

1940 UNION ST STE 25

Oakland, CA 94607

Industrial
Investment Opportunity

Offering Memorandum



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PROPERTY OVERVIEW

1940 Union St Suite 25
Oakland, CA 94607



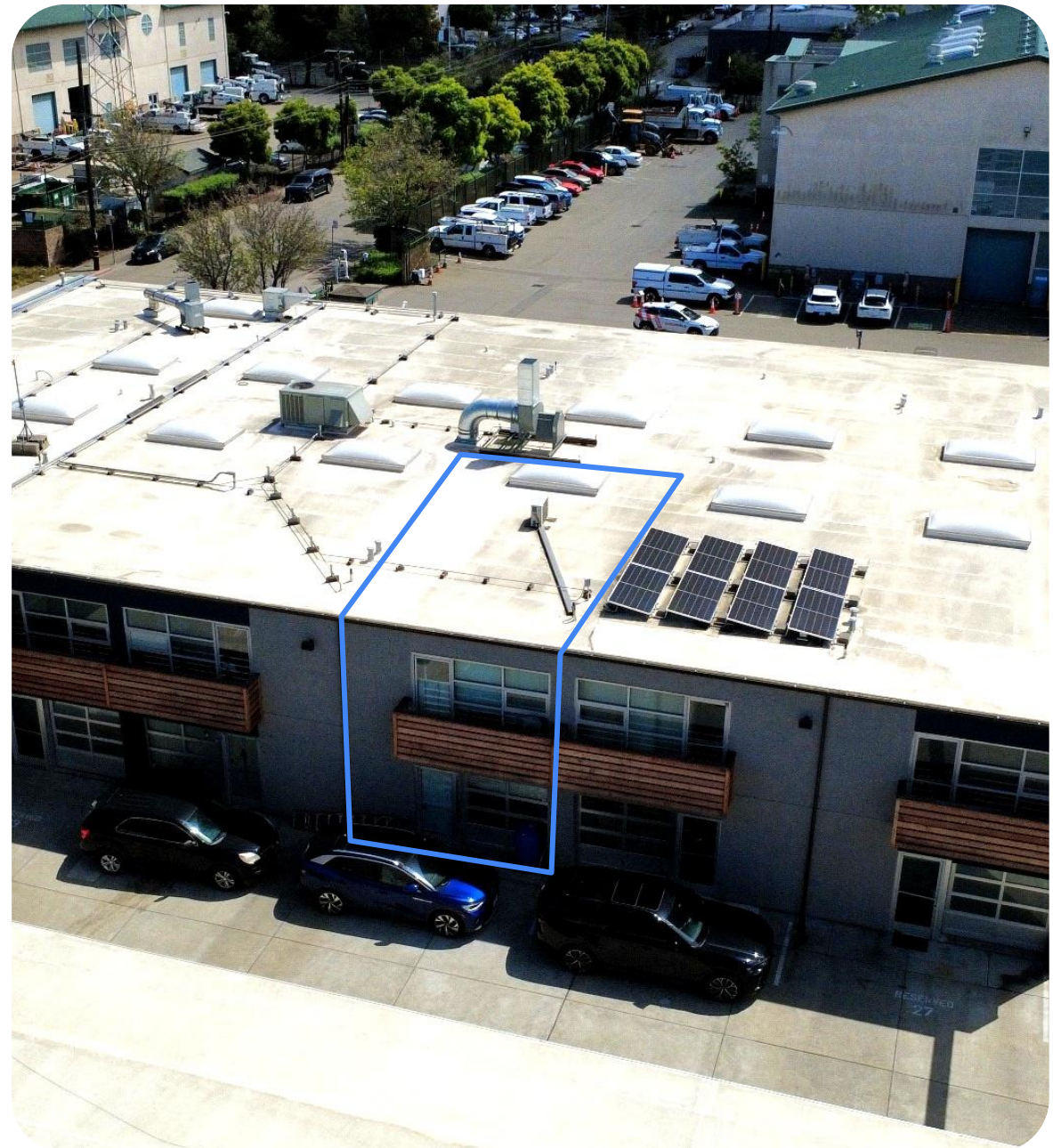
INVESTMENT HIGHLIGHTS

Property Highlights

- Rare small-bay industrial condo in Oakland
- Bonus loft area provides additional usable space
- High-clear warehouse with functional buildout
- Gated and secure complex
- Vacant and ready for immediate occupancy
- Ideal for owner-user

