

**130** WEBSTER ST  
OAKLAND, CA

CUSHMAN &  
WAKEFIELD  
**AVAILABLE**  
415 317 4646  
510 301 2227

**± 8,869 SF**  
**OFFICE - FOR SALE**

**OWNER/USER OPPORTUNITY**

 **CUSHMAN &  
WAKEFIELD**





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## executive summary.

Cushman & Wakefield, as owner's exclusive agent, is pleased to present for sale 130 Webster Street, located in the vibrant Jack London Square submarket in the downtown core of Oakland, California. 130 Webster Street is a 8,869 square foot, two-story office building with 22 parking stalls located in one of the San Francisco Bay Area's most exciting niche submarkets. Enjoy ferry access to Downtown San Francisco and a BART shuttle to BART only 12 blocks away. This wonderful owner/user investment opportunity provides the ultimate live/work/play environment.





# property summary.



**±8,869 SF Two-Story Office Building**



**22 Parking Stalls**



**Built in 1911 - Renovated 2002**



**Ferry Access, 12 Blocks to BART w/Free Shuttle**



**Zoning: C-45/S-4**



**8 Miles to Oakland International Airport and 24 Miles to San Francisco International Airport**



**APN # 001-0149-009-01**



**Booming Bar and Restaurant Scene**

# property summary.

## Zoning C45/S-4

The C-45 zone is intended to create, preserve and enhance areas with a wide range of both retail and wholesale establishments serving both long and short term needs in compact locations oriented toward pedestrian comparison shopping and is typically appropriate to commercial clusters near intersections of major thorough-fares. The S-4 zone is intended to create, preserve and enhance the visual harmony and attractiveness of areas which require special treatment and the consideration of relationships between facilities and is typically appropriate to areas of special community, historical or visual significance.

Height: Except as provided in Chapter 17.128, no general maximum height is prescribed, except that the height of facilities shall be limited, as prescribed in Section 17.108.010, on lots lying along a boundary of any certain other zones.

## Structural Due Dilligence Report

### 1.0 Introduction

A report by KPW was completed in June 3, 2014.

### 2.0 Existing Building Description and Condition

The existing structure is a two-story brick building, 1910 to 1920 vintage. The building is rectangular in shape, measuring approximately 75' long by 57' wide. The 1st story height measures approximately 17 ft. story to story, while the 2nd story height measures approximately 12 ft. story to story. The building is divided into several suites. Under the current configuration, the upper floor is one suite, while the lower floor is divided into two unequal suites. One of the suites is on the ground floor, and contains a mezzanine, while the smaller suite is on a split level, slightly higher than the other suite.

The roof structure consists of a plywood roof diaphragm over 2x T&G straight sheathed decking. The decking is supported by 3x12 joists, which are supported on interior wood beams and perimeter wood ledgers.

The 2nd floor structure appears to be 1 ¼" T&G straight sheathed decking over plywood over 6x14 joists, which are supported on interior wood beams and perimeter wood ledgers. The exact nature of the 2nd floor decking is covered and may differ slightly from this description.

## property summary.

Both the roof framing and the 2nd floor framing are tied to the perimeter walls via connection that includes threaded rod anchors and holdowns. The holdowns are periodically attached to framing elements and/or blocking, and are single sided. The ledgers are connected with threaded rod anchors. Between the ledger and the exterior wall is a previously retrofitted cast in place concrete beam, believed to have been installed circa 1994. Typical wood joist to brick wall construction in this era, circa 1920, would have either recessed the joists into the side of the brick wall in pockets, or offset the thickness of the brick by one wythe (about 4") to bear the joists on the brick. It is assumed that part of a previous retrofit included cutting back the joists, adding a new wood ledger and hanging the existing joists off the new wood ledger with joist hangers, then casting in place a new concrete bond beam between the ledger and brick. Exactly how all this is tied together is unclear. The concrete is probably reinforced, and thus additionally acts as a diaphragm chord element, with structural reinforcing acting as the chord tension reinforcement. The ground floor appears to be concrete slab on grade. The interior wood framed beams are typically supported by timber columns.

The exterior walls are composed of mortared brick. The thickness of the walls vary, but is generally 3 wythe (3 brick modules) or about 13" at the 2nd story.

The perimeter walls have significant window and door openings on the north, west, and south sides. The east wall is a solid brick wall with no openings.

It is seismically separated with an 11" clear space joint between the subject building and the existing adjacent property building to the east.

The building foundations were not observable. We assume that based on the vintage of the building, the foundations are likely spread footings or driven wood piles.

An exterior steel mounted balcony and stairway occurs at the 2nd floor on the southern side of the building.

