

4442-
4448

PIEDMONT AVE
OAKLAND, CA



TABLE OF CONTENTS

1 EXECUTIVE SUMMARY

4 FINANCIAL ANALYSIS

2 PROPERTY DESCRIPTION

5 LOCATION OVERVIEW

3 THE TENANTS

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4448

PIEDMONT AVE
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THE OFFERING

CBRE, Inc. as exclusive advisor, is pleased to present this exceptional opportunity to acquire a 100% fee simple interest in 4442-4448 Piedmont Ave, Oakland CA. ("The Property"), located in the Heart of the Oakland Piedmont Avenue Neighborhood.



OFFERING PRICE	\$3,720,000
PRICE PSF	\$484
CAP RATE	6.65%
OCCUPANCY	100%
ADDRESS	4442-4448 Piedmont Ave Oakland, CA
TOTAL RENTABLE AREA	7,690
YEAR BUILT	1928 (remodeled in the 1980s, 2013 and 2018)
SITE AREA	0.15 acres

INVESTMENT HIGHLIGHTS

CASH FLOW STABILITY

The property is 100% leased to a stable tenancy, anchored by Ride Oakland and Mountain Music.

EXCELLENT LOCATION

The property is located on Piedmont Avenue, which has many amenity options in the area. The Piedmont Avenue neighborhood is celebrated for its “village-like” atmosphere and strong community feel. Residents and visitors enjoy a wide variety of restaurants with diverse cuisines, cozy cafes, unique boutiques, vintage clothing stores, and several independent bookstores. It has many gyms and exercise choices, spas and hair salons.

RESIDENTIAL CHARACTER AND ARCHITECTURE

The residential streets of the Piedmont Avenue neighborhood feature a mix of architectural styles, with predominance of craftsman homes from the early 1900s alongside grand manors and mid-century houses. The neighborhood’s highly walkable retail corridor has a dense, urban feel, and is popular with young professionals and families.

STRONG COMMERCIAL FUNDAMENTALS

The Oakland North retail submarket has a vacancy rate of 6.3% with zero new inventory. Total inventory in Oakland North is currently 5.2 million square feet. The current market rents are \$37 per square foot per year.

Despite a modest increase in vacancy, Oakland North remains comparatively tight relative to many East Bay retail nodes, supported by dense neighborhoods, strong demographics, and established retail corridors along Broadway, College Avenue and Piedmont Avenue.



PROPERTY HIGHLIGHTS

The property is 7,690 square feet occupied by 7 tenants. Ride Oakland occupies 3,006 square feet on the ground floor or 39.09% of the building. Ride has been a tenant in the building since June of 2013. Mountain Music occupies 1,895 square feet on the ground floor or 24.64% of the building.

FLOOR	TENANT	TENANT TYPE	RENTABLE AREA	% OF BLDG
1st	Ride Oakland	Retail	3,006	39.09%
1st	Mountain Music	Retail	1,895	24.64%
1st	Storage and Trash	-	216	2.81%
2nd	Therapist	Office	610	7.93%
2nd	Creative Spanish for Kids	Office	916	11.91%
2nd	Kind Restore Skincare Salon	Office	481	6.26%
2nd	Financial Advisor	Office	566	7.36%
TOTAL			7,690	100%

PROPERTY DESCRIPTION

ADDRESS

4442-4448 Piedmont Ave
Oakland, CA

APN#

013-1124-022-01

OFFICE SPACE

2,573 (33%)

PROPERTY TYPE

Mixed Use

CURRENT OCCUPANCY

100%

GROSS LEASABLE AREA

7,690

ACRES

0.15 (or 6,534 SF)

