



FOR SALE

901 Clay St
OAKLAND, CA

Office Condo
Owner/User Opportunity



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

GARRISON LINFORTH
(925) 216-8609
garrison@hlcre.com
DRE LIC # 02238075

CO-BROKER: **KARIN LINFORTH**
(925) 550-2726
karinlinforth@comcast.net
DRE LIC # 00966945



DISCLOSURE STATEMENT

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions by our principals. The prospective purchaser/lessee should independently verify all information. 5/5/26

HIGHLIGHTS

**CENTRAL BAY AREA HUB
DOWNTOWN OFFICE CONDO
2 PRIVATE RESTROOMS
CORNER LOCATION**

OFFERING SUMMARY

ASKING PRICE
\$1,800,000
PRICE PER SQ. FT.
\$350.40
TOTAL BUILDING SQ. FT.
5,137^{+/-}

PROPERTY INFORMATION/FEATURES

LOCATION:	901 Clay St. Oakland, CA 94607
APN:	002-0035-116
TOTAL BUILDING SQUARE FEET:	5,197 +/- sq. ft.
TOTAL SQ. FT OF LAND:	Condo
YEAR CONSTRUCTED:	1999
TYPE OF CONSTRUCTION:	Steel Frame & Stucco
ROOF:	Condo
STORIES:	Ground Floor Condo
PARKING:	Street
FIRE SPRINKLERS:	Yes
HEATING:	Yes
ZONING:	<u>C</u>
FLOOD ZONE DESIGNATION:	X

PROPERTY OVERVIEW

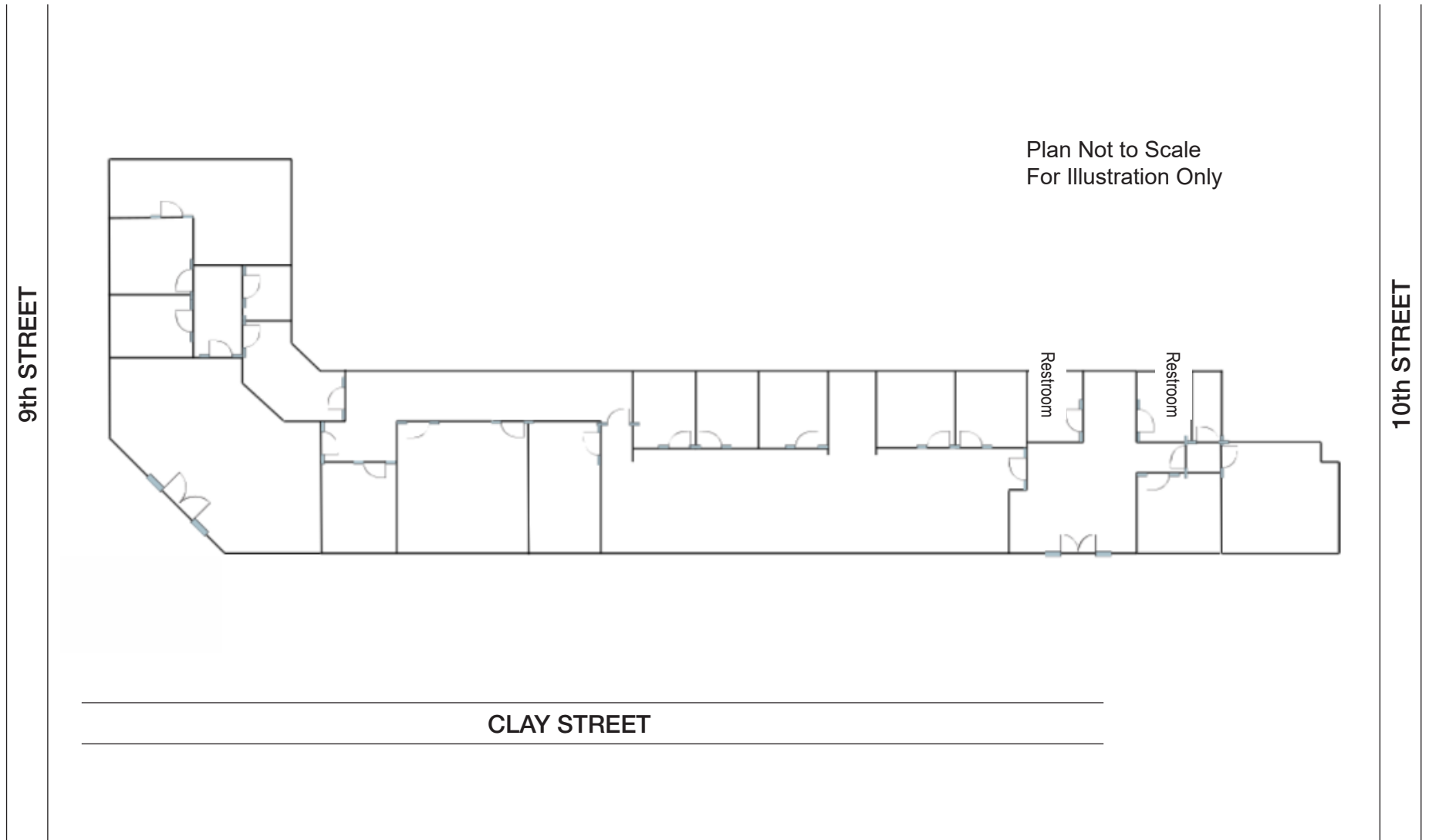
±5,137 SF commercial condominium located on Clay Street in the heart of Downtown Oakland. This ground floor space offers strong street presence with excellent visibility along a well trafficked corridor, positioned near the corner of Clay Street and 10th Street. The unit features expansive storefront windows that provide natural light and clear signage opportunities, creating an inviting frontage for retail, office, or service oriented users.