Property Features

- 18' clear height in main work area
- Grade Level Roll up door
- Sprinklered unit
- Sonic fiber internet
- Two (2) bathrooms, including a shower
- Mini-split HVAC in loft
- Loft built out for office/storage use
- Security cameras installed
- Private balcony replaced in 2025



INVESTMENT HIGHLIGHTS

Zoning - CIX-1 (Commercial Industrial Mix)

- Allows a wide range of uses including:
- Light industrial / warehouse
- Office / creative workspace
- Contractor / service-based businesses
- E-commerce / distribution
- Showroom / hybrid commercial uses

(Buyer to verify specific use with City of Oakland)

Complex Features

- Gated complex with secure code access
- Well-maintained common areas
- HOA: \$345/month
- Covers water, garbage, roof, insurance, and common area maintenance
- Strong reserves

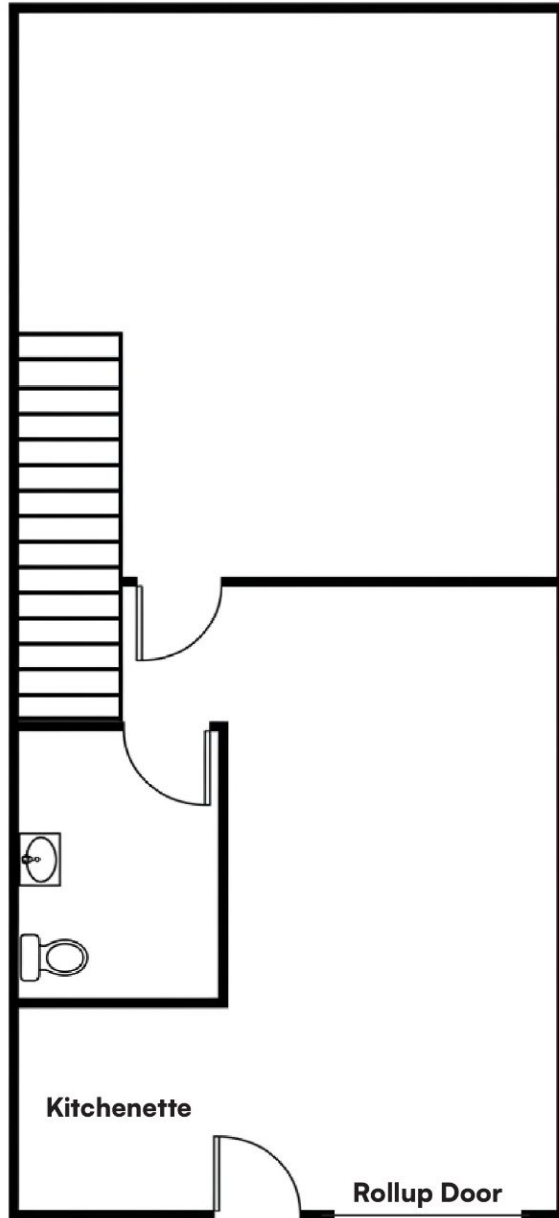
Utilities

- 100 amps, single phase power

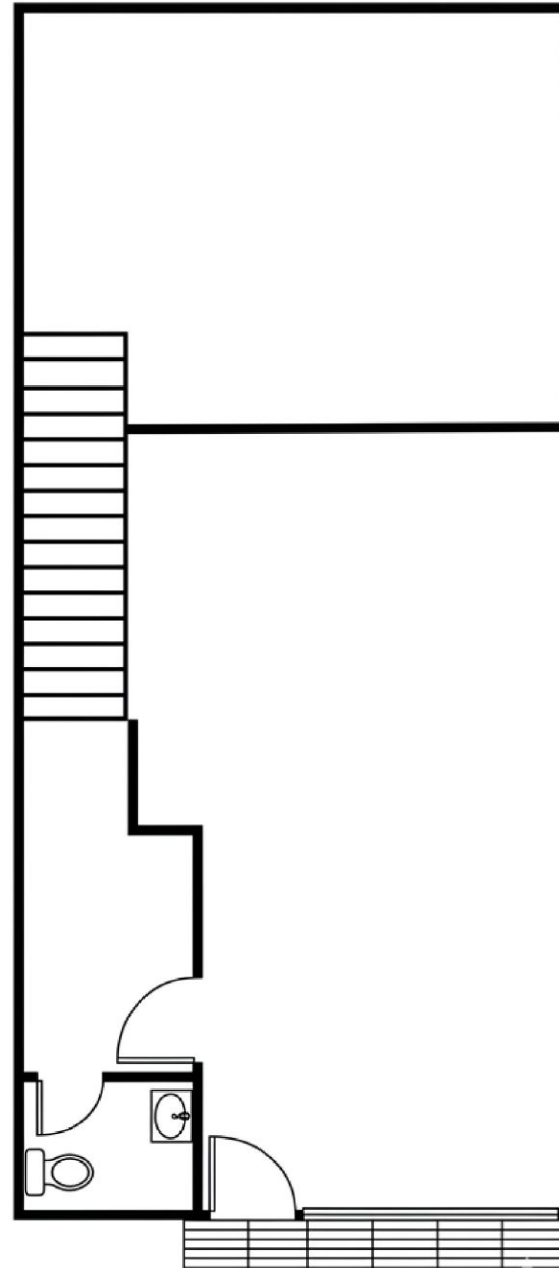




First Floor



Second Floor





Kaiser Permanente Oakland Medical Center
±349 Beds

Distance from Property
Oakland San Francisco Bay Airport - ±9.6 Miles Away
San Francisco - ±10 Miles Away
San Francisco International Airport - ±20 Miles Away

Subject Property



BNSF Oakland International Gateway Facility
Oakland International Container Terminal