RETAIL SPACE

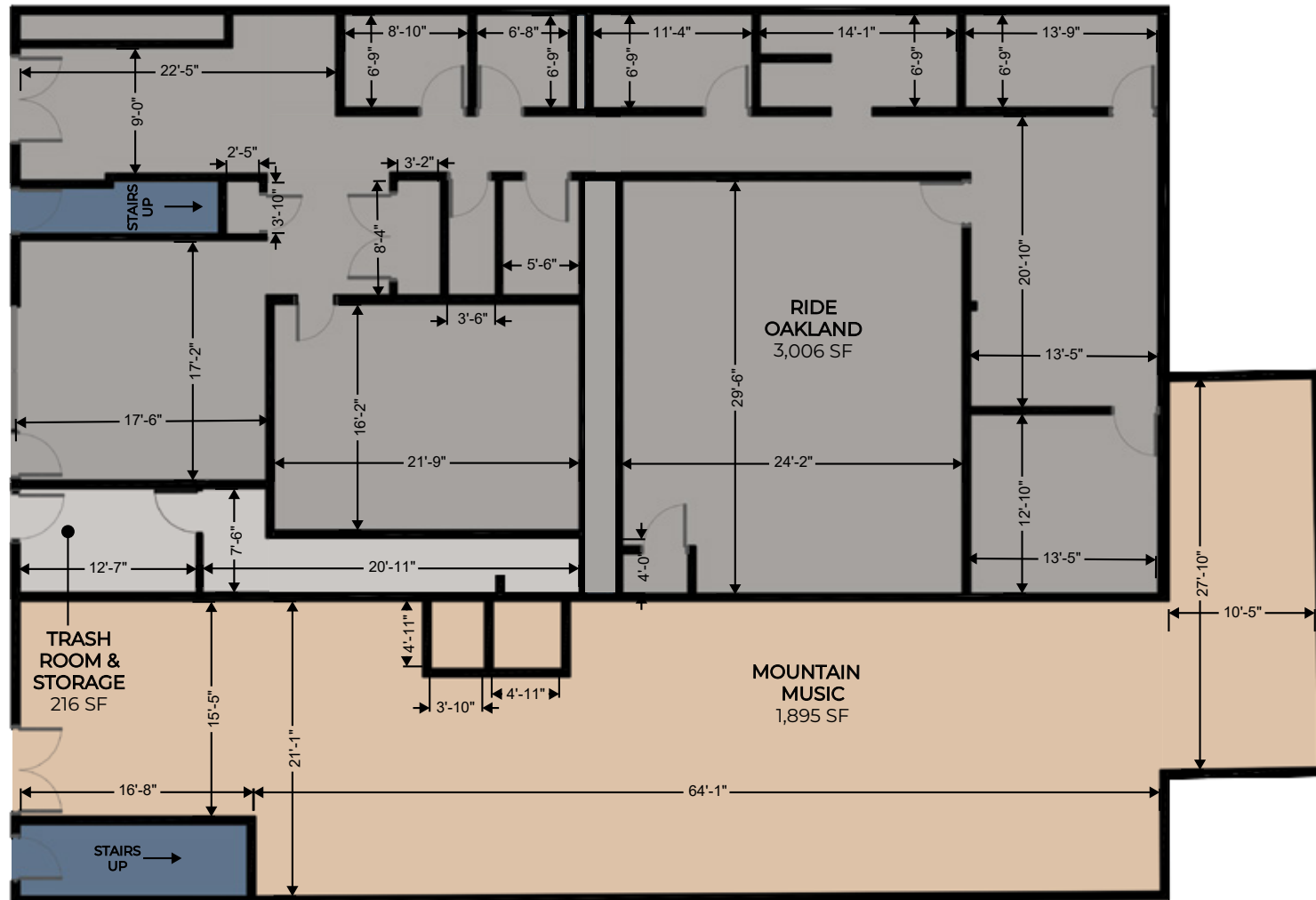
4,901 (64%)

