

Redevelopment Portfolio

1415 Martin Luther King Jr Way | Oakland, CA 94612

Downtown Oakland | Transit-Oriented Redevelopment Opportunity

Multifamily
Investment Opportunity
Offering Memorandum



MATTHEWS™

Oakland Portfolio

1415 Martin Luther King Jr Way
Oakland, CA 94612

Exclusively Listed By



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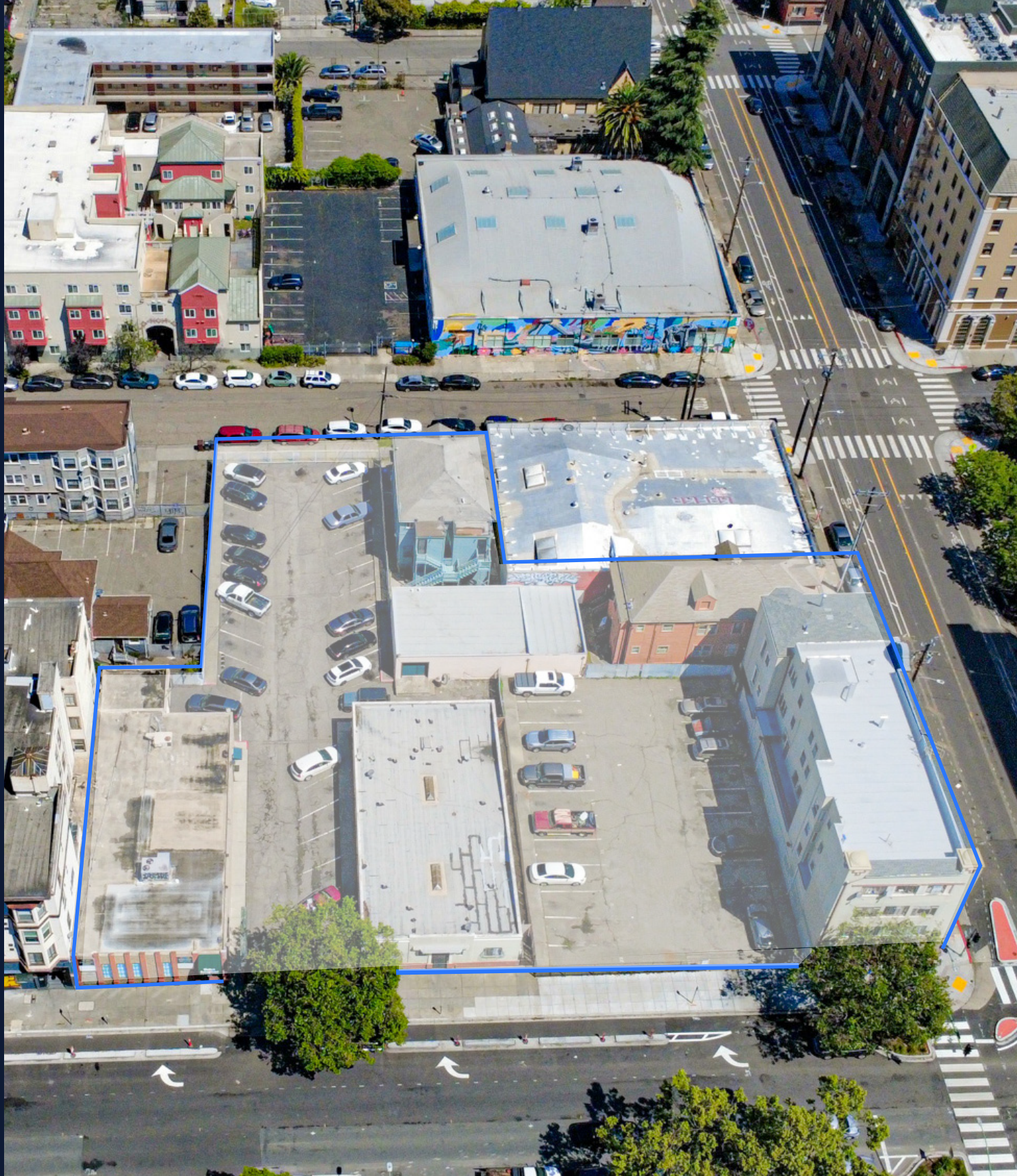
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Property Overview

Redevelopment Portfolio

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Rare Downtown Oakland TOD Assemblage in a highly walkable urban infill location.

Situated in the heart of Downtown Oakland, the assemblage presents a compelling transit-oriented redevelopment opportunity in one of the Bay Area's most connected urban corridors. The property's scale, flexible site configuration, and proximity to regional transit create strong potential for a transformative multifamily or mixed-use development, while existing income provides interim cash flow during the planning and entitlement process.