±134,000 VPD



±212,000 VPD

±77,000 VPD

Downtown Oakland
±1.5 Miles Away



Naval Air Station
Alameda

Highland Hospital
±169 Beds

±203,500 VPD

VERONICA FOODS



Coast Guard Island Alameda
Coast Guard Station



Google Earth

1940 UNION ST STE 25
Oakland, CA 94607

\$498,000

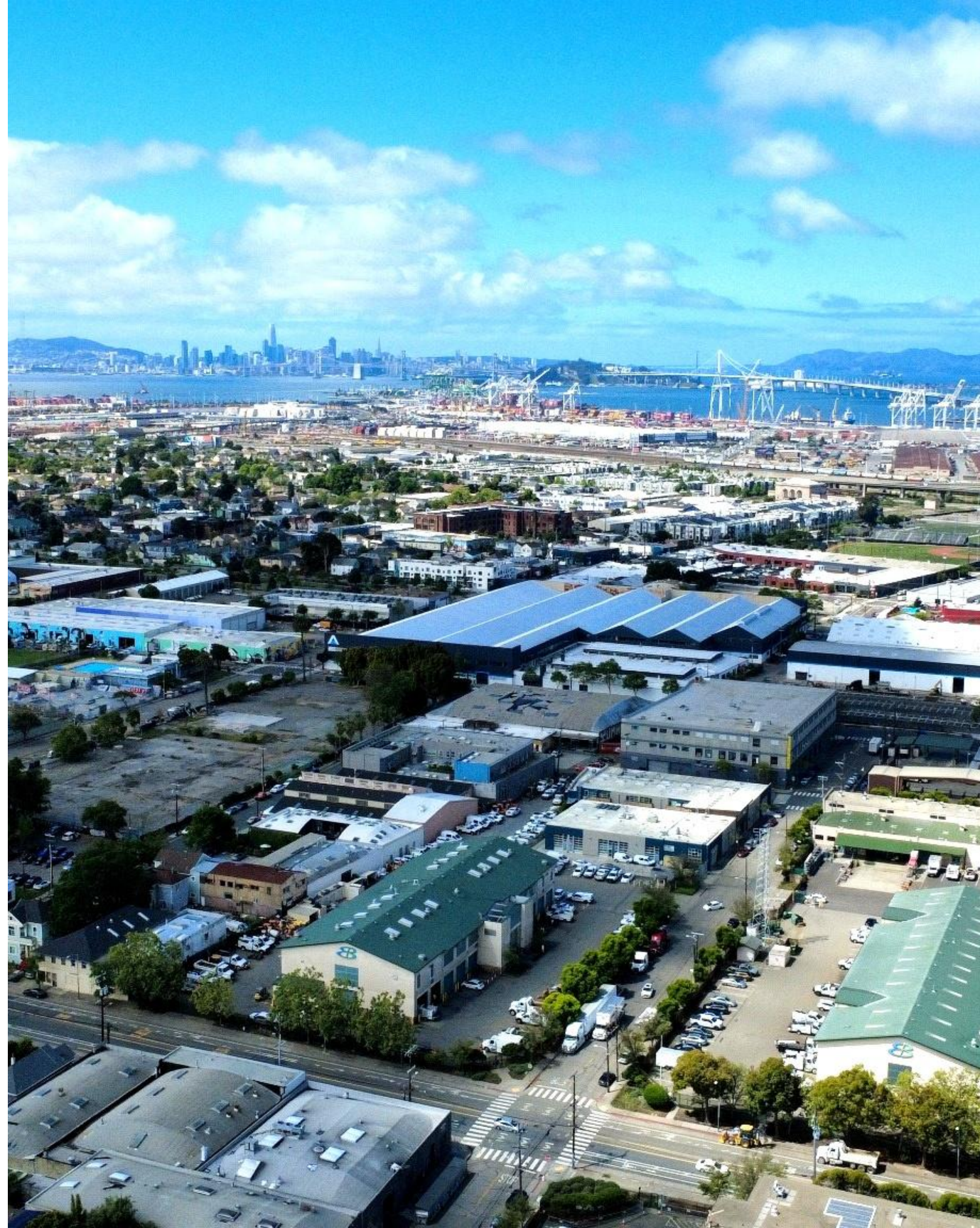
List Price

\$429

Price Per SF

(based on $\pm 1,156$ SF usable)

- $\pm 1,156$ SF total usable space
($\pm 1,021$ SF on record + ± 135 SF loft,
not on record)
- Industrial condo located within a
gated courtyard complex
- Delivered vacant at close
- One (1) dedicated parking space



INTERIOR PHOTOS



MARKET OVERVIEW

1940 Union St Suite 25
Oakland, CA 94607



Oakland, CA

Market Demographics

440,000
Total Population

\$87,000
Median HH Income

230,000
Employed Population

37
Median Age



Local Market Overview

Oakland, California serves as one of the Bay Area's most strategically positioned industrial hubs, benefiting from its proximity to the Port of Oakland, one of the busiest container ports on the West Coast. The region has experienced steady population growth supported by strong migration trends from neighboring San Francisco, driven by relative affordability and access to employment centers. Household incomes remain competitive, reflecting a diverse workforce spanning logistics, technology, and advanced manufacturing sectors. The area's connectivity via Interstates 880, 980, and 580 further enhances its role as a distribution and last-mile delivery corridor.

