

235-251 30TH STREET

Oakland, CA 94611

**Multifamily
Redevelopment Opportunity**

Offering Memorandum



MATTHEWS™

Proposed Rendering

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

235-251 30th Street
Oakland, CA 94611

An aerial photograph of a residential neighborhood in Oakland, CA. A white rectangular outline highlights a specific property. The property is densely wooded with many trees, some of which have yellowish-green foliage. In the center of the property, there is a blue callout box with white text that reads "±1 AC Lot Size". The surrounding area includes other houses, a street with a crosswalk, and a parking lot with several cars.

±1 AC
Lot Size

EXECUTIVE SUMMARY

Contact Broker for Pricing

235-251 30th Street

Oakland, CA 94611

Redevelopment

Opportunity

4

Parcels

65

Projected Unit Count

The Opportunity

This rare **±1 AC four-parcel assemblage** on 30th Street in Oakland presents a compelling redevelopment opportunity in one of the East Bay's rapidly evolving urban corridors. The offering consists of four contiguous parcels being sold together, creating a sizable development footprint ideal for multifamily, mixed-use, or other high-density residential concepts (buyer to verify).

The site benefits from split height allowances across the assemblage, with two parcels permitting development up to 45 feet and two parcels permitting development up to 65 feet. This configuration offers developers flexibility to design a tiered or stepped building profile while maximizing density and project efficiency.

Currently, the properties contain three tenants generating interim income, allowing investors the ability to offset holding costs during entitlement or planning phases. With Oakland continuing to see strong demand for housing and urban infill development, this assemblage provides a strategic opportunity to create a substantial residential project in a supply-constrained market.

Positioned within close proximity to major transit routes, employment centers, and neighborhood retail amenities, the property offers developers the chance to capitalize on Oakland's ongoing growth and housing demand.



[Click Here for Listing Video](#)

INVESTMENT HIGHLIGHTS

Four Contiguous Parcels Sold as One Assemblage

Creates a large, unified development site rarely available in the neighborhood

Split Height Zoning

Two parcels allow 45 ft development and two parcels allow 65 ft, enabling flexible design options

Prime Urban Infill Opportunity

Ideal for multifamily or mixed-use redevelopment (buyer to verify zoning and allowable uses)

In-Place Income

Three existing tenants provide interim cash flow while planning redevelopment

Flexible Development Potential

Opportunity to design a stepped or podium-style project to maximize site efficiency

