

FOR SALE

ASKING PRICE | \$2,900,000

420

15th Street
oakland

± 7,348 SF

3 Independent Suites.
Private Entrances.
Downtown Location.

OFFERING
MEMORANDUM



CUSHMAN &
WAKEFIELD

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TABLE OF CONTENTS

04

EXECUTIVE
SUMMARY

05

PROPERTY
OVERVIEW

08

MAPS &
AERIALS

10

PROPERTY
PHOTOS

420

15th Street
oakland



disclaimer

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 420 15th Street, California 94612 (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.

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executive summary

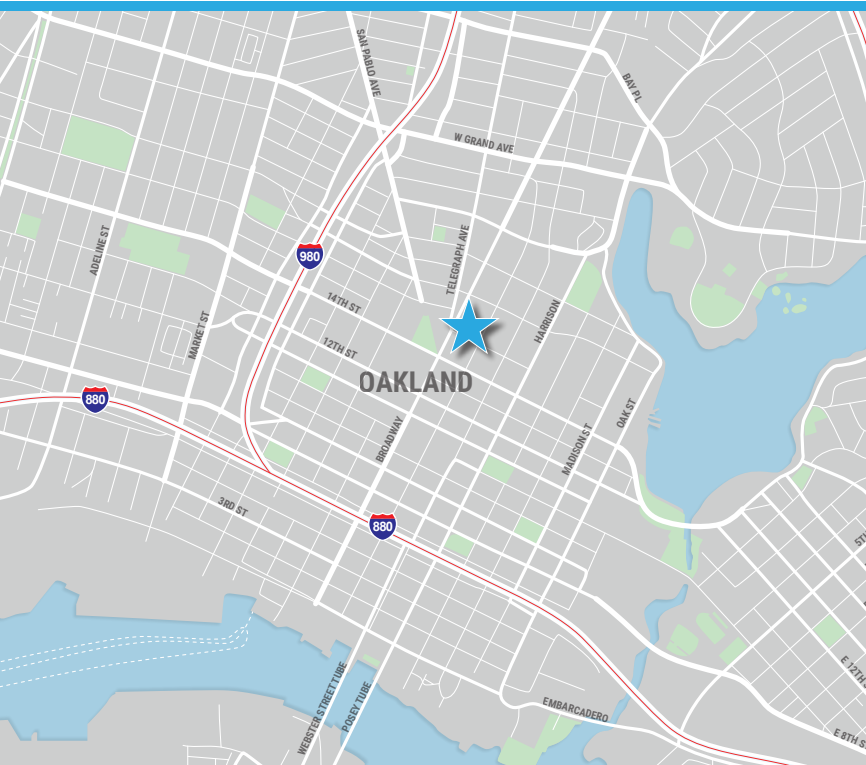


This rare offering presents 7,348 square feet of commercial space spanning three well-maintained buildings with a private entrance, located in a prime downtown Oakland location. The property benefits from significant recent zoning changes enacted by the City of Oakland in 2024, which enhance its flexibility and long-term potential.

Now designated under the D-DT-P zoning classification (formerly CBD-P), the site supports a wider array of ground-floor uses aimed at increasing community activation. Importantly, custom manufacturing is now a conditionally approved use—creating a unique opportunity for light industrial tenants to occupy space in a location where this use was previously restricted. Additionally, the zoning allows for high-density residential redevelopment, including work/live configurations, with the potential to support a 4- to 5-story project on the existing footprint. This site is well-positioned to meet future housing demand as market conditions evolve.

The buildings themselves have been exceptionally well cared for, with consistent capital investments from ownership. This commitment has ensured a high-quality, functional environment for the current tenant's diverse operations, preserving both asset integrity and tenant satisfaction.

420 15th Street represents a compelling opportunity for investors or owner-users seeking a flexible, well-located asset in downtown Oakland with a strong foundation, future development upside, and positive zoning momentum.



property overview



ADDRESS: 420 15th Street, Oakland, CA 94612



APN: 8-622-3



BUILDING TYPE: Beaux Arts commercial building designed by William Knowles and Charles W. Dickey for the Surety Mortgage Company in 1913, and remodeled in 1922 by H. C. Capwell Company with plaster, brick and limestone façade, beautiful original arched glass windows, skylights, and dramatic vaulted ceilings



SQUARE FOOTAGE: ± 7,348 SF (per Alameda County Record)