CURRENT ZONING

CN-3
Neighborhood
Commercial

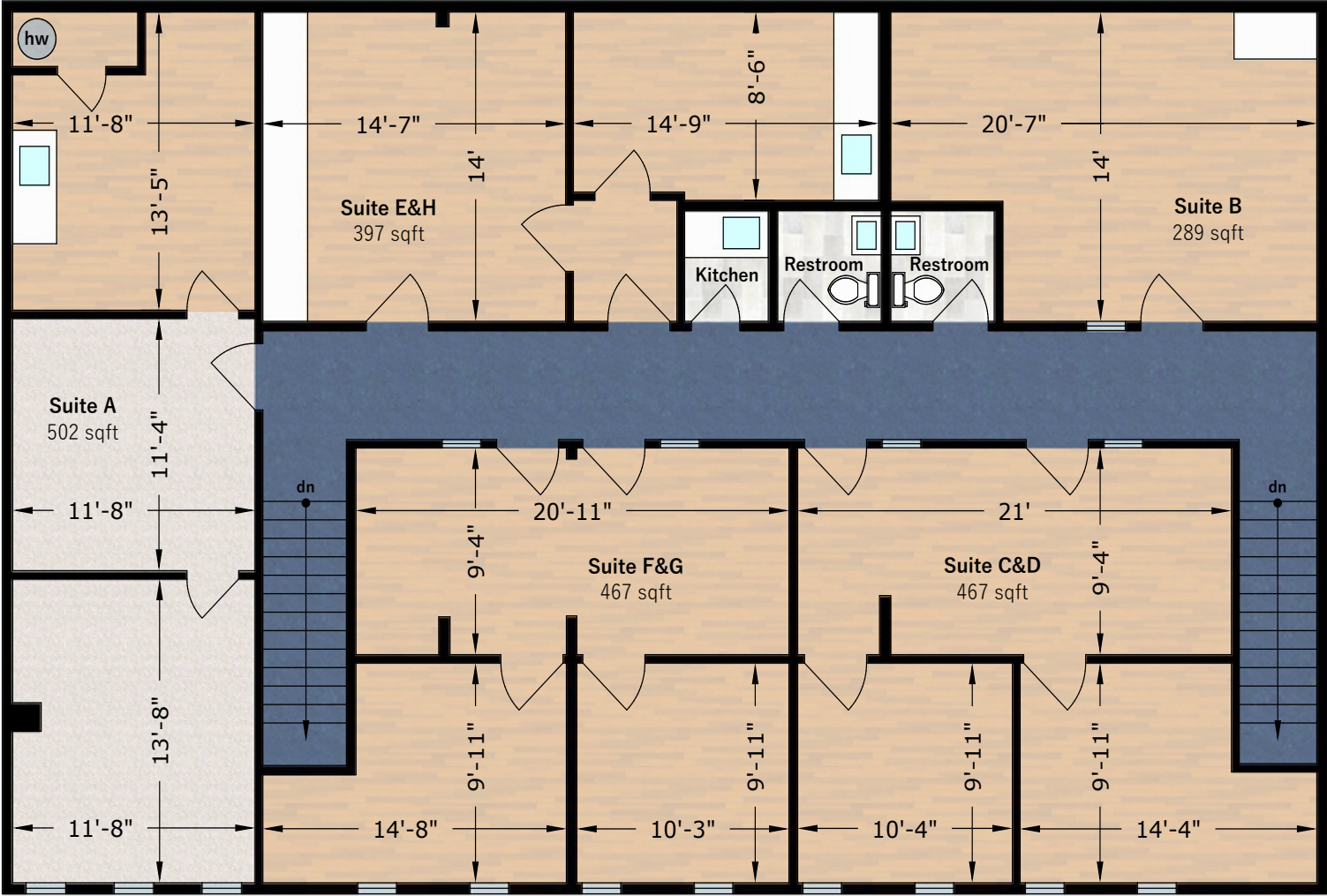
FLOOR PLANS

1ST FLOOR

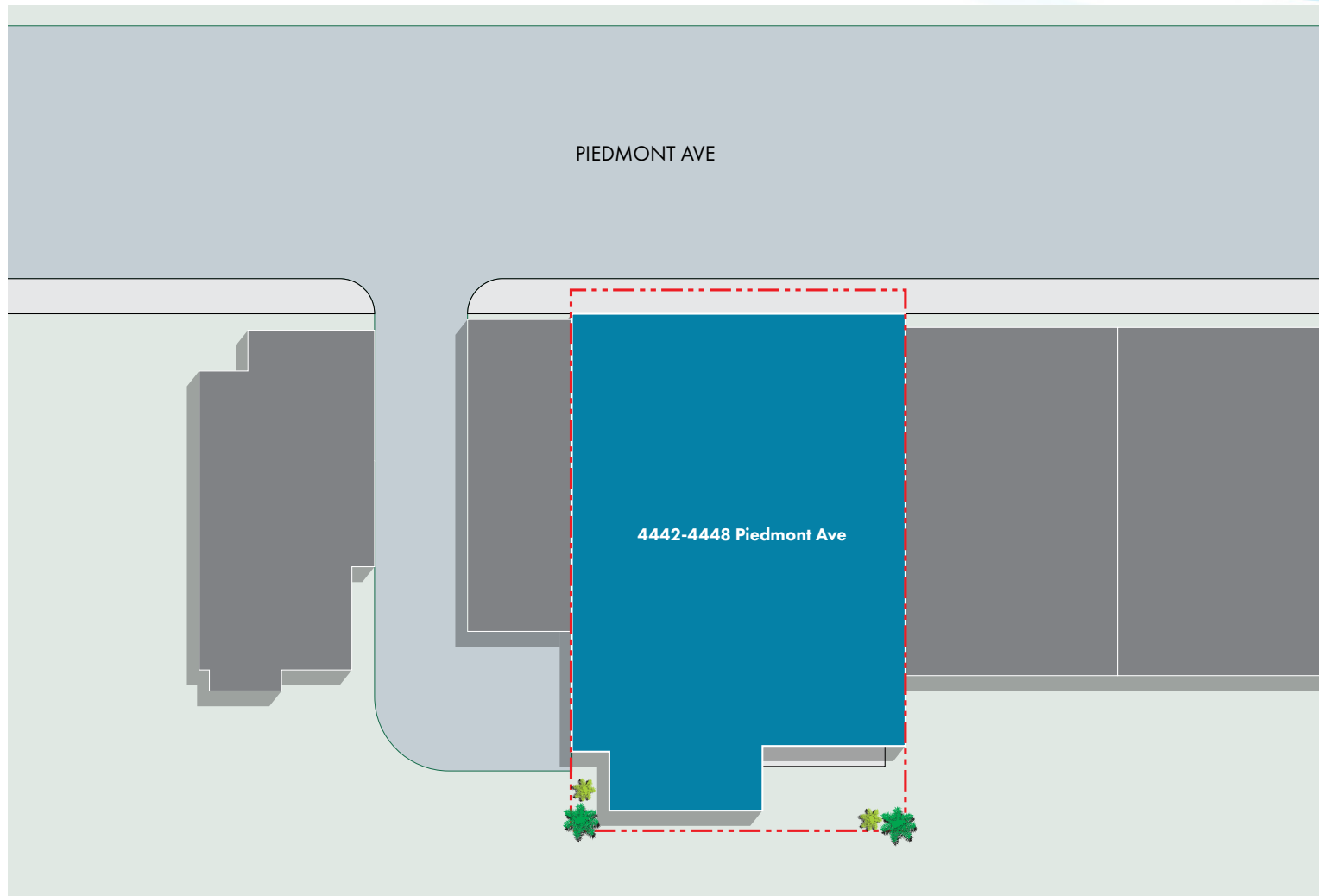


FLOOR PLANS

2ND FLOOR



SITE PLAN



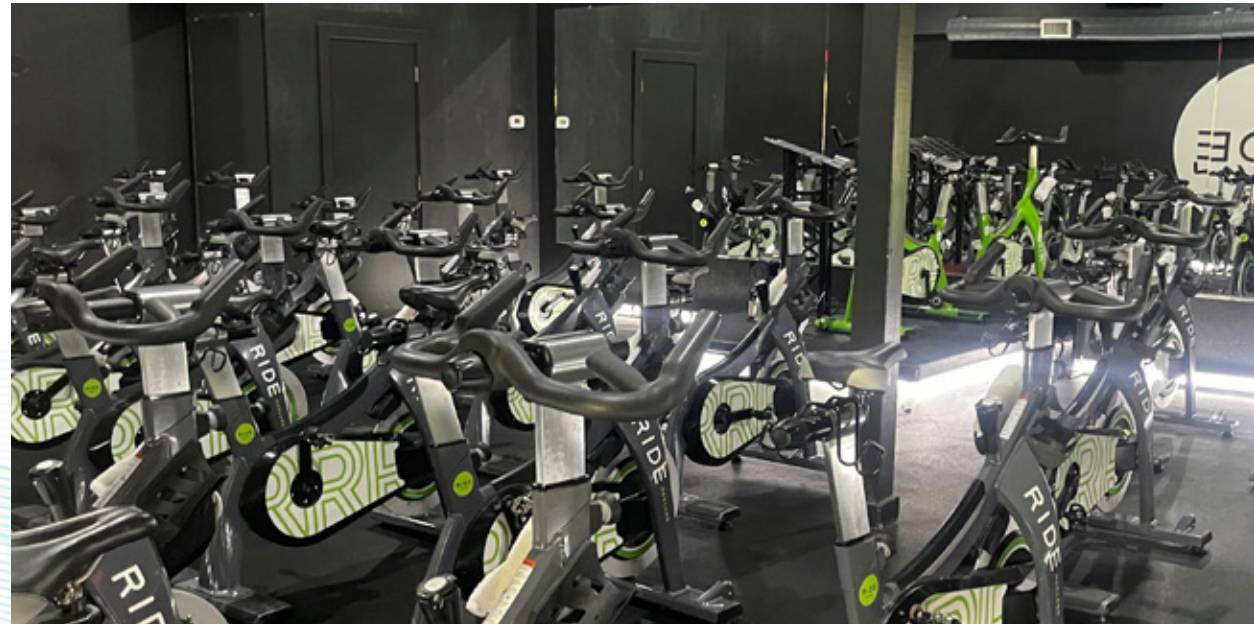


THE RIDE STORY

www.rideoaklandcycling.com

The owner created an upbeat workout that brought energy and joy and cultivated a communal, inclusive experience in 2013. As more and more clients joined in, the owner began dreaming of way she could bring in shared experience to everyone.

The original vision remains the Ride Oakland vision; since movement is something we ought to do often, it needs to inspire joy and be fun. For real fun. Riders have been passionate for more than 12 years about the award-winning beat-based cycling workout. With the addition in 2018 of well-rounded variety of training classes that build strength, power, flexibility, and