The surrounding East Bay market continues to attract industrial users due to constrained supply and high barriers to new development. Oakland's industrial zones are characterized by a mix of legacy warehouse stock and modernized logistics facilities catering to e-commerce and regional distribution. Demand remains elevated as businesses prioritize proximity to dense population centers and port access. This dynamic supports long-term rent growth and occupancy stability, making the Oakland industrial market a key node within Northern California's supply chain infrastructure.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	40,124	237,387	488,308
Current Year Estimate	39,623	232,270	493,525
2020 Census	36,990	222,260	492,510
Growth 2020-Current Year	7.12%	4.50%	0.21%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	15,728	111,595	208,623
Current Year Estimate	15,469	109,185	209,929
2020 Census	13,350	99,247	198,658
Growth 2020-Current Year	15.87%	10.01%	5.67%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$125,043	\$162,263	\$171,592

Economic Drivers

In the East Bay market, Oakland benefits from major institutional employers such as healthcare giant Kaiser Permanente (national HQ in Oakland), the Port of Oakland (a major West-Coast container gateway) and the East Bay public university/college systems. The city's employment base spans health services, education, logistics and professional services, providing a broad foundation for residential demand. Transit connectivity (BART, freeways) and global shipping (via the Port of Oakland) position the market for import/export and commuter access to the Bay Area core.

Primary Industries

- Healthcare and social assistance
- Education and public administration
- Transportation and warehousing/logistics
- Professional and business services
- Retail trade

