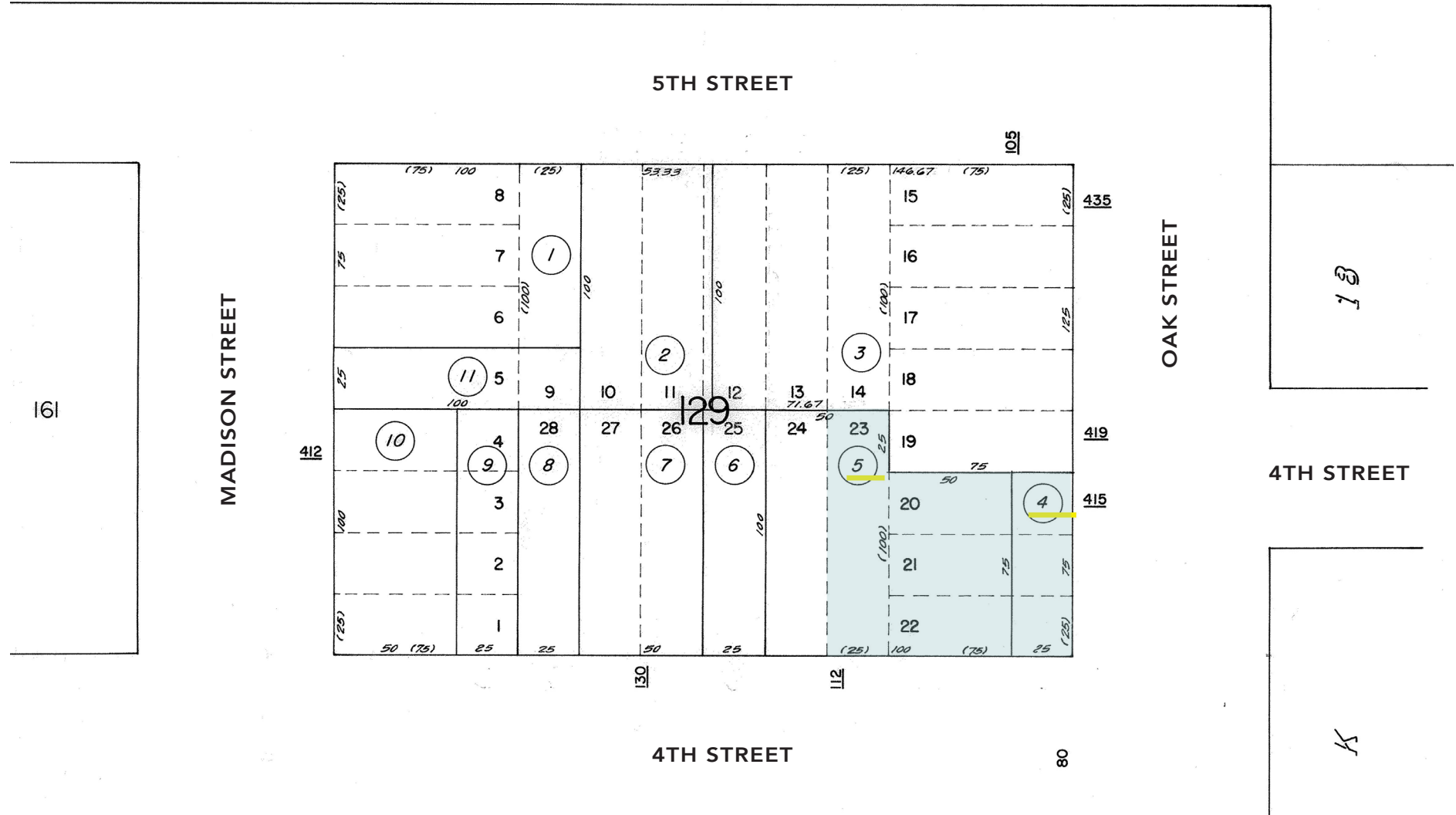
- Second Floor Office: 1,875 SF
- Two Parcels – adjacent lot is not a part of property
- Smaller Office: APN 1-163-4, Larger: APN 1-163-5
- High Ceilings
- Multiple access points
- Drive-in Roll-Up Door is 12'x14'
- No exterior parking
- NOTE: Electrical wiring was removed (repairs required)
- Excellent industrial area of Jack London Square, just 4 blocks from the Waterfront
- Easy freeway access to I-880
- Half mile to Laney College, >1 mile to Downtown Oakland, 1 mile to Lake Merritt
- Amid several new housing developments; 4 blocks to Jack London Amtrak Station
- Across from popular Odin restaurant and Peerless Coffee & Tea
- Nearby Jack London Square eateries include NIDO's BackYard, Tiger's Taproom, Home of Chicken & Waffles, Odin Restaurant, North Beach Sandwicheez, The Pizza Pantry, Original Pattern Brewing, and Cellarmaker House of Pizza