mindfulness as well as our blended-to-order smoothies, and coffee shop to help you recover, Ride Oakland is the perfect place for you to find the best, strongest version of yourself.





MOUNTAIN music

www.mountainmusicstore.com

Mountain Music is an independent music shop and community performance space. The shop proprietor is a trained luthier, and performs in-house string instrument repair with other guitar technicians.

Mountain Music specializes in unique, rare and vintage gear and instruments, in addition of options for beginners and advanced musicians alike. They offer string repair, amp repair, and turntable restoration. Mountain Music offers music lessons for all ages, as well event venue, providing a performance space for our community of musicians.



FISCAL YEAR SEPTEMBER 2026-2027 PROFORMA

INCOME	
Total Base Rent	\$272,538
Tax Reimbursement	\$30,288
CAM Reimbursement	\$59,669
Gross Potential Rent	\$362,495
EXPENSES	
Property Tax	\$47,512
Business Tax	\$3,467
Insurance	\$8,529
Utilities	\$34,082
Garbage and Recycling	\$12,044
OPEX	\$10,109
TOTAL EXPENSES	\$115,743
NET OPERATING INCOME	\$247,282

HISTORICAL EXPENSE

CALENDAR YEAR	2023	2024	2025
Business Tax-Oakland	\$3,101	\$3,543	\$3,467
Advertsing & Promotion	-	-	\$1,206
Pest Control	\$150	\$1,300	\$1,055
Maintenance, Repairs, Labor	\$5,205	\$5,904	\$2,000
Misc Expense	-	-	\$115
Insurance	\$11,825	\$7,867	\$7,919
Landscaping & Plants	\$225	\$175	\$875
Property Taxes, Piedmont *	\$4,743	\$4,670	\$38,908
Cleaning	\$5,363	\$5,300	\$5,769
Supplies-Upstairs	\$286	\$305	\$71
Garbage-&-Recycle	\$10,261	\$10,835	\$11,642
Utilities, PGE	\$21,367	\$25,372	\$26,220
Water, EBMUD	\$4,197	\$4,926	\$6,580
TOTAL EXPENSES	\$66,723	\$70,197	\$105,827

* Property was reassessed March 8, 2025.