LOT AREA: ± 0.12 Acres



PRICE: \$2,900,000



ZONING: Downtown District Pedestrian Commercial Zone (D-DT-P)



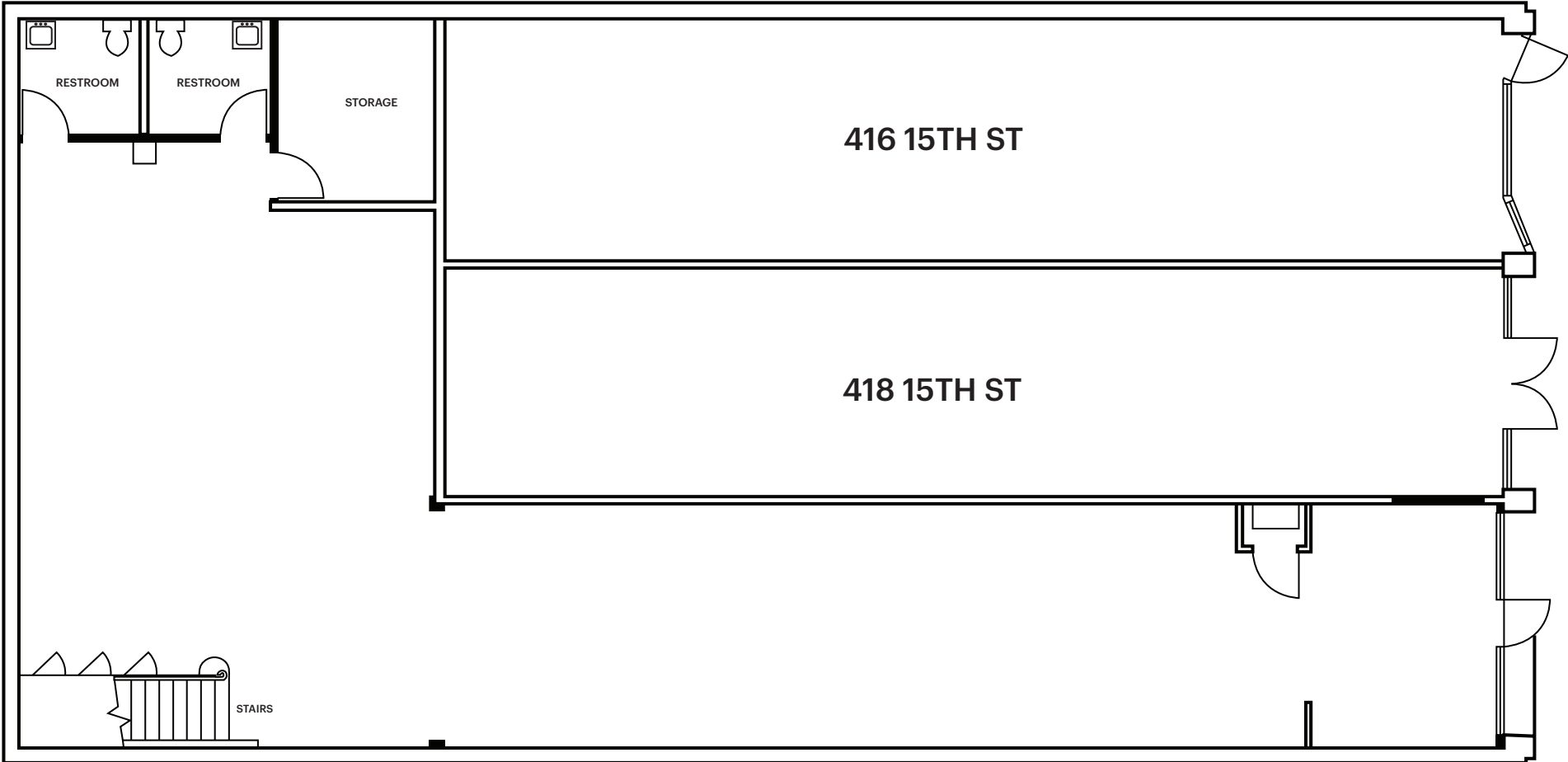
FAR: 100%

