

**MATTHEWS™**



**2554 West St**

Oakland, CA 94612

**Industrial Warehouse  
Investment Opportunity**

Offering Memorandum

# Exclusively Listed By



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Broker of Record

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**MATTHEWS™**



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **±4,500 SF Standalone Corner-Lot Building** (Buyer to Verify)
  - ±3,000 SF Ground Floor Warehouse
  - ±1,500 SF Second Floor Live/Work Residence
  - Situated on a ±3,021 SF Parcel
- **Rare Live/Work Opportunity**
  - Unique owner-user asset combining warehouse functionality with a fully renovated residential component
  - Ideal for entrepreneurs, contractors, artists, makers, and small business operators
- **Fully Renovated Second Floor Residence**
  - Spacious one-bedroom layout
  - Dedicated office space
  - Walk-in closet
  - Large living area
  - Modern kitchen with gas range and oven
  - Renovated bathroom featuring dual sinks, shower, and tub
  - Tankless electric water heater
- **Functional Warehouse Improvements**
  - Approximately 18' clear height in open warehouse areas
  - Two roll-up doors
  - 400 amps, 240V, 3-phase power
  - Skylights providing abundant natural light
  - Roof access
  - Additional ground-floor restroom
- **Prime West Oakland Location**
  - Excellent access to Interstates 880 and 980
  - Minutes from Downtown Oakland and the Port of Oakland
  - Strategic infill location with convenient regional connectivity
- **Owner-User Potential**
  - Flexible live/work configuration
  - Opportunity to operate a business while residing on-site
  - Rare product type within the West Oakland market