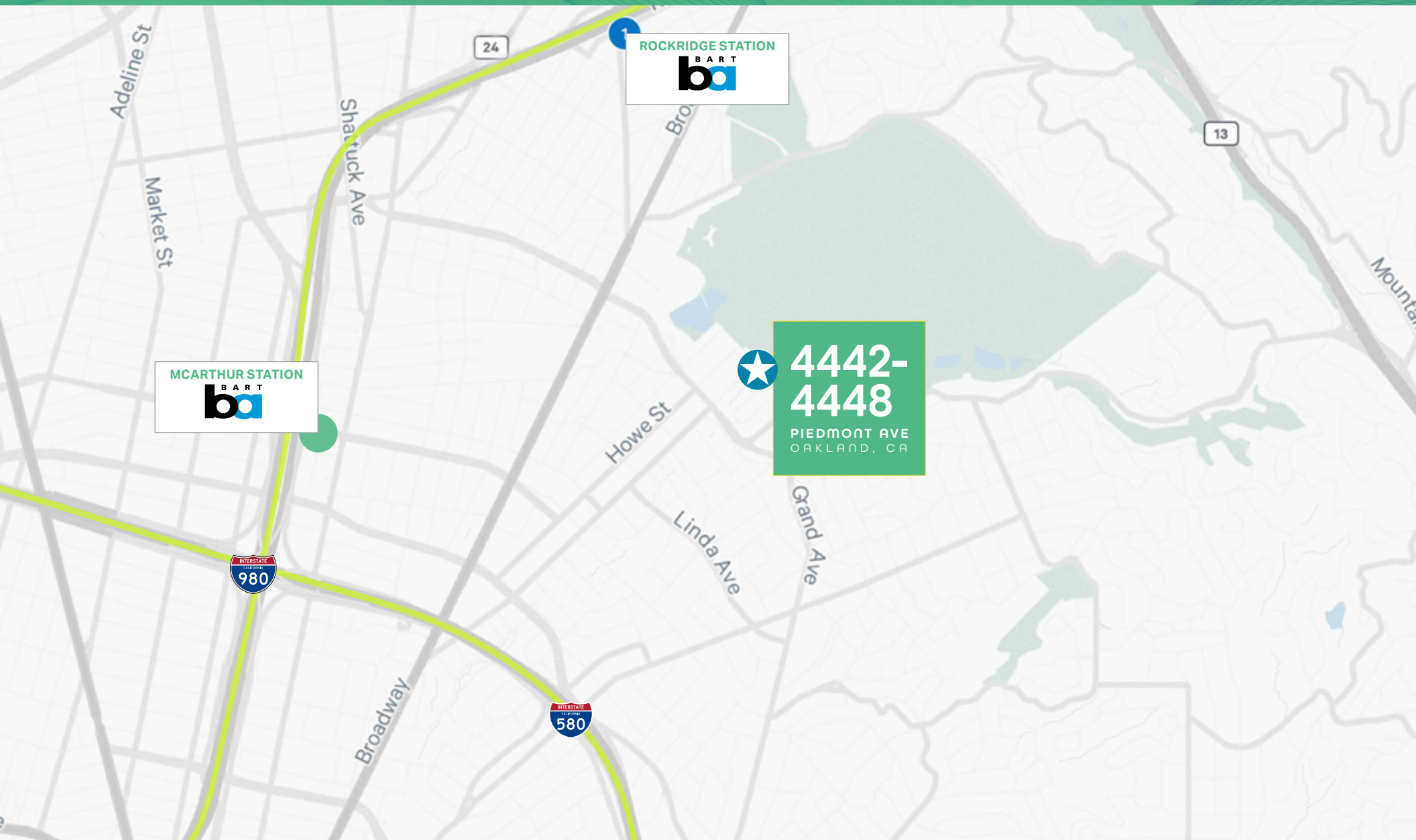
Property assessed value increased from \$176,635 to \$3,500,000