Development Highlights

±0.87 AC

Transit-Oriented Downtown
Oakland Assemblage

150

Illustrative Base-Case
Development Concept

90 - 210

Potential Multifamily
Development Units

±120K

Base-Case Buildable
Development Program



Investment Highlights

Property Highlights

Rare Downtown Oakland TOD Assemblage: Totalling approximately ± 0.87 acres in a highly walkable urban infill location.

Potential SB 79 Density Bonus Upside: Effective January 2025, offering a prospective pathway to enhanced development capacity.

Flexible Development Scenarios: Ranging from approximately 90 to 210 units.

Base-Case Development Concept: Approximately 150 units / $\pm 120,000$ buildable SF.

Existing In-Place Income: From a 28-unit multifamily component, office, storage, and parking uses.

Lower-Friction Redevelopment Optionality: Supported by multiple parking-lot parcels within the assemblage.

Covered-Land Investment Profile: Combining interim income with long-term redevelopment potential.



Location Highlights

Connected to the Region's Major Employment Hubs.

Transit-Oriented Location: Within walking distance of 12th Street / Oakland City Center BART, supporting strong connectivity throughout the Bay Area.

B BART
19TH ST / OAKLAND

12 Min Walk 0.6 MI

B BART
12TH ST / OAKLAND

8 Min Walk 0.4 MI





P I X A R
ANIMATION STUDIOS
±1,500 Employees

Kaiser Permanente Oakland
±365 Beds | ±3,500 Employees

Bulwinkle Plaza

TARGET **Pak 'n Save**
SAFeway

Total Wine & MORE **THE HOME DEPOT** **BEST BUY**

Michaels **Office DEPOT** **NORDSTROM**
Burlington **rack**

±139,000 VPD
±248,000 VPD

SPROUTS FARMERS MARKET

Alta Bates Summit Medical Center
±688 Beds | ±4,800 Employees

TRADER JOE'S **GAP**

Peet's Coffee **CHIPOTLE MEXICAN GRILL**
unleashed

19th St / Oakland

Orange-N	Orange-S
Red-N	Red-S
Yellow-N	Yellow-S

WHOLE FOODS MARKET

TOD at West Oakland Station, Mandela Station
Large-scale redevelopment to transform existing station parking lots into a mixed-use district featuring ±762 residential units, ±53,000 SF of retail space, ±300,000 SF of office space, and enhanced pedestrian and bicycle connectivity. Construction on the first phase is expected to begin in 2026.
Source: oaklandca.gov

Subject Property

12th St / Oakland

Orange-N	Orange-S
Red-N	Red-S
Yellow-N	Yellow-S

Domain Oakland
±264 Units | Built in 2011

ArtHaus Ninth
±117 Units | Built in 2024

Lincoln Square Recreation Center
Removal & construction of a new recreation center. A city public works project starting summer of 2026.
Source: oaklandca.gov

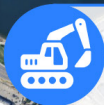


578 7th St
New 5-story residential development with ±57 apartment units.
Source: sfyimby.com



OAKLAND CONVENTION CENTER

Lake Merritt BART TOD
Major mixed-use transit-oriented redevelopment featuring ±636 residential units, including affordable senior and family housing, a paseo/public open space, and ±500,000 SF of office space. Construction on the Chinatown Senior TOD started in June 2025.
Source: bart.gov



Market Overview

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DEMOGRAPHICS WITHIN 1 MILE OF THE SUBJECT PROPERTY

Daytime Population
50,070

2025 Households
41,520

2025 Population
93,173

Renter Households
74%

Oakland has emerged as one of the Bay Area's most compelling urban destinations, driven by its strategic location, diverse economy, and unmatched connectivity to San Francisco and the broader East Bay. The city offers a dynamic blend of culture, employment, transit accessibility, and lifestyle amenities that continue to attract residents, businesses, and investors seeking long-term growth within Northern California. From the energy of Uptown and Downtown Oakland to the waterfront and transit-oriented neighborhoods surrounding BART, the area benefits from sustained demand fueled by healthcare, technology, logistics, education, and professional services employment sectors. Combined with significant public and private investment, walkability, and comparatively attainable housing costs relative to neighboring Bay Area markets, Oakland continues to strengthen its position as a highly desirable and resilient urban market for both residents and capital investment.

