

# Skyline 335

## New 38 Unit with Condo Map

**335 3RD STREET, OAKLAND, CA 94607**  
PREMIUM DOWNTOWN LOCATION. STRONG RENTAL DEMAND. LONG-TERM UPSIDE.

RENT COMPARISON	
Average Asking Rent: 1 Bedroom Units	
1 JACK LONDON SQUARE	\$2,700+
2 DOWNTOWN OAKLAND	\$2,400 - \$2,700
3 OLD OAKLAND	\$2,200 - \$2,500
4 LAKE MERRITT	\$2,400 - \$2,900
5 TEMESCAL / NORTH OAKLAND	\$2,500+
6 FRUITVALE	\$1,900 - \$2,300

Source: RentCafe.com - May 2024

UNBEATABLE ACCESS & AMENITIES	
<b>WALK TO JACK LONDON SQUARE</b> Waterfront dining, entertainment, movies, and seasonal events.	<b>HISTORIC PRODUCE MARKET</b> A Bay Area landmark bringing commerce & daily activity.
<b>FERRY TO SAN FRANCISCO</b> Quick and scenic commute to SF in ~35 minutes.	<b>TRANSIT CONNECTIVITY</b> Walk to BART, Amtrak, and multiple AC Transit lines.
<b>JACK LONDON HERITAGE TRAIL</b> Enjoy the Jack London Cabin and waterfront green space.	<b>LANEY COLLEGE NEARBY</b> Shows consistent student faculty and staff housing demand.

MAJOR EMPLOYERS & DESTINATIONS	
City of Oakland (City Hall)	0.4 Miles
Alameda County Administration Building	0.5 Miles
Port of Oakland	1.5 Miles
Kaiser Permanente Oakland Medical Center Building	2.7 Miles
Lincoln University (Oakland)	1.2 Miles
12th St / Oakland City Center BART	0.5 Miles
Oakland International Airport	8.5 Miles

**INVESTOR UPSIDE POTENTIAL**

- Prime downtown waterfront location with strong rental demand
- Limited new multifamily supply
- Proximity to major employers, transit & amenities
- Affordable alternative to San Francisco with long-term appreciation potential
- Construction-ready modern construction with low maintenance

**SKYLINE 335** MODERN MULTIFAMILY LIVING IN THE HEART OF OAKLAND

WALK. TRANSIT. WATERFRONT. WORK. LIVE.



OFFERING MEMORANDUM

# 335 3RD STREET

OAKLAND, CA 94607

## 8-STORY MODULAR RESIDENTIAL DEVELOPMENT

A RARE OPPORTUNITY TO ACQUIRE A BRAND-NEW 8-STORY MODULAR RESIDENTIAL ASSET IN DOWNTOWN OAKLAND.



EXCLUSIVELY PRESENTED BY:

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Oakland, California



# Skyline 335.

Building can be delivered fully leased or fully vacant at Buyer's choice

## Investment Highlights

- Infill Oakland location near Jack London Square/Downtown with multi-modal access (BART, Amtrak, Ferry, AC Transit) supporting durable renter demand.
- Small, new 38-unit condo community positioned for buyers seeking urban convenience with neighborhood lifestyle amenities (waterfront, dining, Lake Merritt).
- Supply/demand tailwind: Oakland's state housing requirement of 26,251 units (2023–2031) underscores continued citywide housing need.
- Downtown Oakland Specific Plan signals long-term public-sector commitment to concentrate growth and infrastructure in the downtown core.
- Competitive positioning: targets households priced out of San Francisco and other Bay Area markets seeking proximity to employment centers.

<b>Skyline 335</b>	335 3 <sup>rd</sup> Street, Oakland, CA
Building	8 Story Modular
Total Units	38 Jr One Bedroom Units
Type	V-A Modular
Parking	Street and for pay parking
Completion	June 2026

Building Summary	
<b>Total Units</b>	38
<b>Total RSF</b>	22,800
<b>Avg Rent / Unit</b>	\$2,374
<b>Avg PSF Rent</b>	\$3.96
<b>Total Monthly Revenue</b>	\$90,224
<b>Total Annual Revenue</b>	\$1,082,688

Lifestyle / Recreation	Historic / Cultural Assets
Jack London Square Restaurants, waterfront promenade, marina, entertainment	Oakland Produce Market.
<ul style="list-style-type: none"> <li>• Oakland Ferry Terminal Direct ferry service to San Francisco.</li> </ul>	Historic produce and distribution district adding neighborhood character
<ul style="list-style-type: none"> <li>• Lake Merritt One of Oakland's signature lifestyle amenities.</li> </ul>	<ul style="list-style-type: none"> <li>• Walk to Jack London Square and JL Cabin</li> </ul>



### MAJOR EMPLOYERS IN OAKLAND, CALIFORNIA

DIVERSE. STABLE. GROWING. POWERING OAKLAND'S ECONOMY AND FUTURE.