RENT ROLL

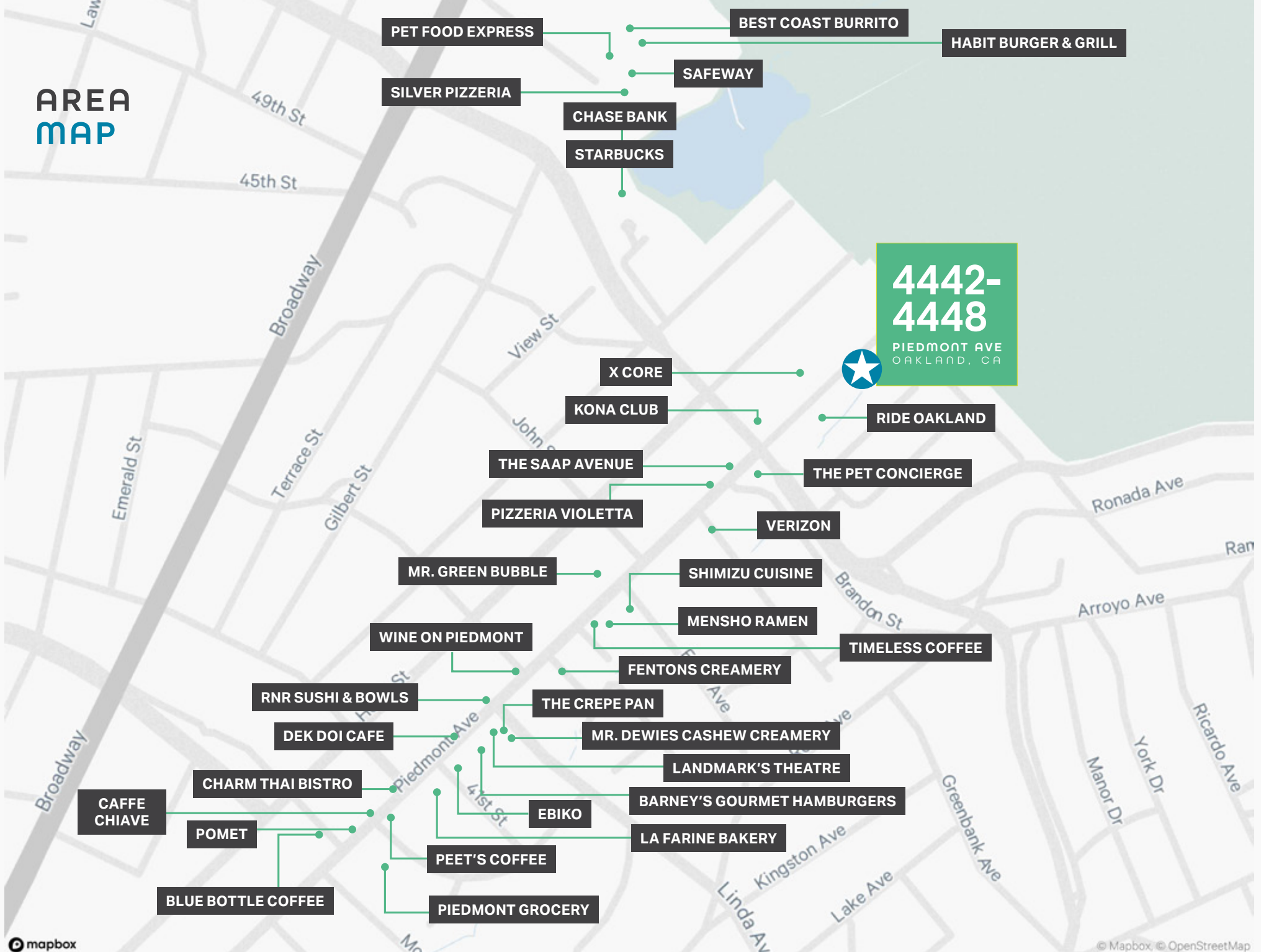
FLOOR	TENANT	RENTABLE SF	% OF BLDG	COMM	EXPIRATION	MONTHLY RENT		RENT PSF	LEASE TYPE
1st	Ride Oakland LLC	3,006	39.09%	7/1/2013	6/30/2031	\$9,318.60		\$3.10	
						\$9,598.16	7/1/2027	\$3.19	
						\$9,886.10	7/1/2028	\$3.29	
						\$10,182.69	7/1/2029	\$3.39	
						\$10,488.17	7/1/2030	\$3.49	
* 1 X 5 options to renew at 95% of FMV									
1st	Mountain Music**	1,895	24.64%	3/1/2020	2/28/2029	\$5,913.00		\$3.12	NNN
						\$6,090.00	3/1/2027	\$3.21	
						\$6,273.00	3/1/2028	\$3.31	
** 1 X 3 year option to renew. Yr 1 Mo rent \$6,461 Yr 2 Mo rent \$6,655, Yr 3 Mo rent \$6,855									
1st	Storage and Trash	216	2.81%	-	-	-	-	-	-
2nd	Therapist	610	7.93%	10/1/2025	9/30/2027	\$1,600.00		\$2.62	
						\$1,650.00	10/1/2026	\$2.70	
2nd	Creative Spanish School for Kids	916	11.91%	10/1/2025	9/30/2028	\$2,391.66		\$2.61	
						\$2,463.41	10/01/226	\$2.69	
						\$2,537.31	10/1/2027	\$2.77	
2nd	Kind-Restore - Skincare Salon	481	6.26%	10/1/2025	10/30/2027	\$1,468.78		\$3.05	
						\$1,512.84	10/1/2026	\$3.15	
2nd	Financial Advisor	566	7.36%	10/1/2025	9/30/2028	\$1,686.11		\$2.98	
						\$1,736.69	10/1/2026	\$3.07	
						\$1,788.79	10/1/2027	\$3.16	
TOTAL		7,690	100.00%			-			