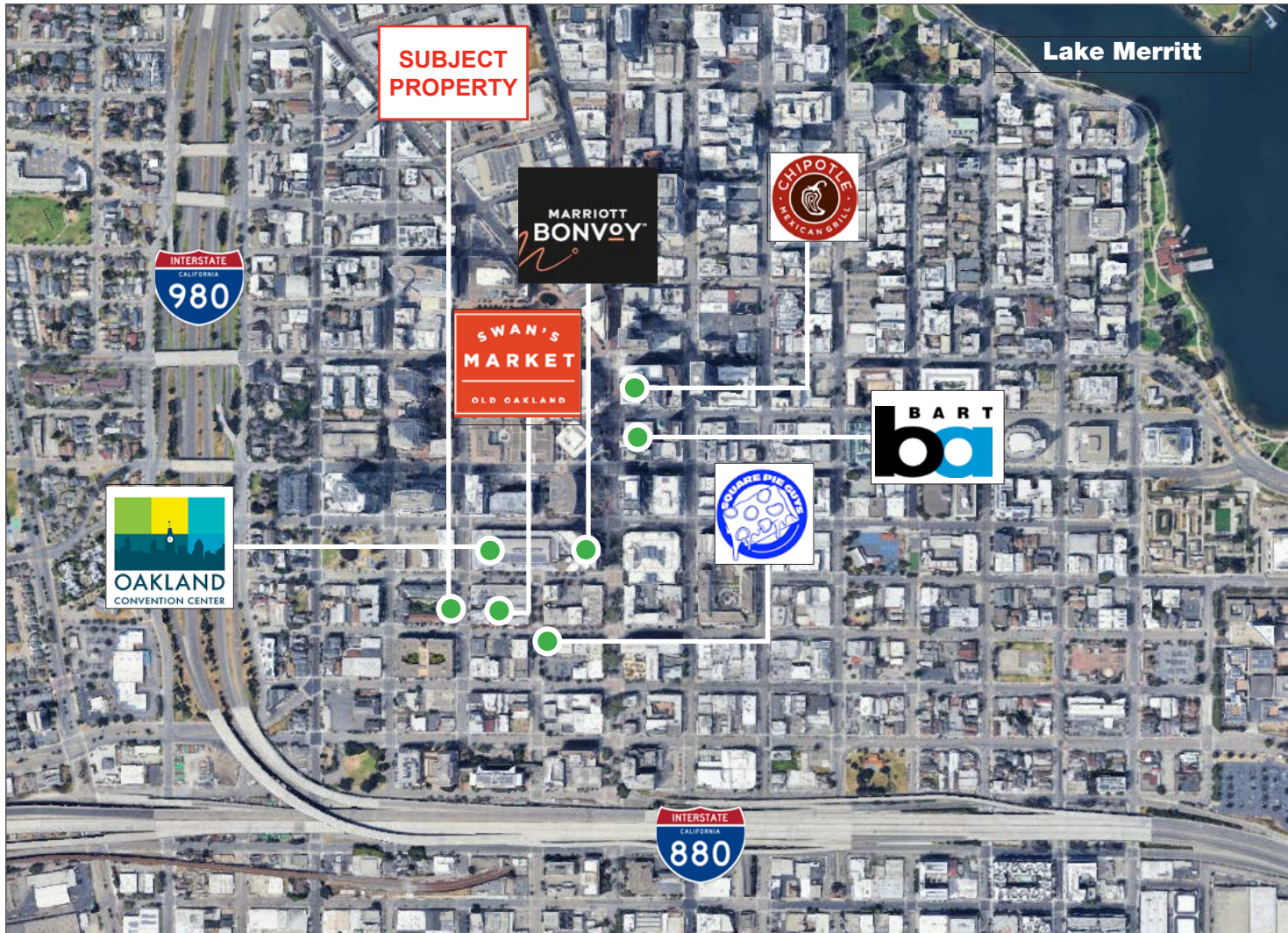
Situated in Oakland's CBD-R zoning district, the property allows for a wide variety of commercial uses. The location is surrounded by a dense mix of residential, office, and hospitality uses, with close proximity to the Oakland Convention Center, City Center, and numerous restaurants, cafes, and retailers. The area continues to see strong foot traffic driven by nearby employment centers and ongoing residential growth.

