

FOR SALE

± 6,240 RSF BUILDING

± 16,740 SF LAND (2 PARCELS)

INCREDIBLE OWNER-USER BUILDING
WITH REDEVELOPMENT UPSIDE

CORNER PILL HILL, PIEDMONT AVE STAND-ALONE
BUILDING WITH LARGE, SECURE SURFACE PARKING LOT

PLEASE DO NOT DISTURB TENANT

\$3,385,000
asking price

3356

3378

PIEDMONT AVE

OAKLAND



OFFERING MEMORANDUM

ryan hattersley
510.891.5802
ryan.hattersley@cushwake.com

chris baker
925.627.2888
chris.baker@cushwake.com

 **CUSHMAN &
WAKEFIELD**



3356 / 3378

PIEDMONT AVE
OAKLAND

Executive Summary..... 6

Property Overview..... 8
location overview
floor plans / parcel map
transportation map
amenities map

Property Photos..... 16
interior
exterior

Demographics..... 18

DISCLAIMER

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 3356-3378 Piedmont Ave, Oakland, California (the "Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Cushman & Wakefield, Inc. ("Cushman & Wakefield") or the owner ("Owner"). The material is based in part upon information supplied by Owner and in part upon information obtained by Cushman & Wakefield from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Cushman & Wakefield, or any of their respective affiliates, as to the accuracy or complete-ness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by Cushman & Wakefield and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Cushman & Wakefield or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by the Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of Cushman & Wakefield and may be used only by parties approved by Cushman & Wakefield and Owner. The Property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Cushman & Wakefield and Owner. ©2024



EXECUTIVE SUMMARY

Cushman & Wakefield, as exclusive agent, is pleased to present 3356-3378 Piedmont Ave, Oakland, California, a rare ± 6,240 RSF corner stand-alone building with a large, secure, surface parking lot (set on 2 parcels, totaling +/-16,740 SF of land) located at the confluence of Oakland's premiere shopping/retail streets, Broadway and Piedmont Avenue. This Building is ideal for a owner-user that needs secure, dedicated parking and excellent identity/visibility/signage, or for a merchant builder with a tenant in-tow that wants to be nestled in-between the Kaiser Permanente Oakland Medical Center complex and the Alta Bates Summit Medical Center complex. This site also represents a significant covered land play/re-development opportunity given the property produces income and has a lease in place that can be terminated by the Landlord with prior notice. With a height limit of 45 feet, this site could accommodate a mid-size mixed-use development, with potential for density and height bonuses, depending upon a multitude of factors.

The site is zoned D-BV-3 (Broadway Valdez District Mixed Use Boulevard - 3 Commercial Zone), which is, per the City of Oakland Planing Code, a wider range of uses are allowed as compared to the D-BV-2 Zone with upper-story spaces intended to be available for a broad range of Residential, Office or other Commercial Activities. Mixed uses can either be vertical and/or horizontal.*

* **Note:** A Conditional Use Permit may be required for certain uses. Buyer is responsible to determine the suitability of the Property for its intended use. C&W makes no representations about what uses will be approved a this location by the City of Oakland.



3356
3378

PIEDMONT AVE
OAKLAND

PROPERTY OVERVIEW

ADDRESS:	3356-3378 Piedmont Ave, Oakland, CA 94611
APN:	3356 Piedmont Ave: 9-731-16-2 (current use: single tenant retail store) 3378 Piedmont Ave: 9-731-21 (current use: vacant land)
PROPERTY TYPE:	Single-story stand-alone commercial building
SQUARE FOOTAGE:	6,240 RSF
LAND AREA:	16,740 SF
PRICE:	\$3,385,000
ZONING:	D-BV-3 (Broadway Valdez District Mixed Use Blvd - 3 Commercial Zone)
PARKING:	± 25 Stalls on-site (a portion of the parking is unstriped)
WALK SCORE:	Walker's Paradise (94)