The brick walls extend up above the roof to form parapets. These parapets have been seismically braced in the past with limited steel elements.

# property summary.

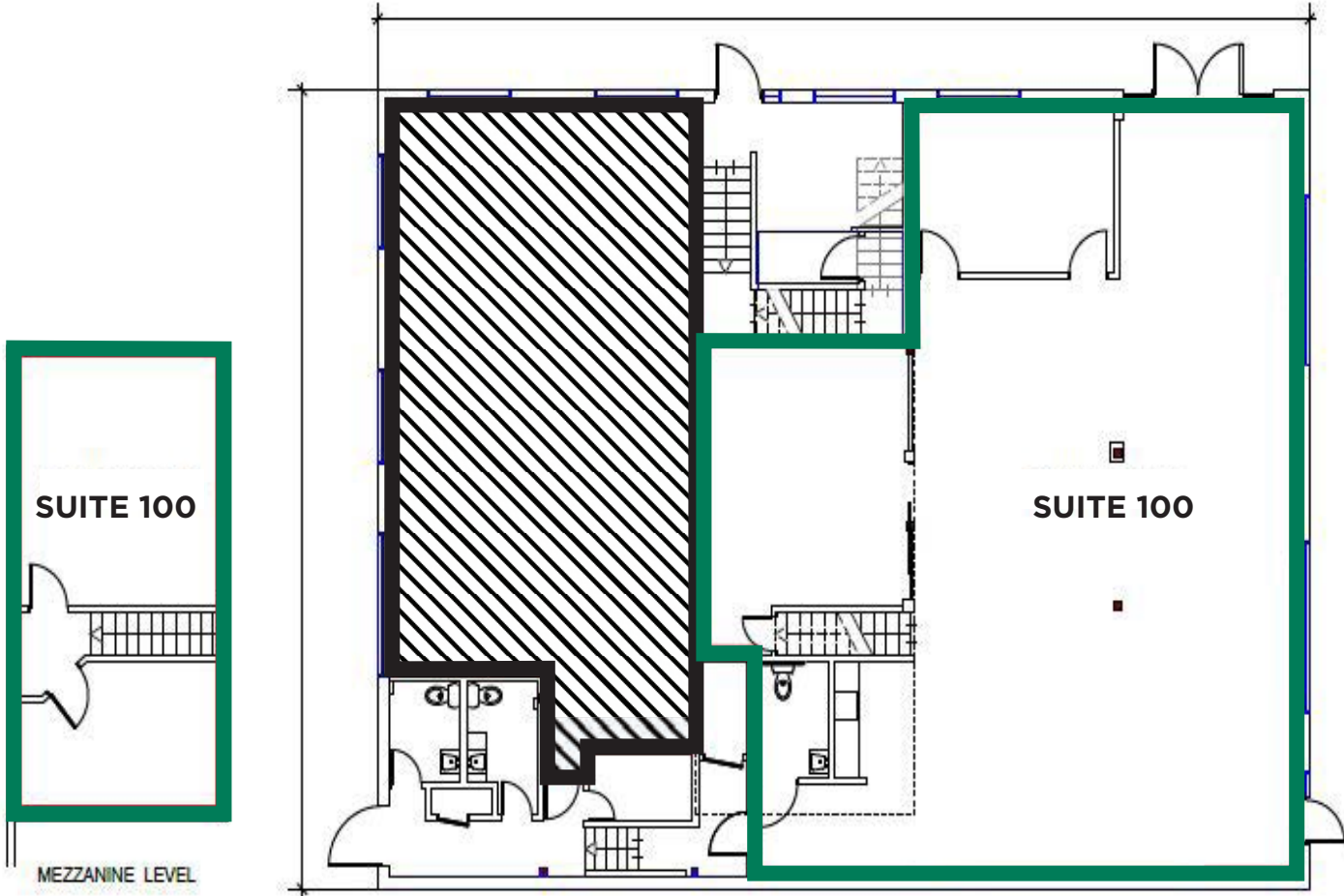
## 4.1 Observable Building Improvements

The building has been modified since its original construction. There are a number of building permits that were provided for this address. The list of entries was limited from 1987 to present, and included 32 entries for this address back to 1990. It is unclear from the limited descriptions what the full extent of the upgrade efforts were. Some were strictly non-structural tenant improvements, some were related to the property separation between 100 Webster and 130 Webster buildings, and others included structural upgrades.