This offering presents a rare opportunity to purchase or lease a well located commercial condo with flexible use in one of Oakland's most active downtown corridors.









[Click here to View in Google Maps](#)

LOCATION OVERVIEW

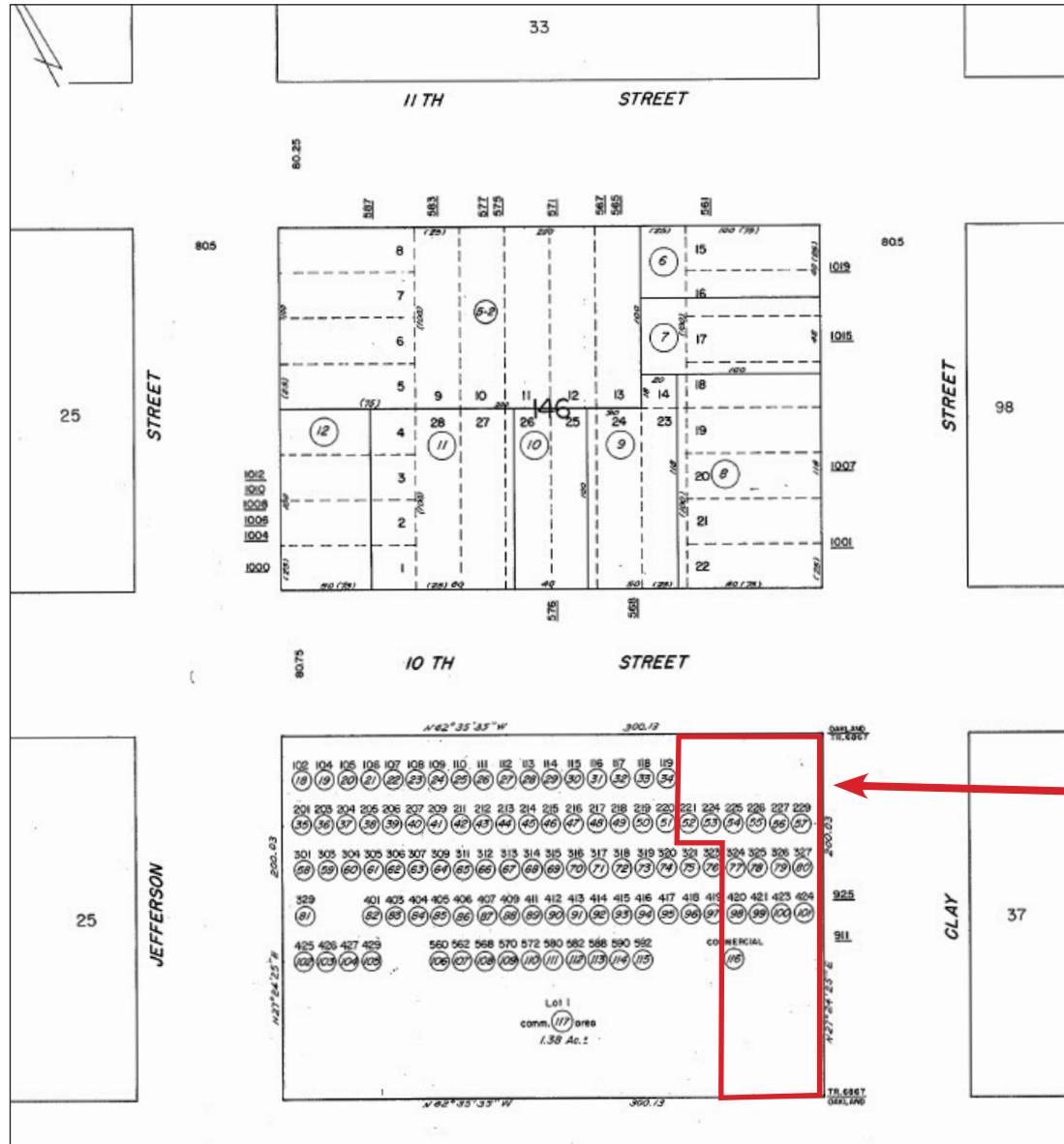
Downtown Oakland around Clay Street and the Civic Center is still one of the more active pockets in the city, anchored by government offices, the convention center, and the Oakland Marriott City Center. The area sees steady daytime foot traffic tied to office users and events, and it's also home to the former Warriors practice facility—now the Golden State Valkyries performance center—located directly above the convention center parking structure near 11th and Clay.