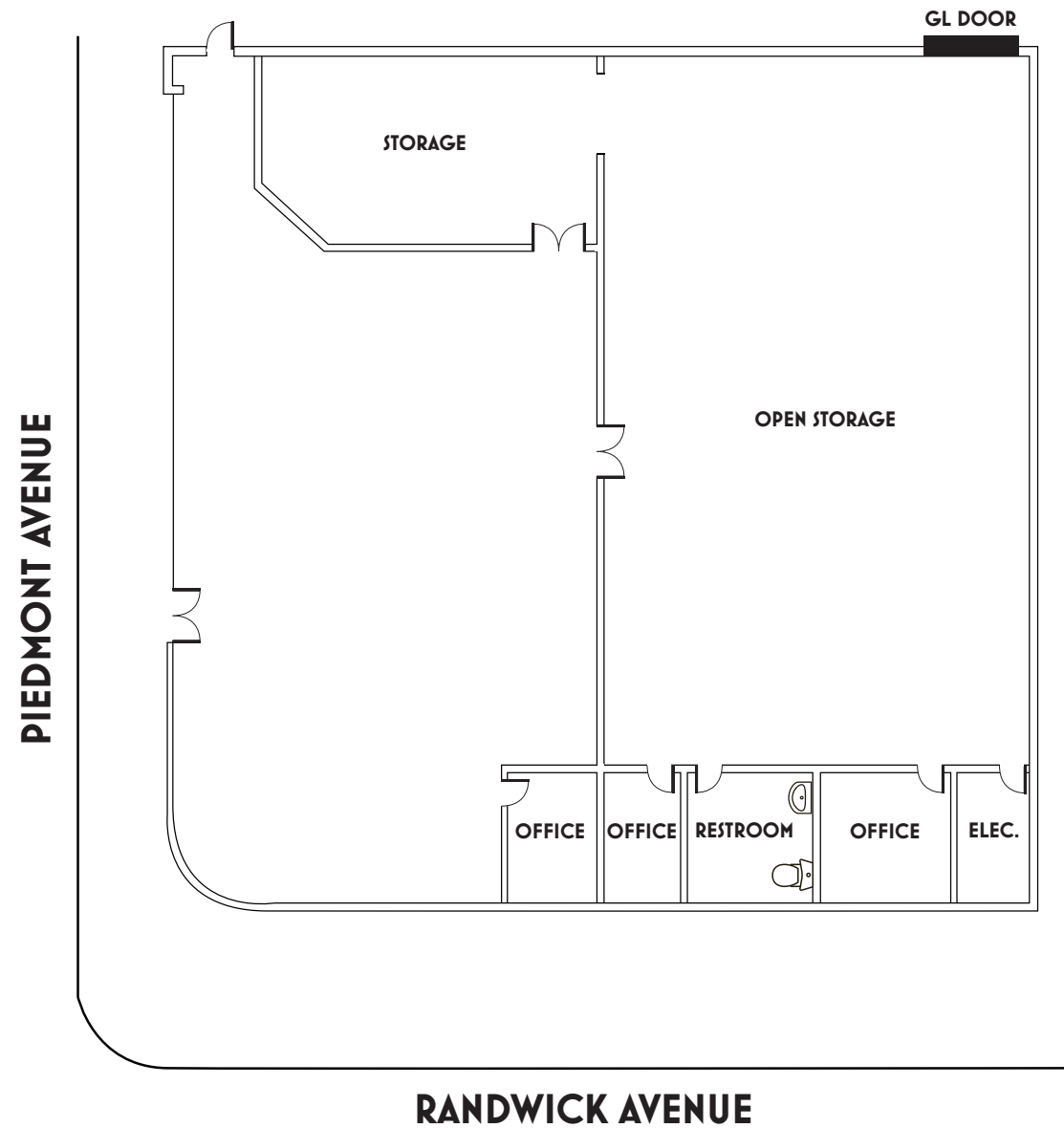
3356
3378
PIEDMONT AVE
OAKLAND

LOCATION OVERVIEW

- Walking distance to Oakland's premier shopping/retail streets, Broadway and Piedmont Ave
- In-between the Kaiser Permanente Oakland Medical Center complex and the Alta Bates Summit Medical Center complex
- One mile walk to 19th St Oakland BART station
- Rare corner building on Piedmont Ave with a large parking lot