ZONING: Flexible D-DT-CX/RX (Light Manufacturing and Residential/Commercial/Service Activities)

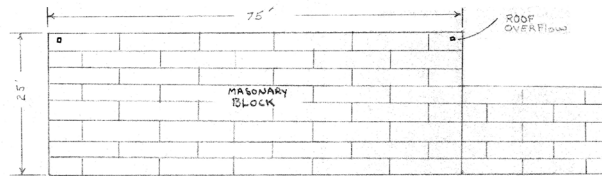


PARCEL MAP 112 4th Street, Oakland, CA

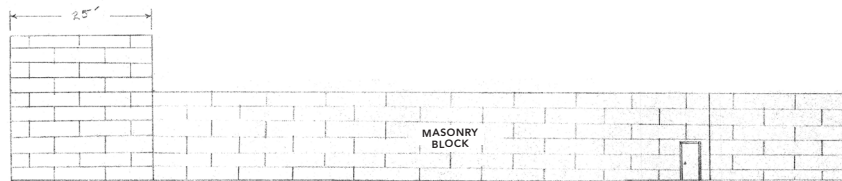
← 1-880 NIMITZ FREEWAY →



ELEVATION & FLOOR PLAN 112 4th Street, Oakland, CA



NORTH ELEVATION

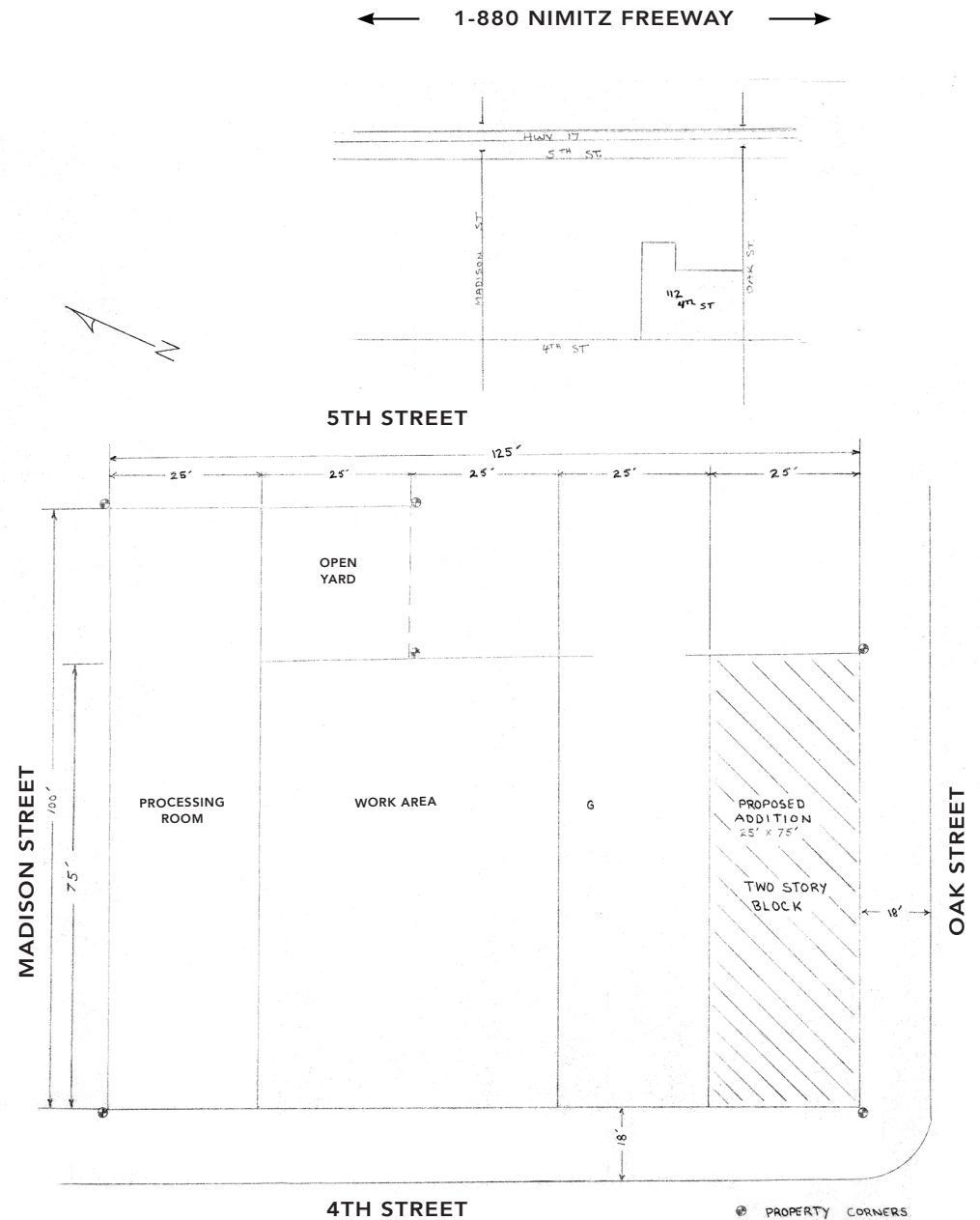


EAST ELEVATION



WEST ELEVATION

ADDITION TO BE
MASONRY BLOCK
8 X 16



LOCATION MAP 112 4th Street, Oakland, CA