floor
plans



420 15TH ST

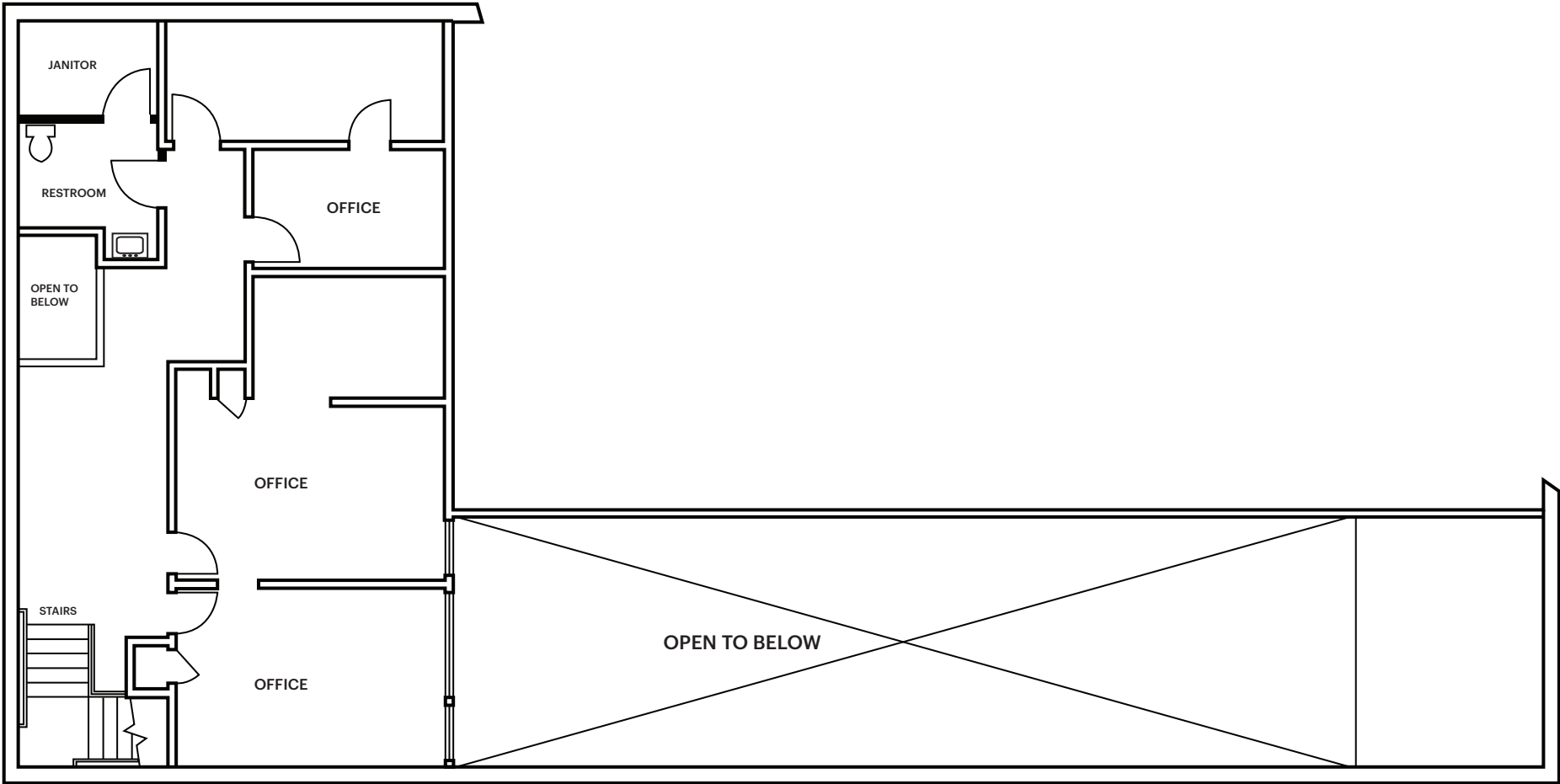
FIRST FLOOR



*not to scale.

floor
plans

420 15TH ST
SECOND FLOOR



*not to scale.