FLOOR PLAN

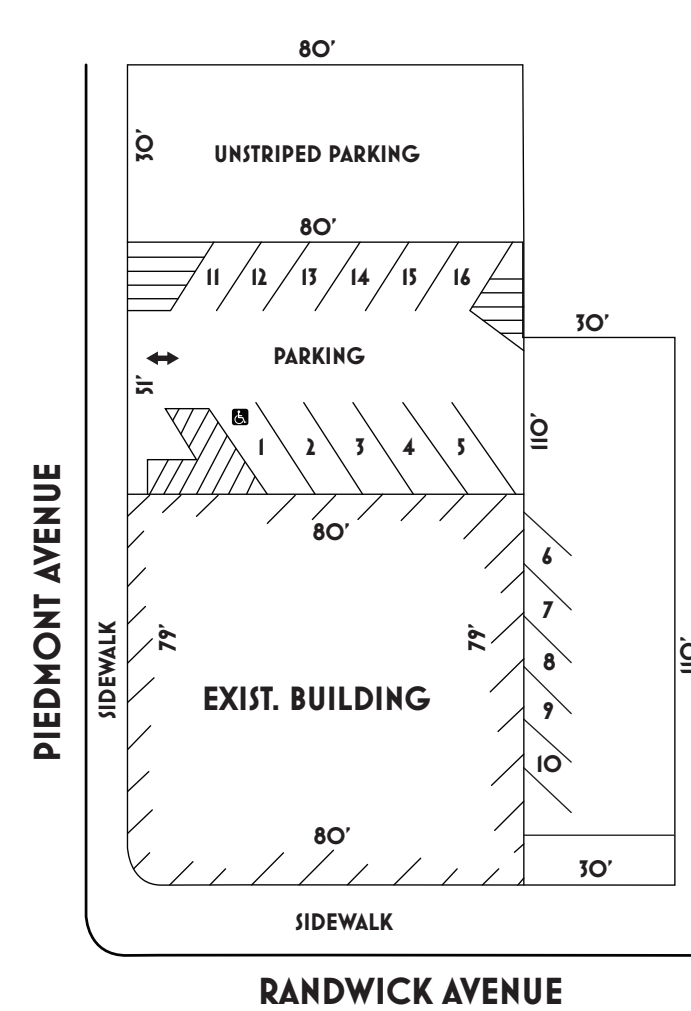
±6,240 RSF



NOTE: Interior improvements and parking lot striping may not be accurate.