Strong Oakland Housing Demand

Located in a market with ongoing need for new residential supply

Excellent Connectivity

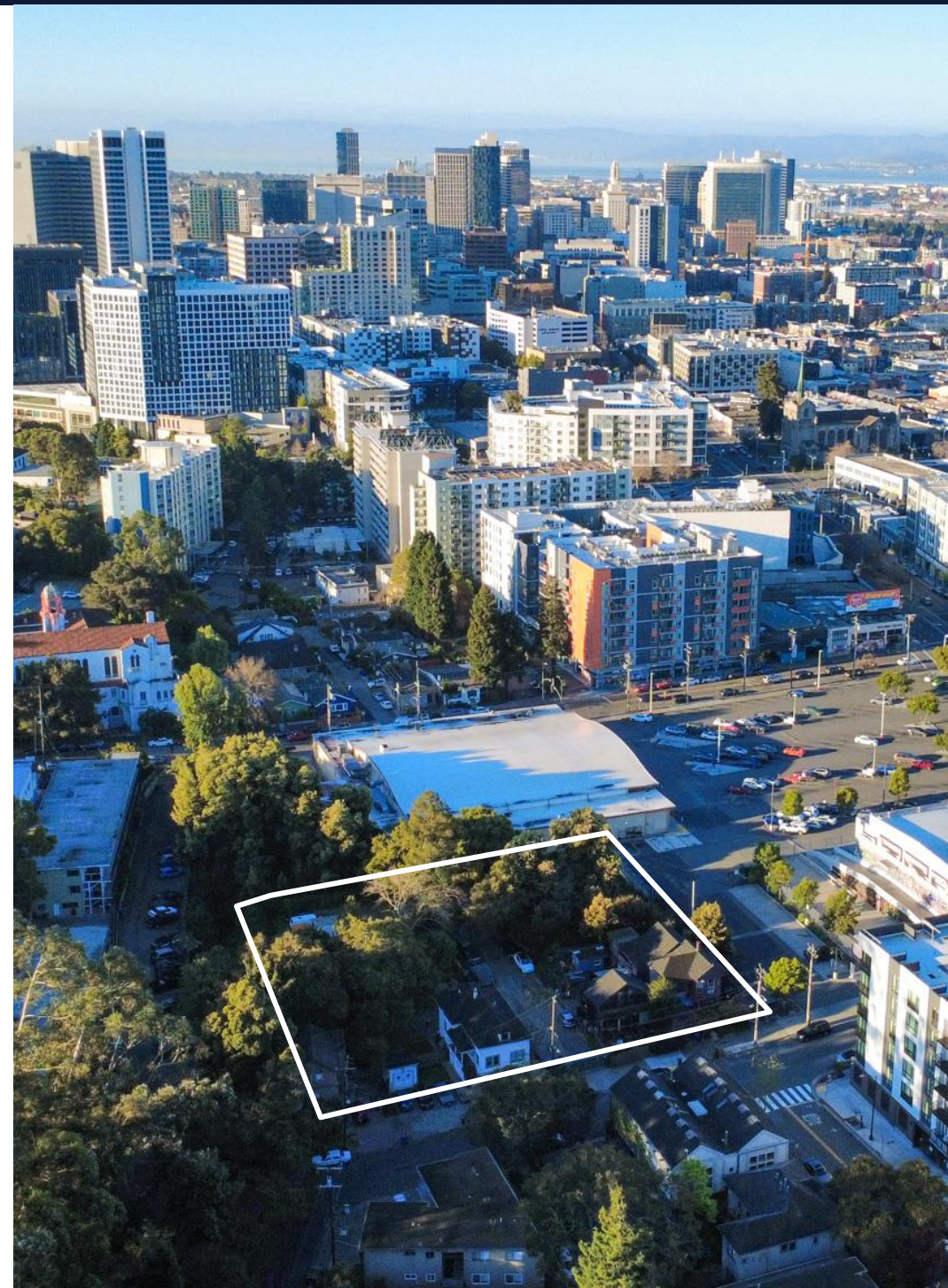
Easy access to major transportation corridors, employment centers, and neighborhood amenities

Rare Assemblage Opportunity

Large redevelopment sites with multiple parcels are increasingly scarce in Oakland

Excellent Access to Healthcare

Kaiser Permanente (349 beds) and Summit Hospital (309 beds) nearby enhance the property's appeal with readily available advanced healthcare services.



PROPERTY PHOTOS





Bay Street Emeryville

BARNES & NOBLE **H&M** Bath & Body Works
Foot Locker **ALDO**
URBAN EXPRESS AT&T
OUTFITTERS west elm **LUSH**
MAC FRESH HANDMADE COSMETICS

target **THE HOME DEPOT** Chick-fil-A
Michael's
BEST BUY NORDSTROM **rack** **IKEA**

PIXAR

The Skylyne at Temescal
±402 Units

Summit Hospital
±309 Beds

± 207,000 VPD

Grove Shrafter Fwy ± 139,000 VPD



The Broadway Apartments
±423 Units

Olivia
Coffee & Flower

CHASE



SPROUTS
FARMERS MARKET

cryptodispensers

Assembly
±127 Units

GROCERY OUTLET
"bargain market"

Subject Property

Powell Street Plaza

TRADER JOE'S OLD NAVY
 ROSS DRESS FOR LESS BANANA REPUBLIC
 Marshalls.
 NOTHING BUT CAKES T Mobile
 BevMo! LENS CRAFTERS

Bay Street Emeryville

BARNES & NOBLE H&M Bath & Body Works
 Foot Locker ALDO
 URBAN EXPRESS AT&T
 OUTFITTERS west elm LUSH
 MAC FRESH HANDBRADE COSMETICS

Cal UC Berkeley
 ±33,000 Students
 ±5 Miles Away

Temescal Alley

CHOLITA LINDA CURBSIDE CREAMERY
 PIZZAIOLO
 Poppy Small Change
 Ok's DELI DAYTRIP COUNTER