Kaiser Permanente	PG&E	Blue Shield of California	The Clorox Company	Port of Oakland
City of Oakland	Alameda County	Oakland Unified School District	Laney College	Samuel Merritt University
UCSF Benioff Children's Hospital Oakland	Alta Bates Summit Medical Center	Downtown Oakland Professional Services Firms	Legal Offices	Financial Services Companies
Logistics & Transportation Employers	Construction Companies	Technology Firms	Bay Area Computer Workforce Employers	STRONG EMPLOYERS. STRONG COMMUNITY. STRONG OAKLAND.

## WHY DOWNTOWN OAKLAND?

THE FUNDAMENTALS DRIVING LONG-TERM VALUE



**MAJOR TRANSIT ACCESS**  
(BART, Amtrak, Ferry, AC Transit)



**EMPLOYMENT CENTERS**



**WALKABILITY**



**EXISTING URBAN INFRASTRUCTURE**



**STRONG RENTER DEMAND**



**LIMITED DEVELOPABLE LAND**



**DOWNTOWN OAKLAND | STRONG FUNDAMENTALS. LASTING VALUE.**

OAKLAND'S FUTURE DEPENDS ON

# MORE HOUSING. MORE OPPORTUNITY.



Oakland must plan for  
**26,251** NEW HOUSING UNITS

— BETWEEN 2023 AND 2031 —

under state housing requirements, highlighting continued housing need citywide.



A CLEAR NEED.  
A STRONG FUTURE.

**MORE HOUSING.  
STRONGER  
OAKLAND.**



## DOWNTOWN OAKLAND SUPPLY PRESSURE

The Downtown Oakland Specific Plan is intended to guide growth and meet projected housing and employment needs over the next 20 years, confirming downtown as a central housing growth district.



**GROWTH IN DEMAND**  
Projected housing and employment needs continue to rise.



**LONG-TERM PLANNING**  
20-year plan to accommodate sustainable growth.



**DOWNTOWN FOCUS**  
Downtown is a central housing growth district for Oakland.



**STRONGER COMMUNITY**  
More housing supports a vibrant, equitable, and thriving Oakland.



PLANNING TODAY. BUILDING TOMORROW. **A BETTER OAKLAND FOR ALL.**

Source: City of Oakland Housing Element 2023–2031 (RHNA)

**INVEST IN HOMES.  
CHANGE LIVES.**

ARE YOU WILLING TO HELP A NON PROFIT  
WITH FUNDING THE HOUSING NEEDED?

**THEN CONTACT ME TODAY.**

**VOUCHER**  
WE HAVE THE VOUCHERS  
TO LEASE ALL 38 UNITS

**WE WILL MANAGE  
THE PROPERTY FOR YOU**

**YOUR INVESTMENT CAN  
MAKE YOU THE RETURNS  
YOU NEED**

**38 FAMILIES.  
ONE INVESTMENT.  
A LASTING IMPACT.**  
STABLE RETURNS.  
STRONGER COMMUNITY.  
BRIGHTER FUTURES.

**HELP 38 FAMILIES  
WITH HOUSING**

*as early as*  
**JULY OF 2026**

“ Real wealth is creating  
opportunities that outlast us.

**YOUR INVESTMENT.  
THEIR NEW BEGINNING.  
OUR SHARED LEGACY.**

Call today to schedule your private showing and tour of this one-of-a-kind opportunity. With construction costs continuing to rise, replicating this property today would likely cost far more than the current purchase price.

**A CLEAR NEED. A CRITICAL OPPORTUNITY.**

Meeting Oakland's housing goals is essential for a vibrant, equitable, and sustainable future.

**MORE HOUSING. STRONGER OAKLAND.**

Call MK Shadman @ 408 835 7030

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