PARKING PLAN

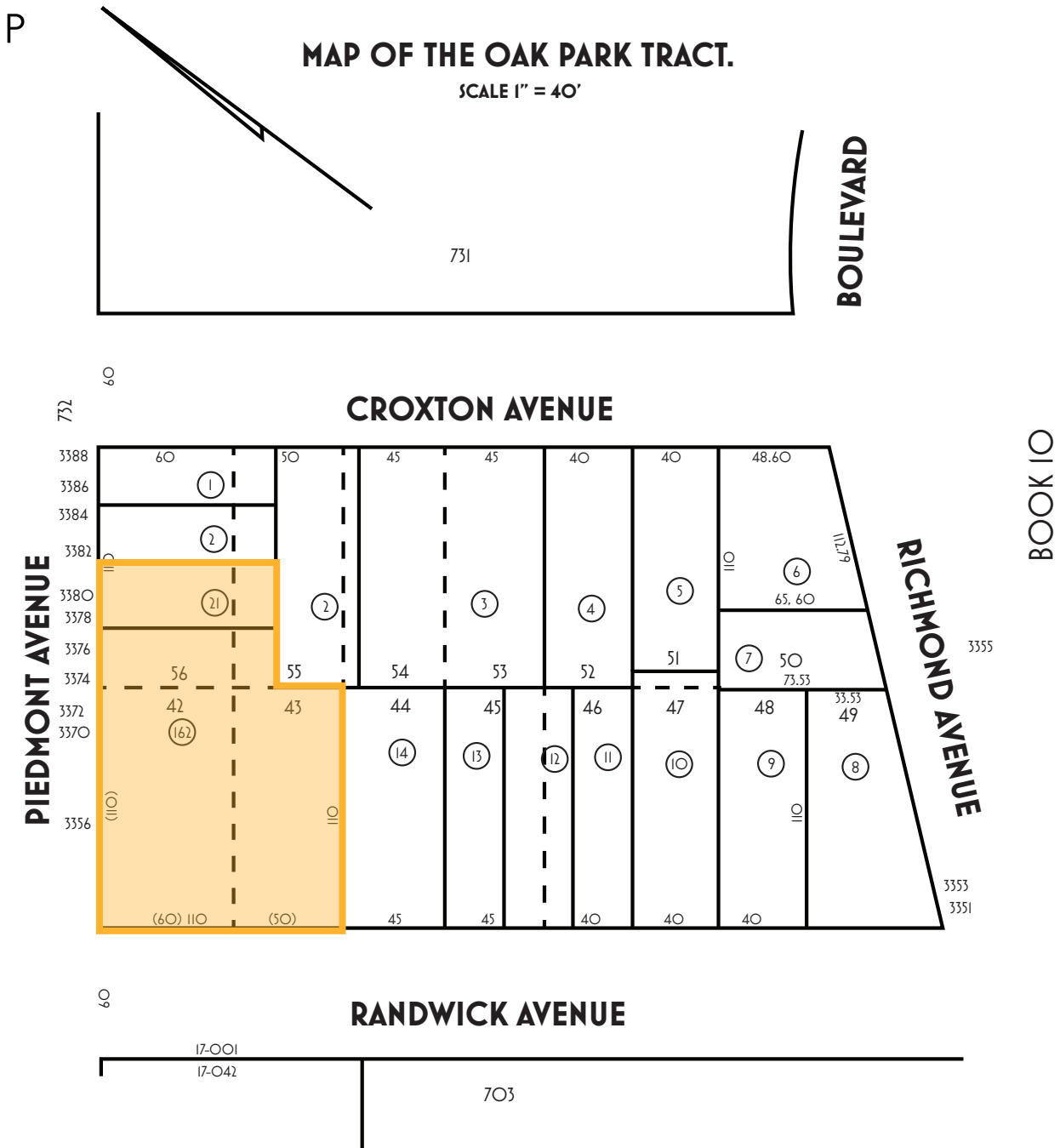
±30 SPACES