SAFeway Great Clips Starbucks

PIXAR

Oakland Military Institute
 ±627 Students

Oakland Tech High
 ±1,880 Students



Chick-fil-e
 Michaels



CVS pharmacy WELLS FARGO
 THE WOLF Fenton's CREAMERY CATO'S ALE HOUSE
 Peet's Coffee BARNEY'S GOURMET HAMBURGERS

MacArthur BART Station
 ±4,316 Riders/Weekday

580 ±207,000 VPD

Grove Shrafer Fwy ±139,000 VPD



NORDSTROM rack

Kaiser Permanente Oakland
 ±349 Beds



SPROUTS FARMERS MARKET
 enterprise
 GROCERY OUTLET bargain market

The Broadway
 ±423 Units

Port of Oakland
 ±4 Miles Away

Laney College
 ±17,000 Students
 ±2 Miles Away

235-251 30th St

Lake Merritt
 ±2.5 Miles Away

Downtown Oakland
 ±1.5 Miles Away



Assembly
 ±127 Units



Adams Point

MARKET OVERVIEW

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Oakland, CA 94611



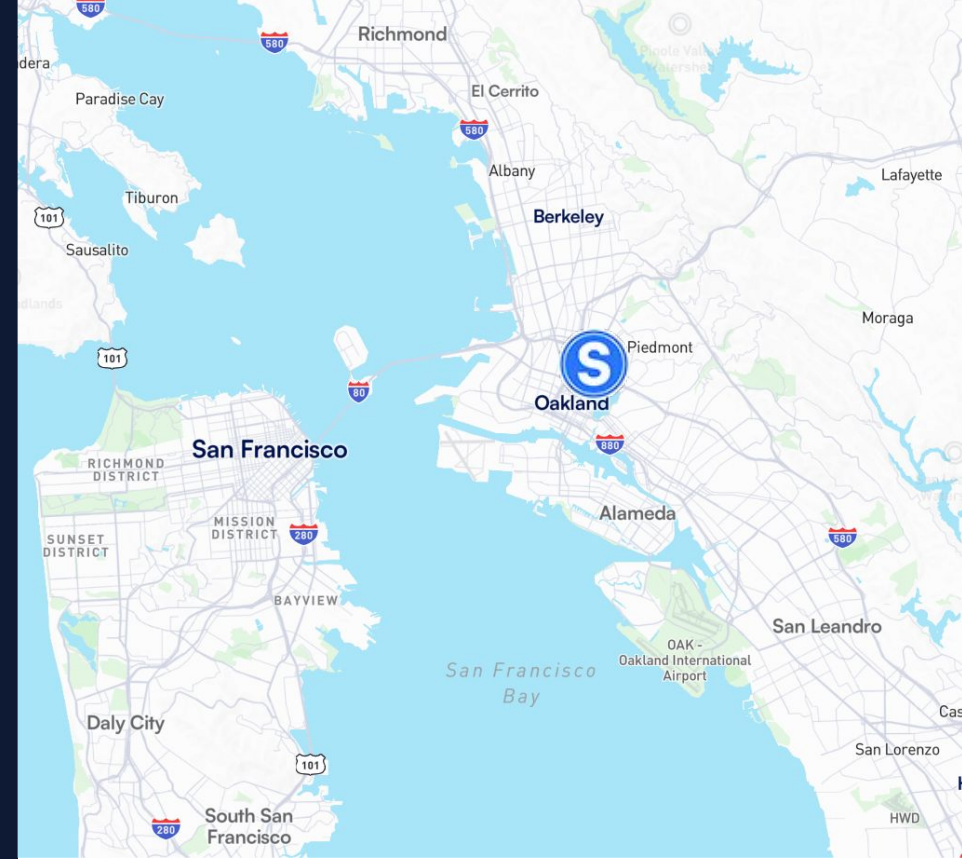
OAKLAND, CA

Neighborhood Overview | Pill Hill

Positioned near 30th Street in Oakland's Pill Hill neighborhood, the area surrounding the property is an established urban residential corridor that supports a mix of historic apartment buildings, small multifamily properties, and modest single-family homes. The neighborhood is characterized by a stable renter base supported by proximity to major healthcare institutions, nearby employment centers, and the city's primary commercial and transit corridors.

Tree-lined streets, mid-rise apartment buildings, small multifamily communities, scattered rental homes, and neighborhood-serving businesses along nearby Broadway and Piedmont Avenue define the area's residential character. Continued property maintenance and gradual reinvestment have reinforced Pill Hill's role as a practical residential location for local workers and families.

