

1700 CENTER STREET

OAKLAND, CA 94607

PRISCILLA WILDER

Sales & Leasing Associate

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JANE WOOLLEY

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1700 CENTER STREET THE OFFERING

- Lot Size 1,725 SF
- Corner Building (960 SF)
- Well Maintained Usable Back Enclosed Patio (343 SF)
- Front Building Prominent Awning Signage Available for Business Name
- Natural Outdoor Usable Building Frontage Key Location
- Two Working Roll Up Doors
- Great Natural Light
- Warm Red Brick Wall Interior Throughout Timber Ceiling
- Polished Cement Flooring
- Industrial Stainless Steel Sink

Please Do Not Disturb the Tenants





WORK SPACE CORNER LOCATION OPPORTUNITY

West Oakland has long been the neighborhood of Oakland with strong African American roots that earned a nickname Harlem of the West, with gigs along 7th Street that brought Aretha Franklin known as the Queen of Soul, Billie Holiday, and Big Mama Thornton with their multi-talent. West Oakland is a neighborhood situated in the northwestern corner of Oakland, west of Downtown Oakland, south of Emeryville, and north of Alameda. The neighborhood is located along the waterfront at the Port of Oakland and at the eastern end of the San Francisco-Oakland Bay Bridge. West Oakland is situated on the Bayside of Highway 980 and is easily accessible by public transportation including BART and buses. If you are an urban pioneer who is looking to buy somewhere before it really booms, look into West Oakland.

EXCELLENT TRANSPORTATION ACCESS

#1 Voted **Best City**
in the U.S. for **Coffee
& Breakfast**
by EstateLy

#9 Oakland ranks **the most
walkable city in the U.S.** by
walkscore and the **4th “most
exciting” & “most Hipster”
cities** in the U.S. by Trulia



#14

Oakland is ranked the
14th most bikable city
in the U.S. by Redfin

#11

Oakland is named
11th best City in the U.S. for
Tech startups by CIO

NEW HOUSING IN WEST OAKLAND



SAN FRANCISCO

ALAMEDA NAVAL BASE

PORT OF OAKLAND

USPS MAIN DISTRIBUTION

PACIFIC CANNERY LOFTS

ZEPHYR GATE

IRON HORSE AT CENTRAL STATION

WESTHAUS 10

LAMPWORK

1700 CENTER STREET

OAKLAND ARMY BASE

STATION HOUSE

PARKSIDE

CENTRAL STATION

DWIGHT D. EISENHOWER HWY

INTERSTATE 80

INTERSTATE 880

PERALTA STREET

CENTER STREET

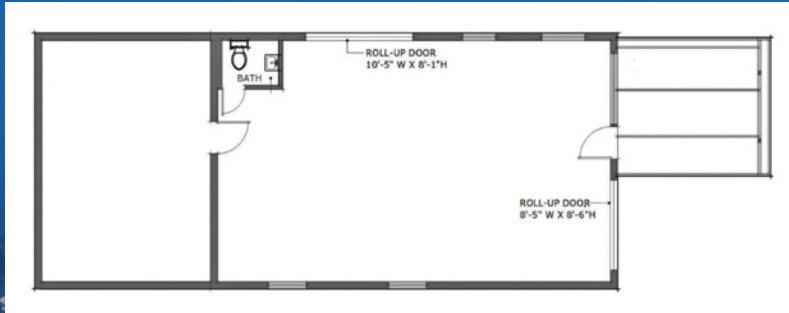
MANDELA PARKWAY

18TH STREET

DETAILS, BENEFITS & FEATURES

ZONING

Housing and Business (HBX-2). Commercial Zone is intended to provide development standards for Live/Work, Work/Live, and housing in areas The zoning allows for retail and other commercial uses. Please check with the City of Oakland Planning Department.



OPPORTUNITY ZONE

The Property is located in a federally qualified opportunity zone compliant with IRS code 1400z. Opportunity zones provide enhanced tax/capital gains advantages to foster development. Typically the benefits are superior to IRS section 1031. Property is ideal for savvy investor/developer seeking to benefit from shorter holding period requirements. Please be sure to consult your tax advisor regarding the specific benefits.

FINANCIAL GRID

ANNUAL GROSS RENTS	\$34,800.00
TAXES	\$5,131.00
INSURANCE	\$2,541.00
NOI	\$27,128.00
CAP RATE	0.054256 5% CAP

ASKING PRICE \$500,000

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FOR MORE INFORMATION
PLEASE CONTACT:

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