**2554 West St**  
Oakland, CA 94612

**\$1,395,000**

List Price

**±4,500 SF**

GLA

**18' Clear**

Warehouse Height

**400 AMP**

3-Phase Power





**Subject Property**

±134,000 VPD

**TRADER JOE'S**

**Edna Brewer Middle School**  
±791 Students

**Lucky**

±211,000 VPD

**SAFeway**  
Peet's Coffee  
BOMBERA  
dmond'slice  
CVS pharmacy

**Oakland High**  
±1,624 Students

**BART** Bay Area Rapid Transit

**East 12th/Sen Lake**  
Affordable Housing Development

**Naval Air Station, Alameda (NAS-Alameda)**  
Personnel Assigned To Island:  
±1,000

**Alameda County Government**  
County Government Office  
±10K Employees

**Central Reservoir Recreation Area**  
±2 Miles Away

**ABF** Freight

**Oakland Jack London**  
Trains  
CC Coast Starlight Gold Runner  
Buses  
Amtrak Thurway

**Continental Terminals**

**foodmaxx**  
ROSS dds Auto Zone  
DRESS FOR LESS DISCOUNTS

**W**

**College of Alameda**  
±6,141 Students

**Coast Guard Island Alameda**  
Personnel Assigned To Island:  
±1,200

**BRINKS**  
**HENIFF**  
**WHITE ELEPHANT**  
The Oakland Museum Women's Board

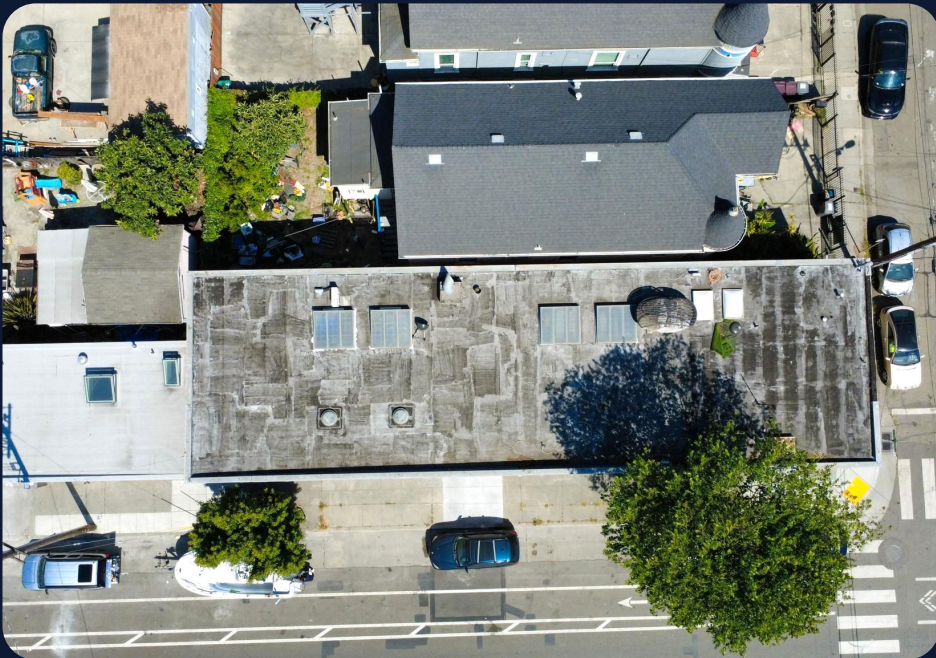
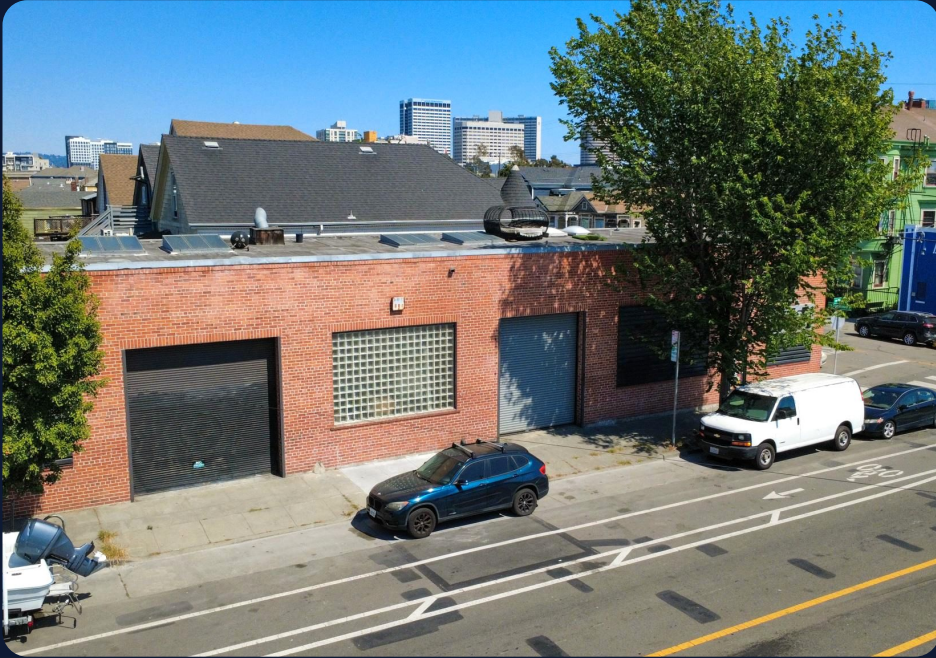
**Bridgeside Shopping Center**  
**NOB HILL** FOODS  
**HAND & STONE** MASSAGE AND FACIAL SPA  
**ups** **Starbucks** **ROUND TABLE** PIZZA ROYALTY