Several of the observable structural upgrades are commented on below:

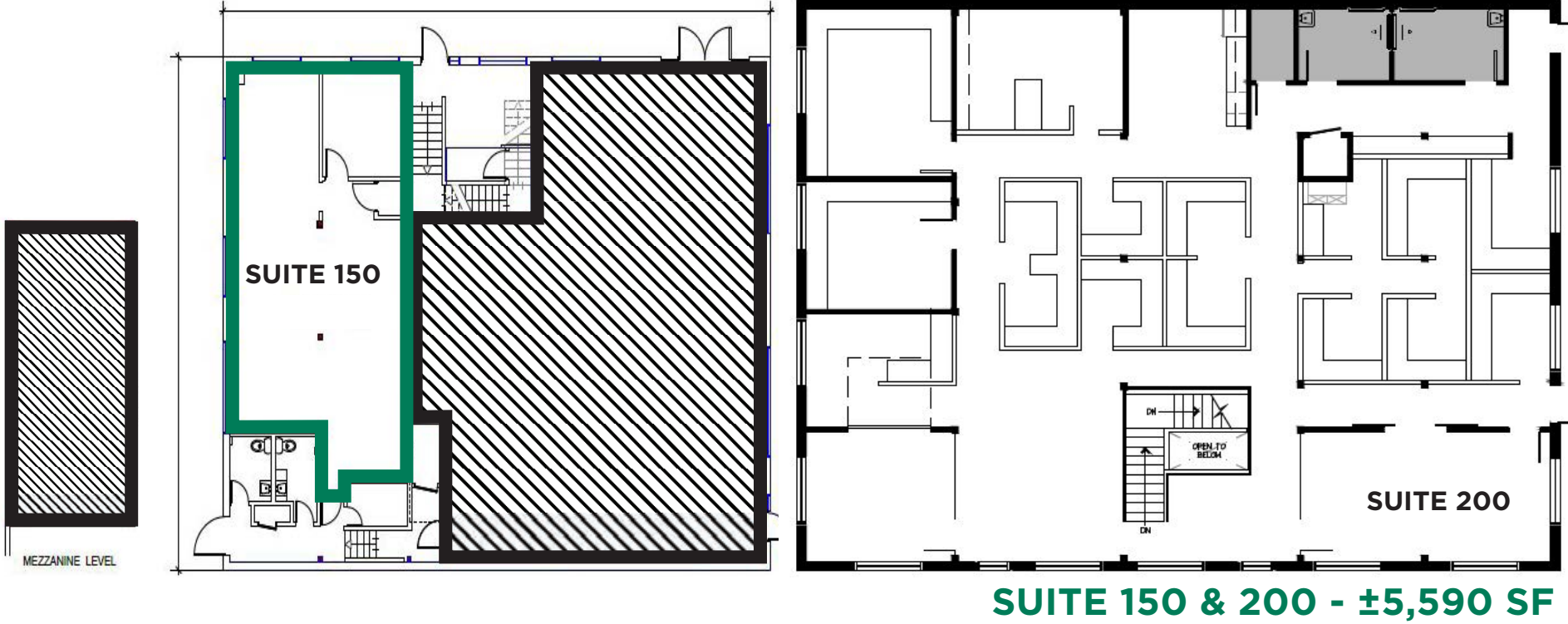
- Roof to wall and 2nd floor to wall attachments
- Roof plywood added over the existing 2x decking
- Floor plywood, sound absorbing limited batt insulation and 2x flat sleepers, and 2x decking added over the existing 2x decking
- Steel braced frame and steel beams added below 2nd floor framing below to brace building and eliminate some interior columns
- Mezzanine added to 1st story space
- Seismic bracing of the roof parapets.





**SUITE 100 - ±2,926 SF**





## ASSESSOR'S MAP I

Code Area Nos. 17-022

LA-P

149

Scale: 1" = 50'

OAKLAND (KELLERSBERGER'S) (Bl. 7 Pg. 3)

Demolished  
 2-09-09 MW  
 4-25-88 RC  
 5-22-89 BV  
 2-13-90 BV  
 8-23-00 CSL  
 8-05-04 CSL  
 Revised: 2-4-78 MW  
 4-25-88 RC  
 5-22-89 BV  
 2-13-90 BV  
 8-23-00 CSL  
 8-05-04 CSL

STREET

WEBSTER

HARRISON STREET

3RD

STREET

2ND

STREET

(1ST

EMBARCADERO

STREET)