RESTAURANTS, CAFÉS AND BARS

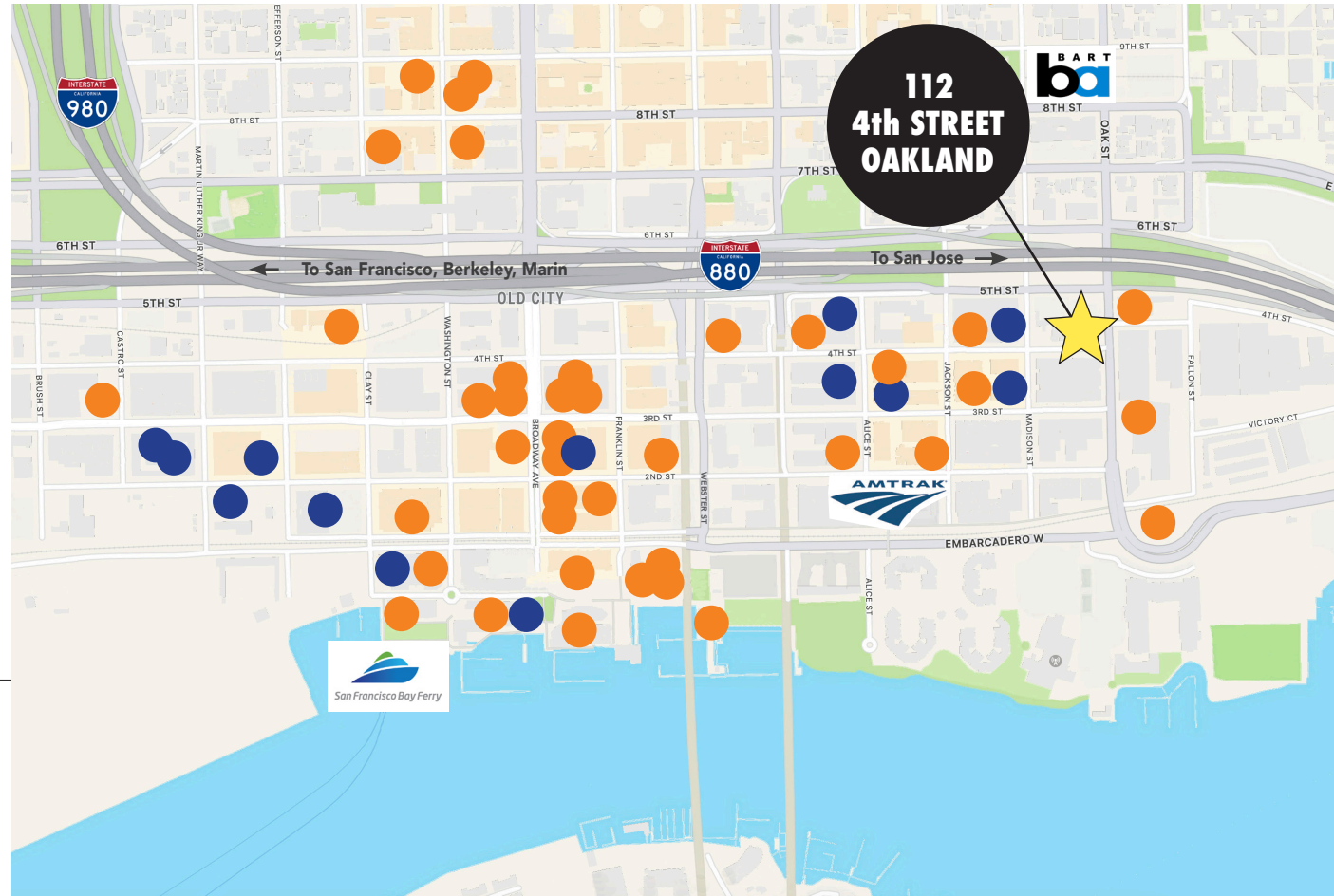
Cellarmaker House of Pizza
Original Pattern Brewing
Farmhouse Kitchen
Tiger's Taproom
Home of Chicken & Waffles
Line 51 Brewing Company
The Fat Lady Bar & Restaurant
Everett & Jones BBQ
Scott's Seafood Grill & Bar
Nido's Backyard
The Pizza Pantry
Shapeshifters Cafe
La Santa Torta
Oakland United Beerworks
Xingones Cntina
Cupcakin' Bakeshop
Ben & Jerry's Ice Cream
Yoshi's
Ben's Chines Restaurant
Starbucks

Seabreeze On The Dock
Plank
Seawolf Public House Pub
Merchants' Saloon
Buttercup Diner
Bicycle Coffee
La Furia Chalaca
Peerless Coffee & Tea
Nation's Giant Hamburgers
Seabreeze On The Dock
Hesher's Pizza & Taproom
Odin Mexican Restaurant
Angel Cakes Bakery
Oeste - Bar
Sierra Deli
Square Pie Guys
North Beach Sandwicheez
Brooklyn West Winery
Oakland Grill
Rosenblum Cellars

RETAIL

World Market
Narrative Home Goods
Oakland Supply Co.
Dunn Family Chocolates
Markus Supply Ace Hardware
Eyewear Love Affair
BevMo!