Household incomes in the surrounding trade area generally align with the regional average, supported by employment in healthcare, education, retail, professional services, and regional service industries. The neighborhood benefits from convenient access to Interstate 580, Interstate 980, and nearby employment centers in Downtown Oakland, Uptown, and the greater East Bay, supporting commuter mobility and day-to-day convenience. Consistent demand for rental housing, limited large-scale redevelopment, and steady population growth across the Oakland and East Bay markets have contributed to dependable fundamentals for multifamily communities within the Pill Hill area, positioning the submarket as a stable and supply-constrained housing option within the greater Oakland corridor.



±11.4 Miles Away from San Francisco, CA



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	63,204	296,864	528,053
Current Year Estimate	62,103	295,448	536,541
2020 Census	58,835	289,143	537,933
Growth Current Year-Five-Year	1.77%	0.48%	-1.58%
Growth 2020-Current Year	5.55%	2.18%	-0.26%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	32,621	134,874	223,738
Current Year Estimate	32,218	133,634	226,054
2020 Census	29,823	123,916	215,379
Growth Current Year-Five-Year	1.25%	0.93%	-1.02%
Growth 2020-Current Year	8.03%	7.84%	4.96%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$152,328	\$177,195	\$173,794



Local Market Overview

Oakland, California is a major East Bay city within the San Francisco Bay Area and serves as both a residential hub and employment center. The city offers a diverse mix of housing, including historic neighborhoods, established multifamily districts, and mixed-use developments near major transit corridors. Oakland benefits from strong regional connectivity through BART, Interstate 580, Interstate 880, and the Port of Oakland.

The local economy is supported by employment in healthcare, logistics, education, government services, and professional industries. Major institutions such as Kaiser Permanente and the Port of Oakland provide a stable employment base.

Ongoing reinvestment in districts such as Downtown, Uptown, and Jack London Square has supported gradual urban growth. Limited housing supply across the Bay Area continues to support long-term housing demand throughout Oakland and the broader East Bay market.

Economic Drivers

Oakland's economy is supported by a diverse set of employment sectors that provide stability across business cycles. Healthcare represents one of the city's largest employment bases, anchored by major institutions such as Kaiser Permanente and Alta Bates Summit Medical Center. The Port of Oakland also serves as a major economic engine, supporting logistics, trade, and distribution jobs throughout the East Bay.

Government services and education represent additional core employment drivers, with a significant number of residents working for the City of Oakland, Alameda County, and nearby universities throughout the Bay Area. These sectors provide consistent employment and help support stable housing demand within the local market.

Oakland also benefits from its proximity to major Bay Area employment centers, including San Francisco, Berkeley, and Silicon Valley. Strong regional transit connections through BART and major interstate highways support commuter accessibility, reinforcing Oakland's role as an important residential and workforce hub within the broader Bay Area economy.

SAN FRANCISCO, CA

Total Population
836,000+

Annual Visitors
23 Million

Tourism Economic Impact
\$8.8 Billion

GDP
\$600+ Billion





San Francisco's human-capital-rich workforce underpins multifamily rental demand.

Prime location, combined with transit connectivity and high-wage sectors drive the city's appeal.

Economic Drivers

The metro supports a mix of tech, life sciences, hospitality and professional services, anchored by key employers and major research institutions. San Francisco offers direct access to employment nodes, transit corridors and amenities that appeal to young professionals and renters.

Primary Industries

- Technology/Software
- Life sciences/biotech
- Hospitality/tourism
- Professional/business services

Top Employers

- University of California, San Francisco
- Google
- Wells Fargo
- Salesforce
- VMware

Recent Developments

- Expansion of Mission Bay campus facilities and UCSF research buildings
- Caltrain electrification and station upgrades
- Shipyard / India Basin redevelopment initiatives
- Enhancement of the Central SoMa / PIXAR adjacent campus infill
- Recent transit-oriented development approvals in Dogpatch / Eastern SoMa

Summary

San Francisco's regional economy remains both deep and diversified, with robust tiers of high-value services and innovation sectors that cushion against cyclical swings. Limited land availability and constrained permitting processes reinforce supply-side barriers, sustaining competitive tension between demand and new product delivery.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 235-251 30th St, Oakland, CA 94611 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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