17-022

B O O K

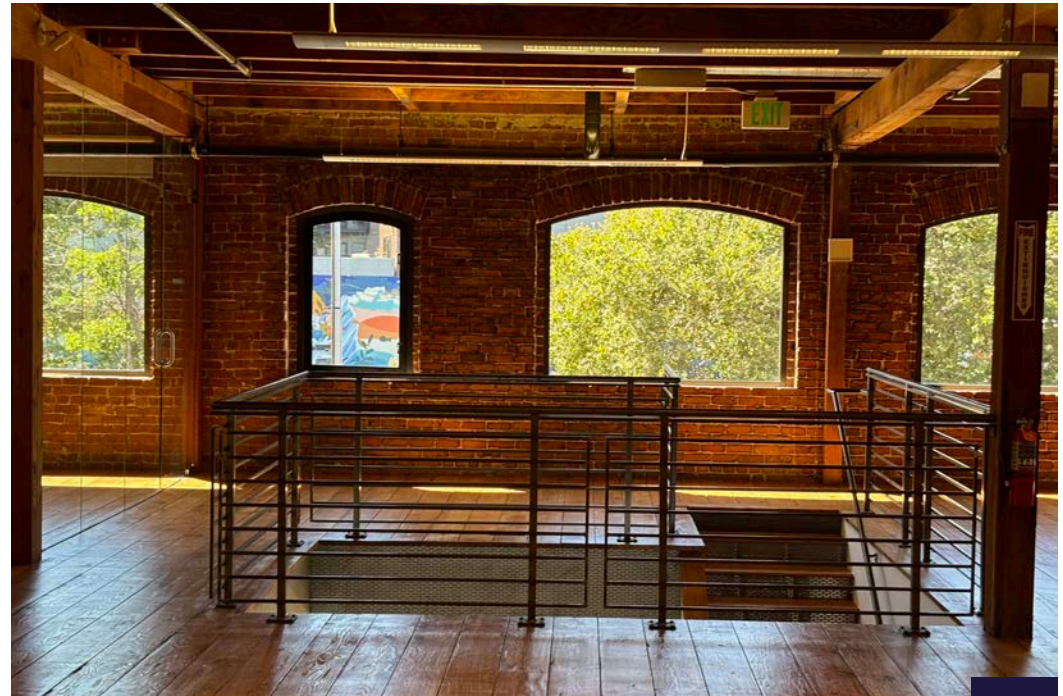
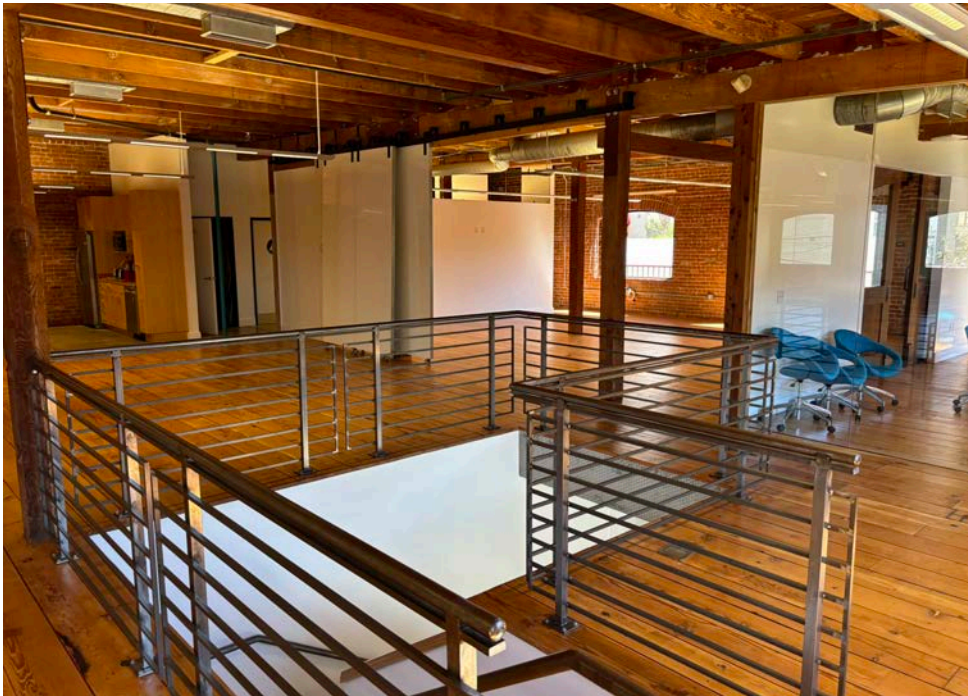
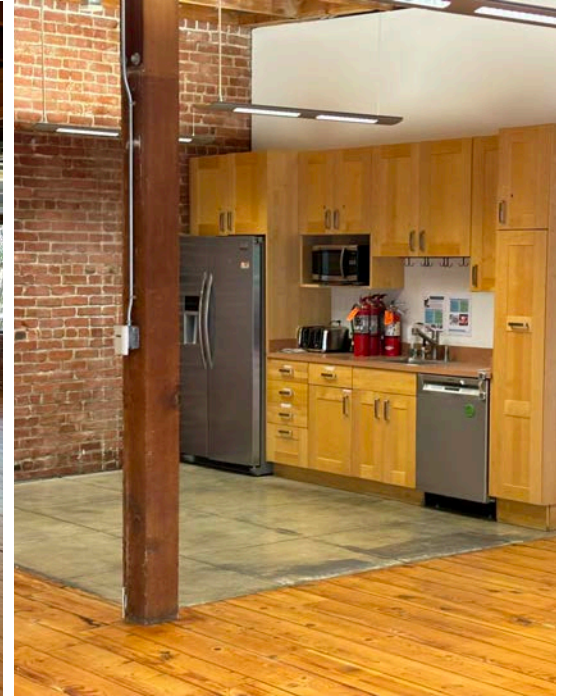
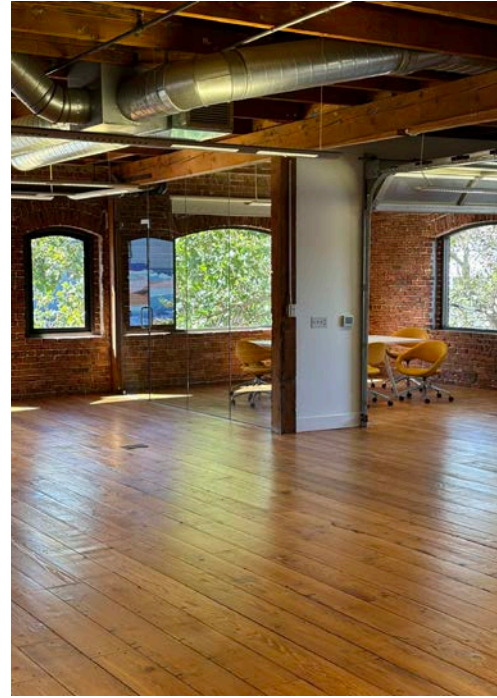
1 3