**Industrial Corridor**

**amazon**

Google Earth

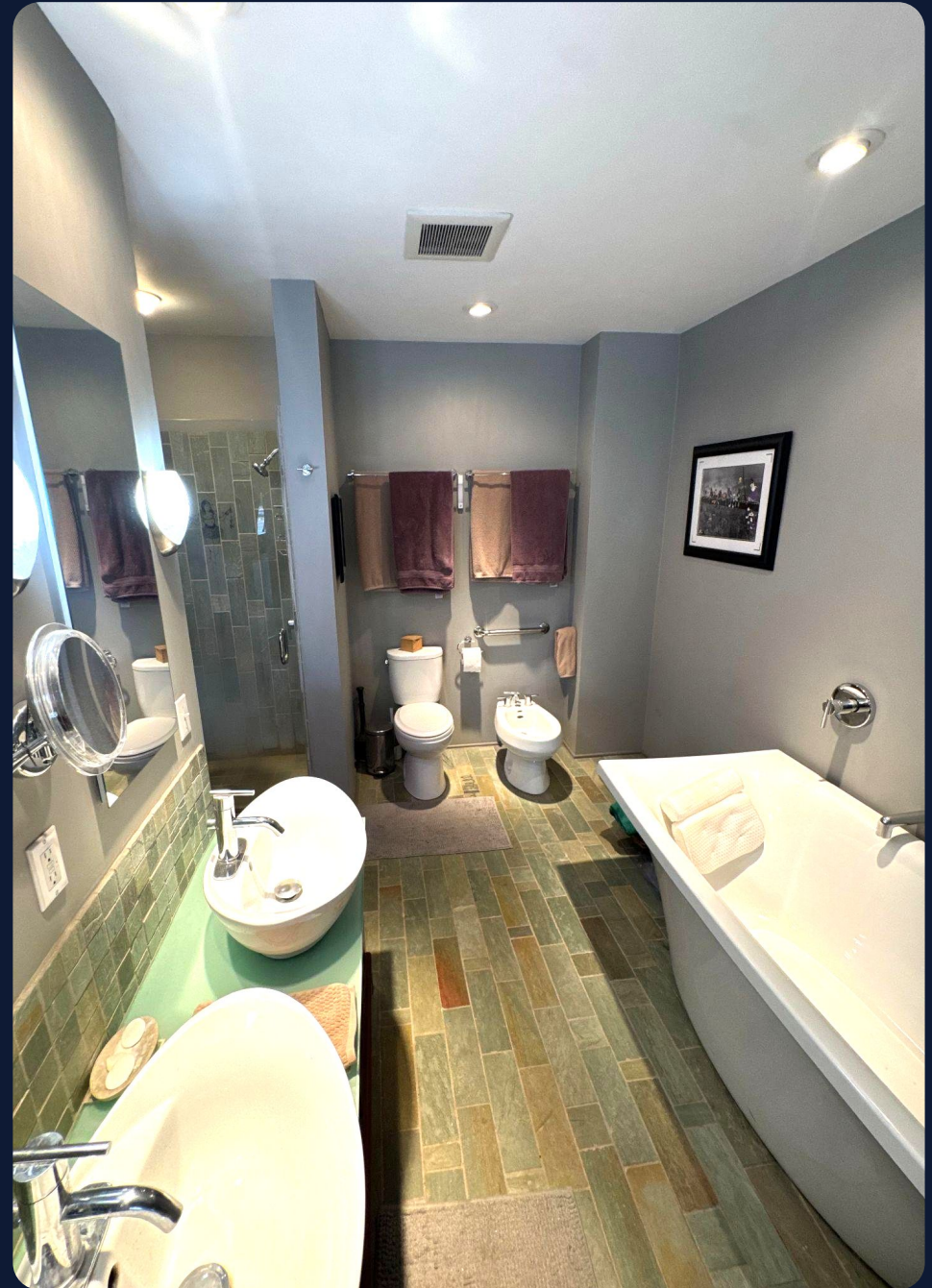
# EXTERIOR PHOTOS



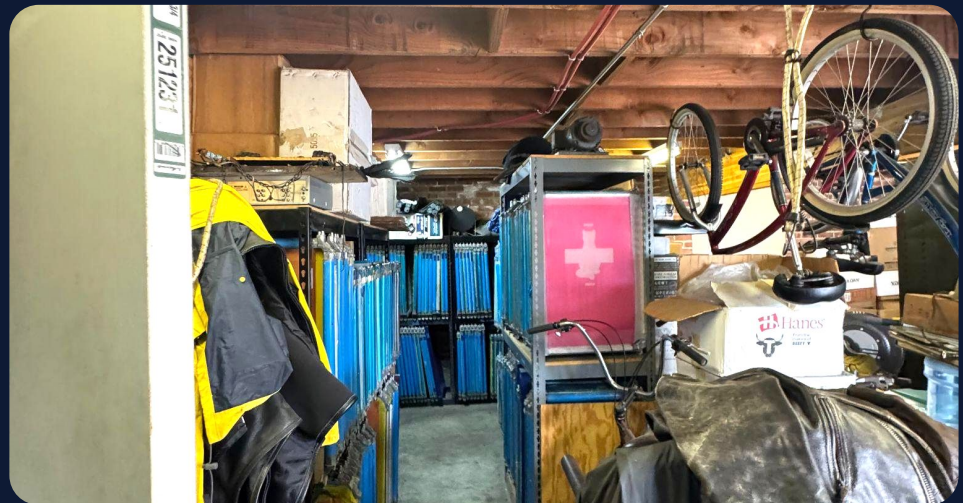
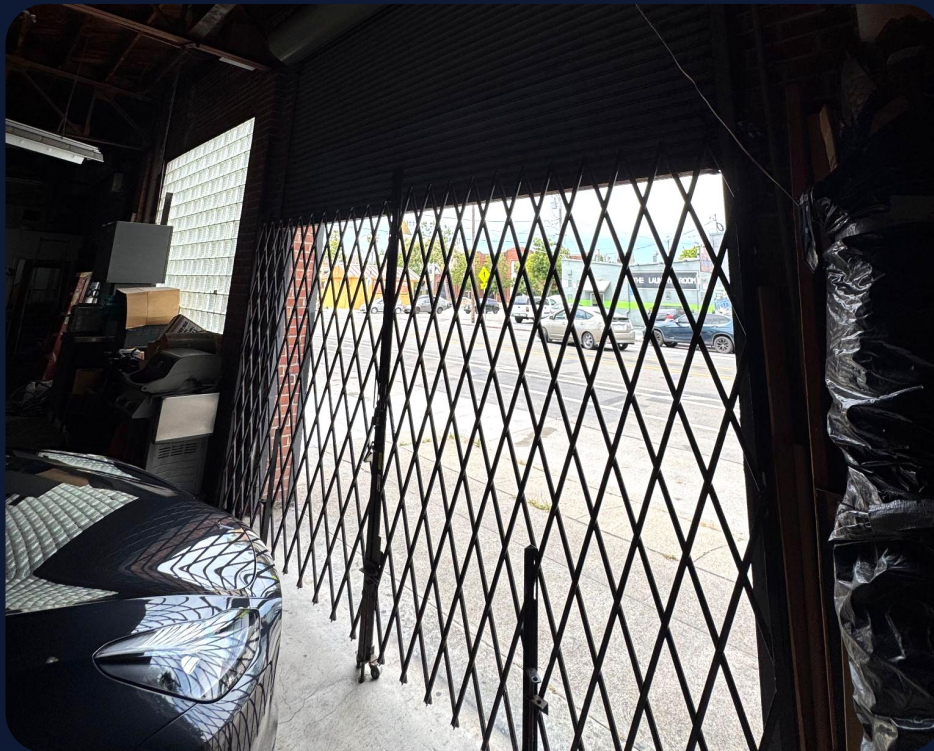
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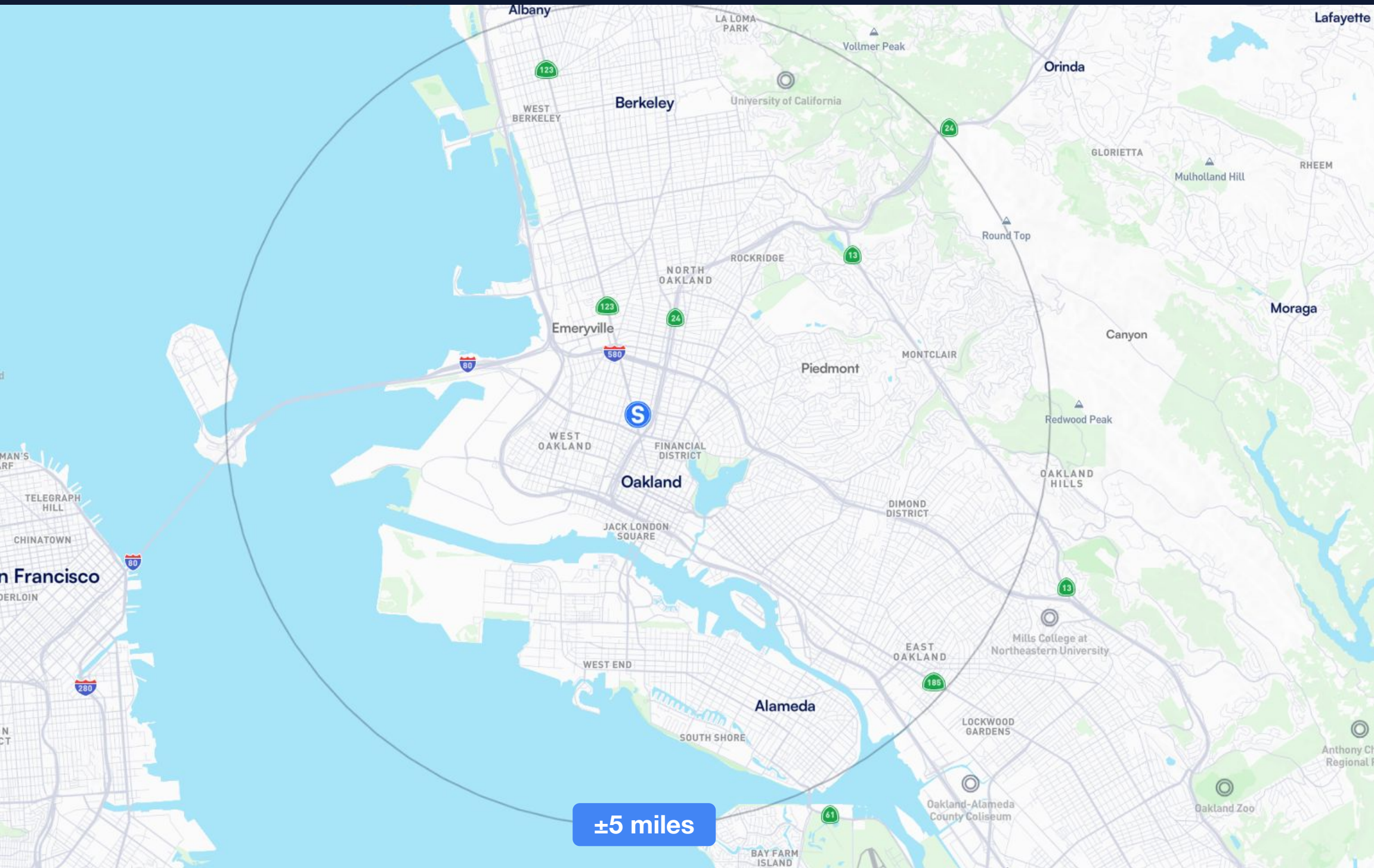
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# REGIONAL MAP



# OAKLAND, CA

## Market Demographics



**512,264**  
Total Population

**\$163,623**  
Median HH Income

**203,549**  
# of Households

**41.1%**  
Homeownership Rate

**232,000**  
Employed Population

**44.06%**  
% Bachelor's Degree

**36.2**  
Median Age

**\$754,000**  
Median Property Value

### Local Market Overview

Oakland, California, continues to establish itself as a key economic and cultural hub within the San Francisco Bay Area. The city has experienced steady population growth, driven by its relative affordability, expanding job base, and central location. With a diverse and skilled workforce, Oakland attracts businesses across technology, logistics, creative industries, and professional services. Median household incomes have trended upward, reflecting a growing middle class and strengthening consumer base.

Strategically located at the heart of the East Bay, Oakland offers excellent transportation infrastructure, including access to major interstates, the Bay Area Rapid Transit (BART) system, and the Port of Oakland—one of the busiest ports on the West Coast. This accessibility makes the city especially attractive for companies looking for efficient regional distribution and mobility. High traffic counts near core industrial and commercial corridors support consistent demand from tenants seeking flexible, well-connected office and industrial space.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$55,674	\$62,500	\$81,317

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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 2554 West St, Oakland, CA, 94612 ("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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.