PARCEL MAP

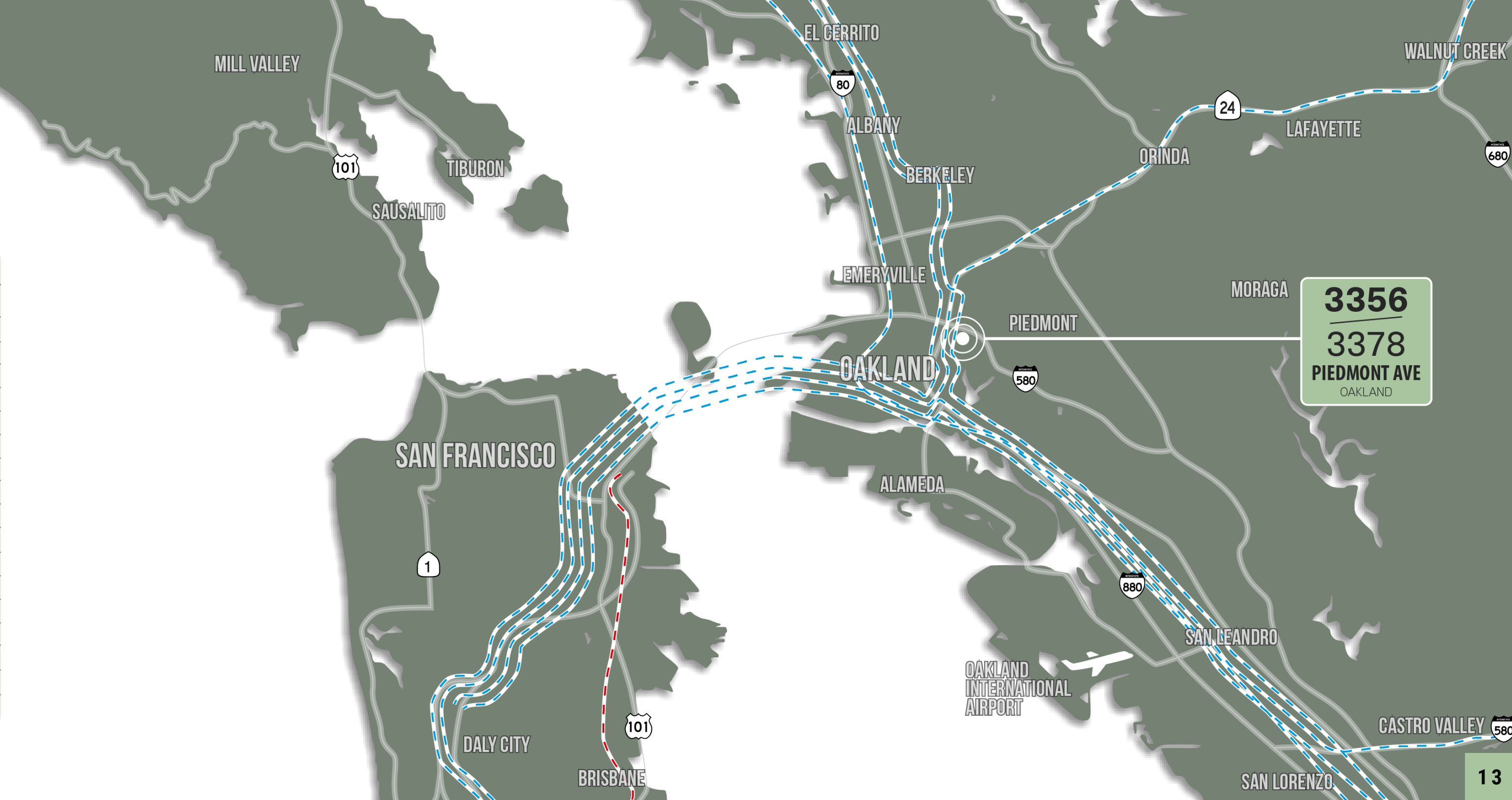
MAP OF THE OAK PARK TRACT.