A.C.M.

Reference: R.S. 895 14/29, P.M. 9311304/ee-87



# property photos.





# location summary.

Location. Location. Location. That's Jack London's selling point. It has Bay views, the call of seabirds, and the ferry as public transit. Enjoy the peace of the waterfront, or head a few paces onshore and down European styled walkways to a booming bar and restaurant scene, including the Fat Lady, entertainment hub - Plank, and BBQ joint Everett & Jones. Music can be heard almost every night of the week at Yoshi's, the famed spot in the Bay Area for jazz and dinner. Tucked within these modern-day diversions and loft-style living are serious old-school stops. California's second oldest bar, Heinold's First and Last Saloon, opened in 1883 and is still lit by gas (author Jack London wrote here). Or just look for the writer's Yukon cabin—a replica built from the original boards.





## Jack London Square

- Bevmo
- Ben And Jerrys
- USS Potomac Tours
- Rosenblum Cellars
- San Francisco Bay Ferry
- Yoshis
- Visit Oakland
- BridgeGood
- Waterfront Café And Bar
- Waterfront Hotel
- Oaktown Jazz Workshops
- Bike East Bay
- Regal
- Plank
- Scott's Seafood
- Cajun Bay Sweets
- Dragon Gate
- Noka Ramen
- Spaces
- Forge Pizza
- Farmhouse Kitchen
- California Canoe & Kayak
- Kuidaore
- Mia
- Left Bank
- Seabreeze On The Dock
- Timeless Coffee
- Channel House
- Satellite Health Care
- Tesla
- Amtrak
- Heinolds First And Last Bar
- San Francisco Bay Trail





# transportation map.



**130** WEBSTER ST  
OAKLAND, CA

## DRIVE TIMES

	MILES	MINUTES
12TH STREET BART STATION	0.6	4
DOWNTOWN OAKLAND	0.8	5
MAIN ST FERRY TERMINAL	0.2	2
DOWNTOWN ALAMEDA	4	11
EMERYVILLE	5.4	13
BERKELEY	6.3	16
OAK INTERNATIONAL AIRPORT	8.2	12
SAN FRANCISCO	13	23
AMTRAK SF STATION	10.8	16
HAYWARD	16.8	27
WALNUT CREEK	17.4	25
SFO INTERNATIONAL AIRPORT	23.8	31



- [CLICK HERE FOR BART'S SCHEDULE](#)
- [CLICK HERE FOR FERRY SCHEDULE](#)
- [CLICK HERE FOR AC TRANSIT SCHEDULE](#)



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**CUSHMAN &  
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