DOWNTOWN OAKLAND

OAKLAND, CA

\$103,000

2025 AVG. HH INCOME

436,000

2025 POPULATION

14M+

VISITORS PER YEAR

\$1.9B+

VISITOR SPENDING

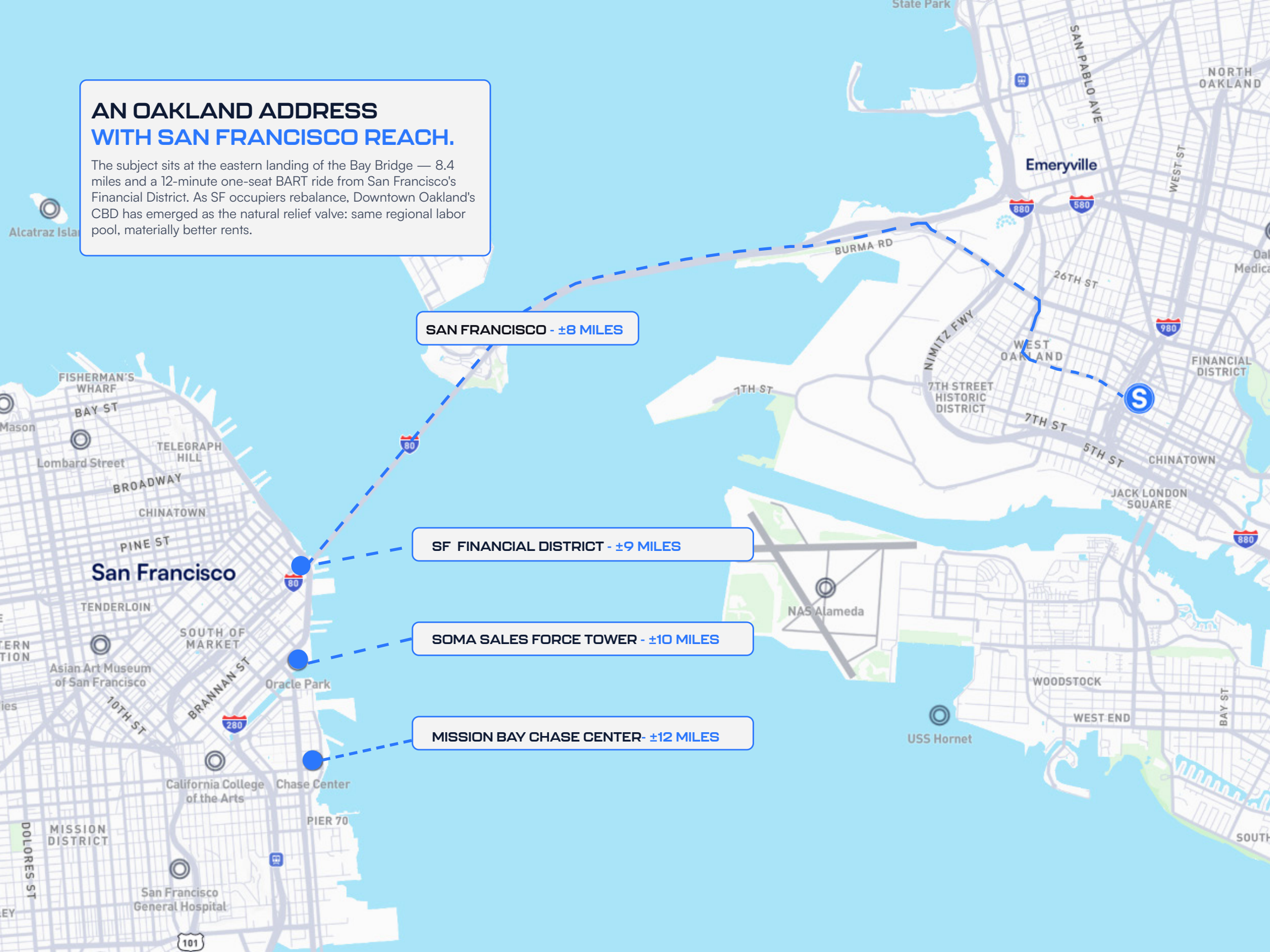
\$9.5B+

CONSUMER SPENDING



AN OAKLAND ADDRESS WITH SAN FRANCISCO REACH.

The subject sits at the eastern landing of the Bay Bridge — 8.4 miles and a 12-minute one-seat BART ride from San Francisco's Financial District. As SF occupiers rebalance, Downtown Oakland's CBD has emerged as the natural relief valve: same regional labor pool, materially better rents.



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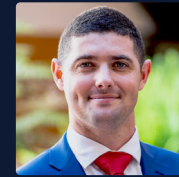
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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1415 Martin Luther King Jr Way | Oakland, CA** ("Property"). The Offering Memorandum may 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 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.