JLS Window Coverings
Sincere Home Décor
Fastsigns
UPS Store
5 Element Petfood Therapy
Verizon
Jack London Mail



STEPS TO THESE JACK LONDON SQUARE DESTINATIONS:

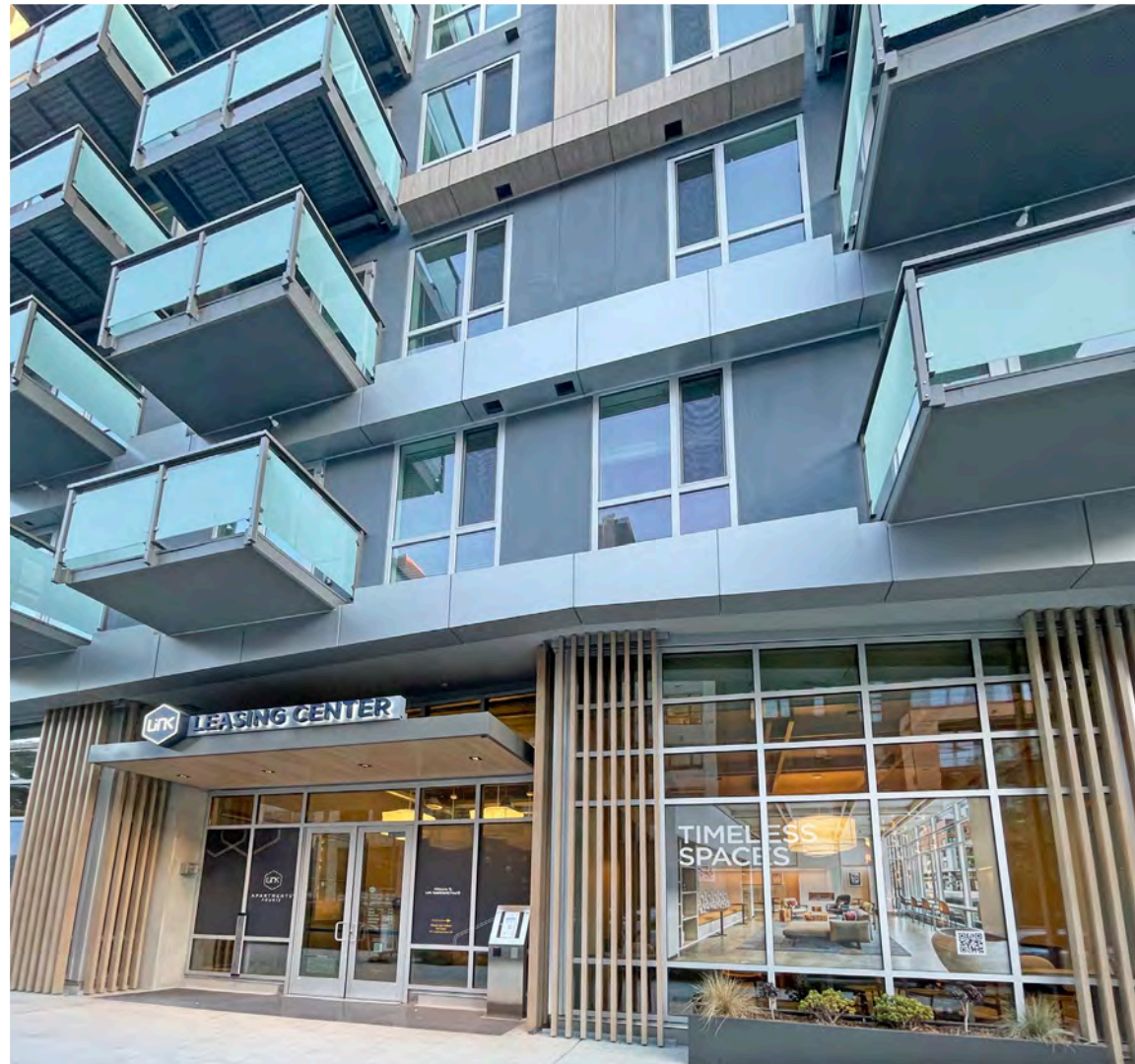
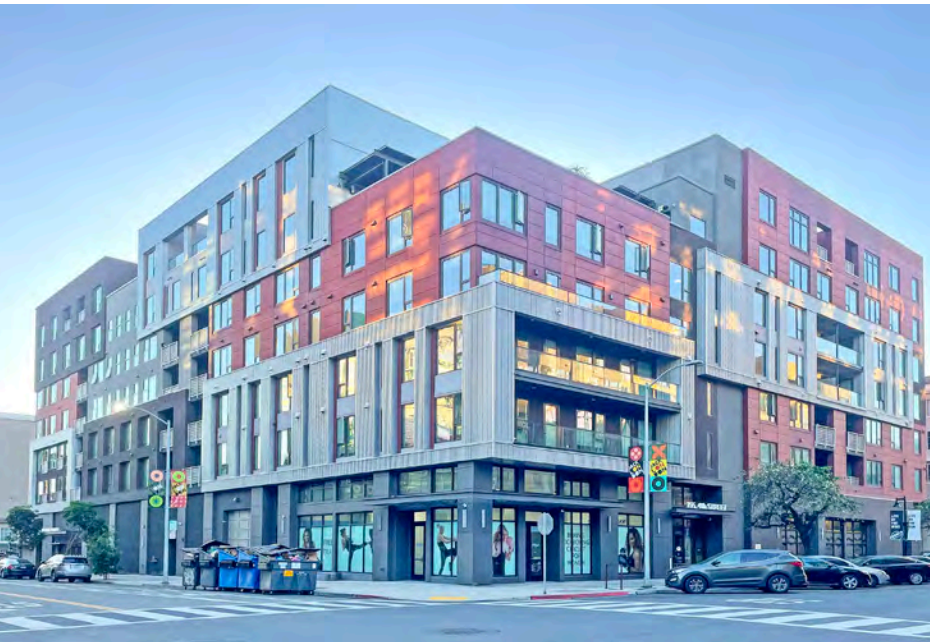
OAKLAND GRILL **BevMo!**