5 LOCATION OVERVIEW

4442-4448
PIEDMONT AVE
OAKLAND, CA



AREA MAP



DEMOGRAPHICS



94

Walk Score

Daily Errands do not require a car



15,644

Household Units

Within 1 mile

**2025 Median Value of Owner Occ.
Housing Units**

1 Mile \$1,737,749

3 Miles \$1,459,042

**2024 Average Value of Owner Occ.
Housing Units**

1 Mile \$1,659,672

3 Miles \$1,462,071



POPULATION	1 MILE	3 MILES
2025 Population Current Year Estimate	32,314	312,314
2030 Population - Five Year Projection	33,117	320,703
2020 Population - Census	32,542	303,450
2010 Population - Census	29,581	269,523
2020-2025 Annual Population Growth Rate	0.06%	0.55%
2025 - 2030 Projected Annual Population Growth Rate	0.29%	0.53%
HOUSEHOLDS		
2025-Households Current Year Estimate	15,644	133,962
2030-Households-Five Year Projections	15,867	138,219
2010-Households-Census	14,792	118,728
2020-Households-Census	15,472	128,448
2020-2025-Household Annual Growth Rate	0.21%	0.80%
2025 - 2030 Projected Household Annual Growth Rate	0.28%	0.63%
2025 Average Household Size	2.05	2.16
HOUSEHOLD INCOME		
2025 Average Household Income	\$204,707	\$168,596
2030 Average Household Income	\$222,722	\$184,248
2025 Median Household Income	\$137,713	\$113,264
2030 Median Household Income	\$161,118	\$129,681
EDUCATION		
2025 Population 25 and Over	26,043	229,781
Bachelor's Degree	10,115	80,197
Graduate or Professional Degree	10,743	72,496



INVESTMENT CONTACTS

Katherine Kelleher
Senior Vice President
+1 510 915 8842
Lic. 00924895
kathy.kelleher@cbre.com

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