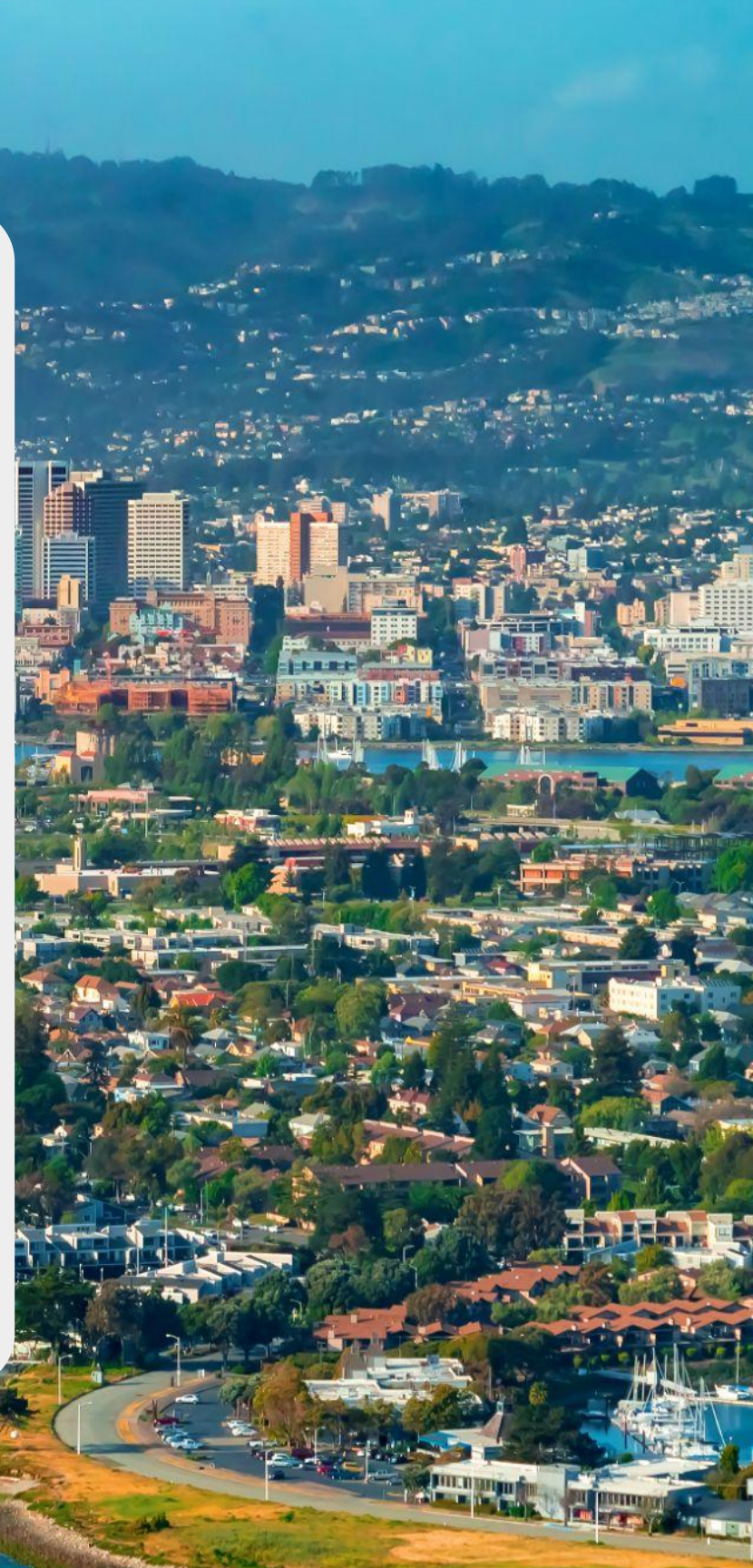
Top Employers

- Kaiser Permanente – Oakland Headquarters And Regional Medical Operations.
- Alameda County (Public Sector)
- Oakland Unified School District
- City of Oakland (Municipal Services)
- Bay Area Rapid Transit (BART) District

