

2100 5th Ave | Oakland, CA

Offer Memorandum



Executive Summary

- Rare Oakland church asset with strong architectural identity
- Positioned for owner-user, redevelopment, or event conversion
- Value driven by vacancy/repositioning potential
- List Price: \$2,550,000

Subject Property



Investment Highlights

- Large sanctuary and assembly areas
- Multiple meeting rooms / classrooms
- Banquet/event-ready space
- Corner presence with strong visibility
- Significant upside through repositioning

Sanctuary



Assembly Hall



Vacancy & Value Strategy

- Current occupancy presents repositioning opportunity
- Potential for negotiated vacancy or phased transition
- Unlock market value through stabilized or adaptive reuse
- Ideal for experienced operators or developers

Target Buyer Profile

- Religious organizations seeking expansion
- Developers pursuing adaptive reuse
- Event operators / community center users
- Non-profits and institutional buyers

Event Space



Location Overview

- Central Oakland location
- Dense residential population base
- Access to major corridors and transit
- Strong demand for assembly/community use

Aerial View



Main Source Advantage

- Expertise in complex and occupied asset transitions
- Proven problem-solving in distressed and unique assets
- Direct access to off-market buyers and developers
- Hands-on execution from marketing through closing

Financial Overview

- No current rental income
- Value based on use, location, and repositioning
- Buyer to verify all assumptions and perform due diligence

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- Information deemed reliable but not guaranteed
- Buyer to verify all property details
- No warranties expressed or implied
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