transportation map

MILL VALLEY

101

SAUSALITO
TIBURON

EL CERRITO

80

ALBANY

BERKELEY

ORINDA

24

LAFAYETTE

WALNUT CREEK

680

ALAMO

EMERYVILLE

PIEDMONT

OAKLAND

580

420
15th Street
oakland

ALAMEDA

880

SAN LEANDRO

OAKLAND INTERNATIONAL AIRPORT

CASTRO VALLEY

580

SAN FRANCISCO

1

DALY CITY

101

BRISBANE

SOUTH SAN FRANCISCO

280

SAN BRUNO

SAN FRANCISCO INTERNATIONAL AIRPORT

MILLBRAE

BURLINGAME

92

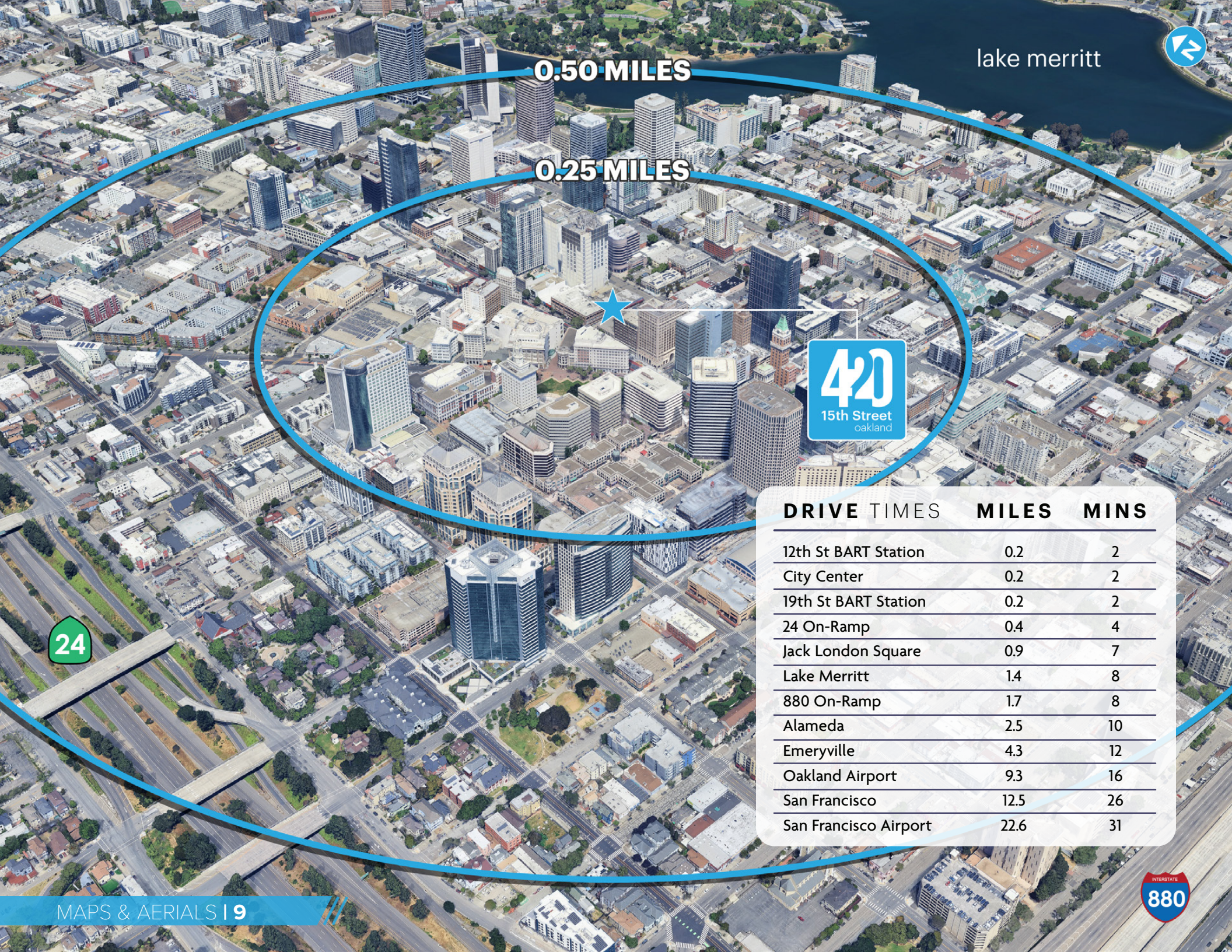
SAN LORENZO

HAYWARD

880

UNION CITY





0.50 MILES

0.25 MILES

lake merritt

420
15th Street
oakland

DRIVE TIMES **MILES** **MINS**

12th St BART Station	0.2	2
City Center	0.2	2
19th St BART Station	0.2	2
24 On-Ramp	0.4	4
Jack London Square	0.9	7
Lake Merritt	1.4	8
880 On-Ramp	1.7	8
Alameda	2.5	10
Emeryville	4.3	12
Oakland Airport	9.3	16
San Francisco	12.5	26
San Francisco Airport	22.6	31

24

property
photos



property photos



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