OAKLAND TODAY

Downtown Oakland, centered around the Marriott and convention center, is in a period of real transition that is starting to turn the corner. As the city continues to recover from the slowdown brought on by covid, more people are getting back out, returning to offices, attending events, and supporting local businesses. This part of the city remains one of the more established and accessible areas, with strong transit, a steady daytime population, and close ties to Uptown. While the market has softened and created more availability, that shift is also opening the door for tenants and investors to secure well located space on more favorable terms than we have seen in years. For those looking ahead, this is a window to step into a core Oakland location as activity builds back and the market regains momentum.



ACCESSOR'S PARCEL MAP

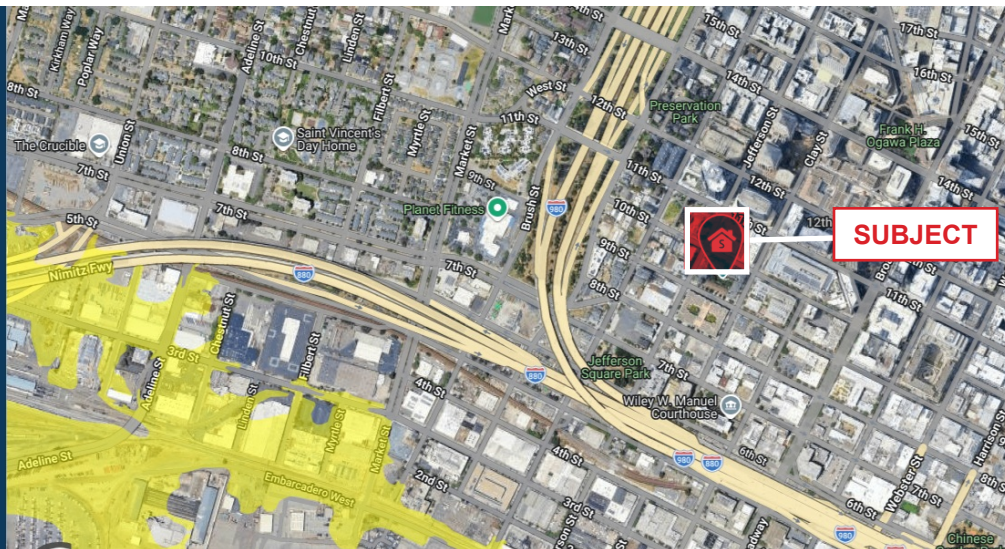


**SUBJECT
PROPERTY
002-0035-116**

Flood Zone Determination
OUT

Flood Zone Legend

- X500 or BZone
- A Zone
- V Zone
- D Zone
- ▨ Floodway
- ▨ Coastal Barrier Resource Area
- 🏠 Subject Property