SCALE 1" = 40'

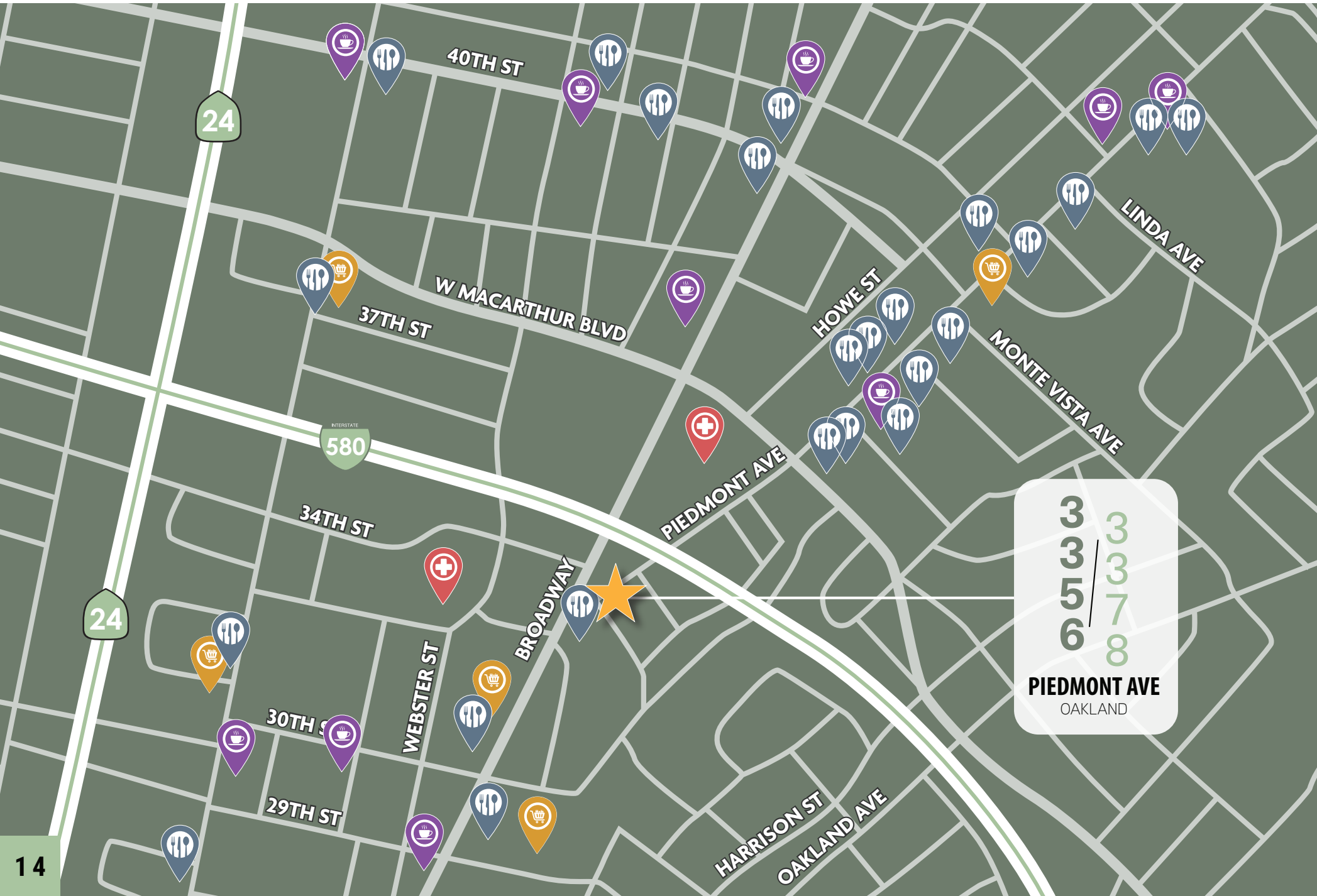


TRANSPORTATION MAP

DRIVE TIMES	MILES	MINUTES
Alta Bates Summit Medical Center	0.2	1
Kaiser Hospital	0.2	1
Piedmont Ave Restaurants	0.3	1
Mosswood Park	0.3	2
580 On-Ramp	0.5	2
24 On-Ramp	0.9	4
19th St Oakland BART	1.0	5
Fox Theater	1.1	5
Downtown Oakland	1.3	7
The Ridge	1.4	7
Oakland City Center	1.4	7
Jack London Square	2.1	11
Lake Merritt	2.4	7
Emeryville	4.1	8
Downtown Berkeley	4.9	13
Oakland International Airport	11.5	15
San Francisco	12.1	19
San Francisco International Airport	22.1	28



AMENITIES MAP



RESTAURANTS

- Co Nam
- Homeroom
- Kitava
- Ohgane Oakland
- Teni East Kitchen
- MENSHO
- Fentons Creamery
- Barney's Gourmet Hamburgers
- Raj Indian Cuisine
- Holly's Mandarin
- Baja Taqueria
- Charm Thai Bistro
- Bar Cesar
- Cato's Ale House
- Monkey King
- Fuji Summer
- The Wolf
- Thai Taste Kitchen
- dona
- Pomella
- Tin & Pig Kang Tong
- Lazeez Kitchen
- Judoku Sushi
- Chipotle
- La Catrina Taqueria
- Dan Sung Sa



COFFEE SHOPS

- Chaffe Chiave
- Blue Bottle
- Panama Bay Coffee
- Snow White Coffee
- Mother Tongue Cafe
- States Coffee
- Burlap Coffee
- Jebena Cafe
- Petit Cafe
- RAWR Coffee Bar



HOSPITALS

- Kaiser Permanente Oakland Medical Center
- Alta Bates Summit Medical Center



GROCERY STORES

- Sprouts
- Grocery Outlet
- Oasis Foot Market
- Sana Market
- Piedmont Grocery Co



INTERIOR PHOTOS



EXTERIOR PHOTOS



3
3
5
6 | 3
3
7
8

PIEDMONT AVE
OAKLAND

DEMOGRAPHICS REPORT

2024 SUMMARY

	1-MILE	3-MILE	5-MILE
Population	58,741	292,691	539,942
Households	28,713	126,923	216,695
Families	9,212	55,992	104,986
Avg. Household Size	1.91	2.20	2.34
Owner Occupied Housing Units	18.6%	30.1%	34.1%
Renter Occupied Housing Units	70.8%	60.3%	56.6%
Median Age	37.7	38.2	37.6
Median Household Income	\$106,213	\$112,105	\$108,644
Avg. Household Income	\$159,247	\$172,836	\$168,172

2029 SUMMARY

	1-MILE	3-MILE	5-MILE
Population	60,904	305,403	557,213
Households	29,500	131,447	221,982
Families	9,523	58,093	107,432
Avg. Household Size	1.93	2.22	2.36
Owner Occupied Housing Units	17.9%	28.9%	32.9%
Renter Occupied Housing Units	71.8%	61.3%	57.3%
Median Age	40.3	40.3	39.4
Median Household Income	\$125,787	\$135,601	\$130,554
Avg. Household Income	\$185,786	\$198,496	\$193,022



3356
3378
PIEDMONT AVE
OAKLAND



3356

3378

PIEDMONT AVE

OAKLAND

exclusively listed by

ryan hattersley

Vice Chairman

510.891.5802

ryan.hattersley@cushwake.com

RE License #01354553

chris baker

Executive Director

925.627.2888

chris.baker@cushwake.com

RE License #01334466



555 12th Street, Suite 100, Oakland CA 94607
1.510.465.8000 | Lic. #00616335
cushmanwakefield.com

©2024 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.