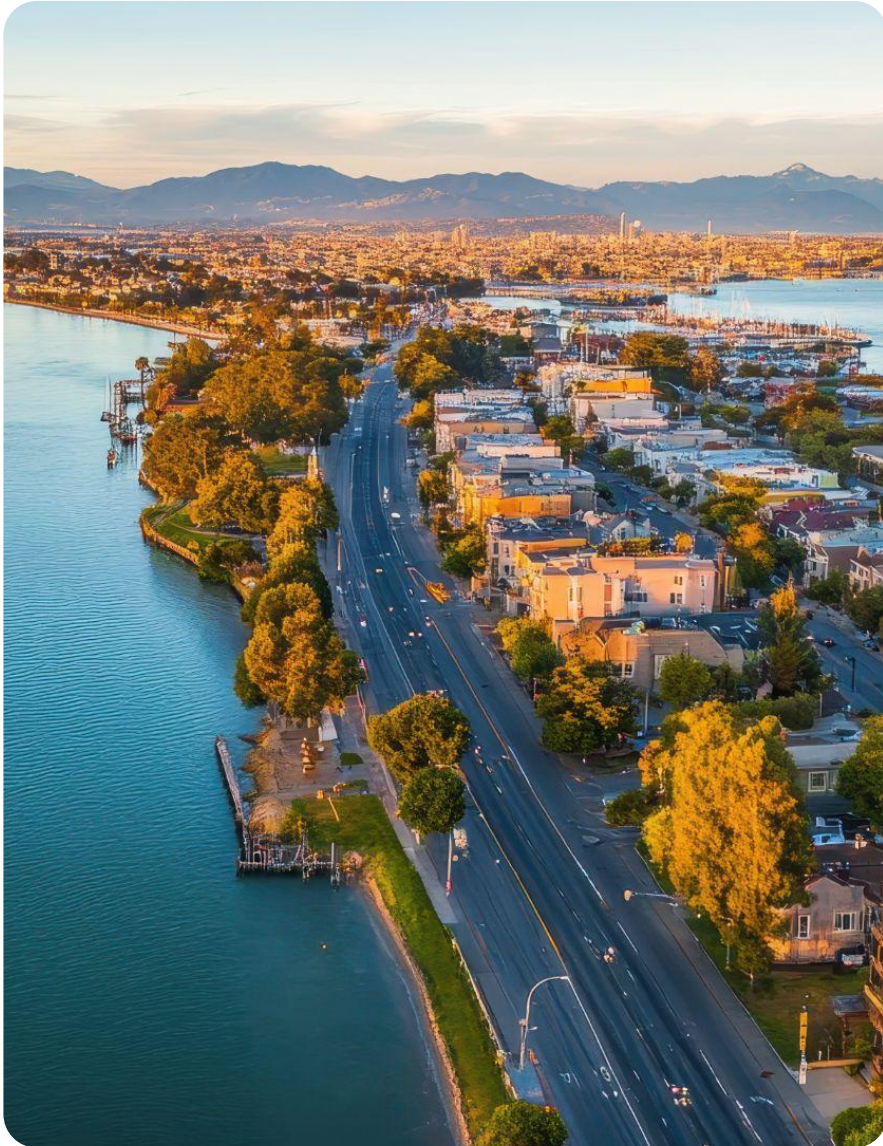
Recent Developments

- Major new campus for Samuel Merritt University in downtown Oakland (~\$240 M investment).
- Port of Oakland container terminal modernization/expansion.
- Transit-oriented multifamily developments near BART stations in the East Bay suburbs.
- Close proximity to Pacific Pipe Climbing Gym and Prescott Market, two popular neighborhood amenities driving daily foot traffic and activity

The Oakland market benefits from a large trade-oriented economy anchored by the Port of Oakland, advanced healthcare and education institutions and growing professional services. While tech has not dominated as in nearby Silicon Valley, the diversification into logistics, healthcare and education provide resilience. With constrained future multifamily supply and a strong renter base, housing fundamentals are positioned for stability and selective growth.



Leisure & Lifestyle



Cultural and Lifestyle Attractions

Oakland features a strong mix of cultural, historic, and outdoor attractions that enhance its livability. The Oakland Museum of California offers curated exhibits in art, science, and local history. Lake Merritt, centrally located, is a scenic urban lake surrounded by trails and green space, ideal for walking and weekend leisure. Jack London Square blends waterfront dining, boutique retail, and seasonal events, offering a neighborhood-scale destination. Residents also enjoy nearby access to the Oakland Zoo and Redwood Regional Park for nature-focused outings just minutes from downtown.

Sports & Entertainment

The city boasts a lively entertainment scene anchored by the Fox Theater, a restored Art Deco venue hosting national touring acts and community events. Oakland's music and nightlife landscape is diverse, with smaller venues, local breweries, and outdoor festivals filling the calendar. Sports options range from local rec leagues to proximity to professional teams across the Bay, with BART providing direct access to major stadiums in San Francisco and San Jose.

Outdoor Recreation & Active Living

Oakland supports an active lifestyle with extensive parks, trails, and recreational facilities. The city is adjacent to more than 100,000 acres of regional open space, including hiking in the East Bay hills and cycling along the Bay Trail. Lake Merritt and the Oakland Estuary allow for kayaking, jogging, and waterfront activity. Public resources like the East Oakland Sports Center provide full-service fitness and aquatics programs, while city-run leagues and classes offer recreation for all age groups year-round.

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1. The Offering Memorandum and its contents are confidential;
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.

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