DISTANCE FROM PROPERTY

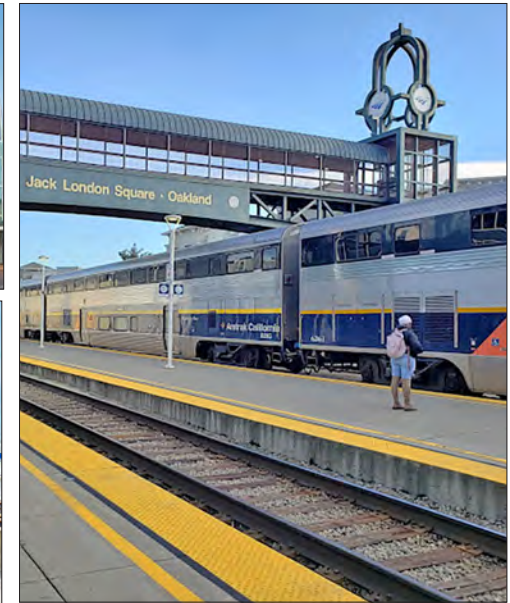
0.5 MILES 1-880 On-Ramp	0.9 MILES 12th Street BART	7.5 MILES Oakland Airport
0.6 MILES Port of Oakland	0.6 MILES Lake Merritt BART	22 MILES San Francisco Airport



NEW NEIGHBORHOOD DEVELOPMENTS 112 4th Street, Oakland, CA



NEIGHBORHOOD DESTINATIONS 112 4th Street, Oakland, CA



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to sale.