SPECIAL FLOOD HAZARD AREA (SFHA)	Out
COMMUNITY PARTICIPATION STATUS	R - Regular
DISTANCE TO 100 YR. FLOOD PLAIN	2432 Ft.
COMMUNITY NUMBER - MAP PANEL & SUFFIX	065048-0067H
FLOOD ZONE CODE	x
PANEL DATE	12/21/18
COUNTY	Alameda
ORIGINAL PANEL FIRM DATE	9/30/82
FIPS CODE	06001
COASTAL BARRIER RESOURCE AREA	Out
COMMUNITY NAME	Oakland, City of
LETTER OF MAP AMENDMENT (LOMA)	N/A

SBA 504 LOAN PAYMENTS ESTIMATE

Property Address:	901 Clay St. Oakland, CA 94607	
Building Acquisition Price	\$1,800,000	
Improvements	\$0	
SBA Fees (Closing Costs-Financed)	\$23,000	
Total Project Cost	\$1,823,000	
Financing		
Bank	50%	\$900,000
SBA 504 Loan	40%	\$743,000
Borrower	10%	\$180,000
Interest Rates		
	Rates	Maturity
Bank	6.75%	25 Years
SBA 504 Loan	5.94%	25 Years
Monthly Payments		
	Monthly	Annual
Bank	\$6,219	\$74,619
SBA 504 Loan	\$4,760	\$57,120
Total Loan Payments	\$10,979	\$131,739

The above information is not an offer to lend. It is a general estimate of a potential loan for a qualified buyer. Prospective buyers and the property must qualify for, and satisfy all requirements of a commercial lender and the Small Business Administration. The foregoing estimate is not a guarantee of a loan, and rates and terms may change depending on the date an application is submitted.

SALE COMPARABLES

	SALE DATE	SALE PRICE	PROPERTY ADDRESS	PROPERTY CITY	BLDG SF	\$ PER SF	TYPE	BUILT
	<i>SUBJECT PROPERTY</i>	<i>1,800,000</i>	<i>901 Clay Street</i>	<i>OAKLAND</i>	<i>5,137</i>	<i>\$350.40</i>	<i>Office Condo</i>	<i>1999</i>
1.	4/24/25	366,000	900 Alice Street	Oakland	987	\$370.82	Condo	1915
2.	12/12/24	4,300,000	299 3rd Street	Oakland	15,000	\$286.67	Office	1917
3.	8/14/24	1,500,000	1635 Broadway	Oakland	5,364	\$279.64	Office	1916
4.	8/28/25	800,000	1615 Broadway, #4	Oakland	2,450	\$326.53	Office Condo	1914/2009

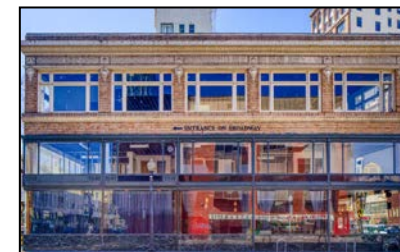
1. 900 Alice Street
Oakland, CA 94607

Price: \$366,000
 Type: Condo
 Square Feet: 987
 Price Per Sq. Ft.: \$370.82



3. 1635 Broadway
Oakland, CA 94612

Price: \$1,500,000
 Type: Office
 Square Feet: 5,364
 Price Per Sq. Ft.: \$279.64



2. 299 3rd Street
Oakland, CA 94607

Price: \$4,300,000
 Type: Office
 Square Feet: 15,000
 Price Per Sq. Ft.: \$286.67



4. 1615 Broadway, #4
Oakland, CA 94612

Price: \$800,000
 Type: Office Condo
 Square Feet: 2,450
 Price Per Sq. Ft.: \$326.53



OAKLAND, CA

POPULATION

443,500

MEDIAN AGE

37.9

MEDIAN HOUSEHOLD INCOME

\$101,600

NUMBER OF EMPLOYEES

211,900

MEDIAN PROPERTY VALUE

\$ 929,900



HL Commercial Real Estate

70 Mitchell Blvd., Suite 202

San Rafael, CA 94903

www.hlcre.com



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.

With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance. For a free evaluation or service description, please contact us.



Garrison Linforth
(925) 216-8609
garrison@hlcre.com
Lic# 02238075

Higher Level Commercial Real Estate

70 Mitchell Blvd., Ste. 202
San Rafael, CA 94903
www.hlcre.com

