



OWNER- USER INDUSTRIAL

909 53RD AVENUE

OAKLAND, CA 94601

OFFERING MEMORANDUM

Asking Price \$1,300,000.00 | ±3,046 SF



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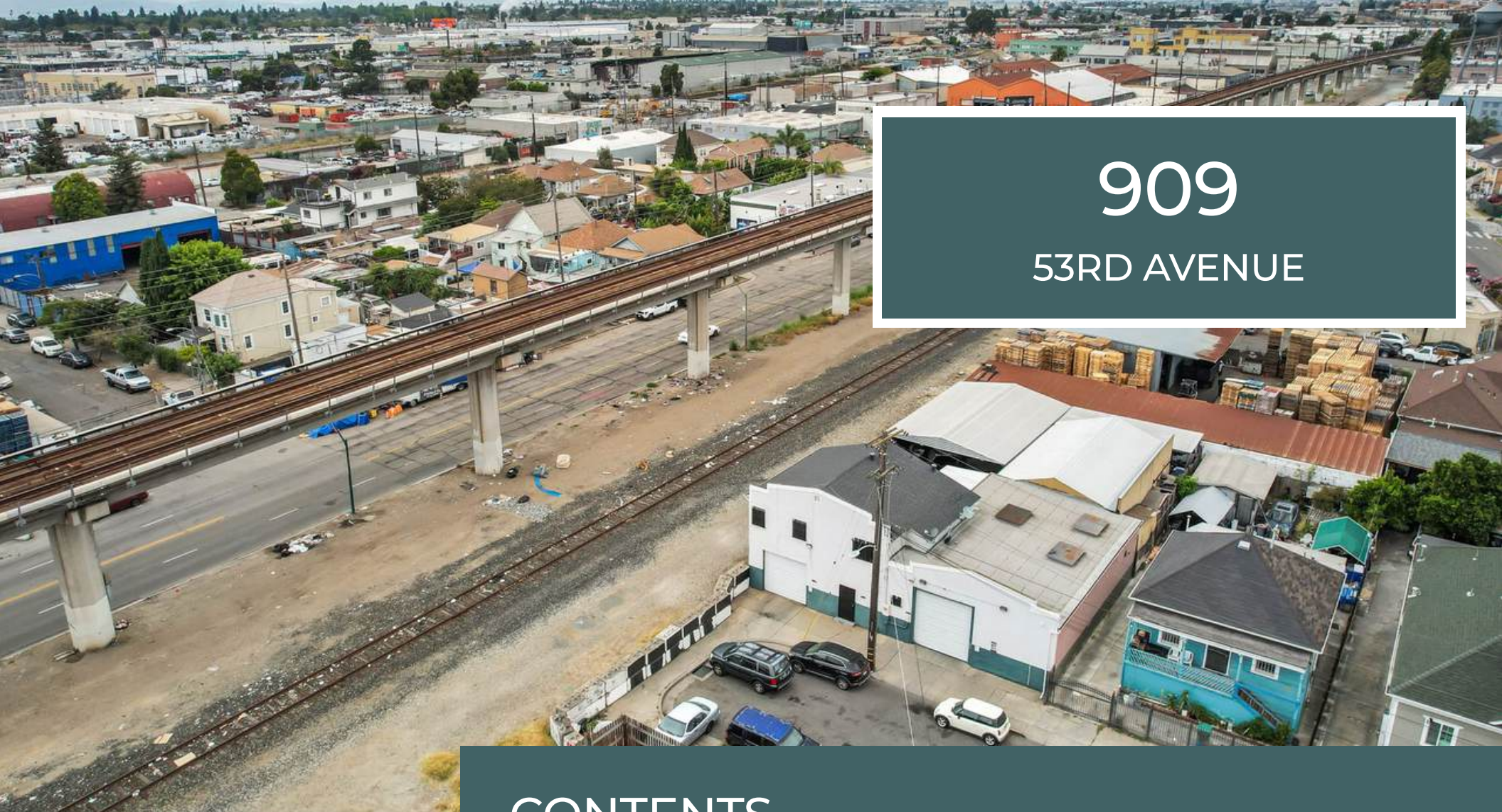
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53RD AVENUE

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909
53RD AVENUE

01

Executive Summary

THE OFFERING

Compass Commercial is pleased to present the opportunity to acquire a secure, owner-user industrial/flex property located at **909 53rd Avenue** in Oakland, California.

Owner User

PROPERTY TYPE

Fenced & Gated

SITE SECURITY

\$1,300,000

OPINION OF VALUE

THIS PROPERTY OFFERS:

- + Warehouse building with flexible configuration
- + Fenced perimeter & automatic gated access
- + Residential living quarters
- + Ample on-site parking
- + Extensive covered storage areas
- + Multiple loading & staging areas
- + Secure concrete yard
- + Heavy steel canopy structures

Strategically located within Oakland's established industrial corridor, the Property is well suited for contractors, logistics companies, wholesalers, manufacturers, auto-related businesses, and import/export operators seeking to own rather than lease.

Currently vacant, the Property offers an outstanding opportunity for an owner/user to acquire and operate from the site while building long-term equity.





909
53RD AVENUE

02

Property Information

PROPERTY INFORMATION

ADDRESS	909 53rd Avenue Oakland, CA 94601
MARKET/ SUBMARKET	East Bay - Oakland Industrial
SQAURE FOOTAGE	3,046 SF
LOT SIZE	6,250 SF (0.14 Acres)
YEAR BUILT	1938
OCCUPANCY	Delivered Vacant
USE TYPE	Warehouse (Industrial)
ZONING	Warehouse/Light Industrial
PARKING	Gated on-site parking
LOADING	Roll-up access, multiple loading areas

The property features 3,046 square feet of industrial/flex building area situated on a 6,250 square foot lot in Oakland's established industrial corridor. Originally built in 1938, the property combines functional warehouse space with extensive covered outdoor storage, a secure fenced and gated concrete yard, and a residential living unit.

Heavy steel canopy structures provide weather-protected storage rarely found in comparably sized industrial properties, along with multiple loading and staging areas. Currently vacant, the property offers an outstanding opportunity for an owner-user to acquire, occupy, and operate from the site while building long-term equity.



PHOTOS - COVERED YARD & WAREHOUSE



PHOTOS - 2BED



PHOTOS - INTERIOR SPACES





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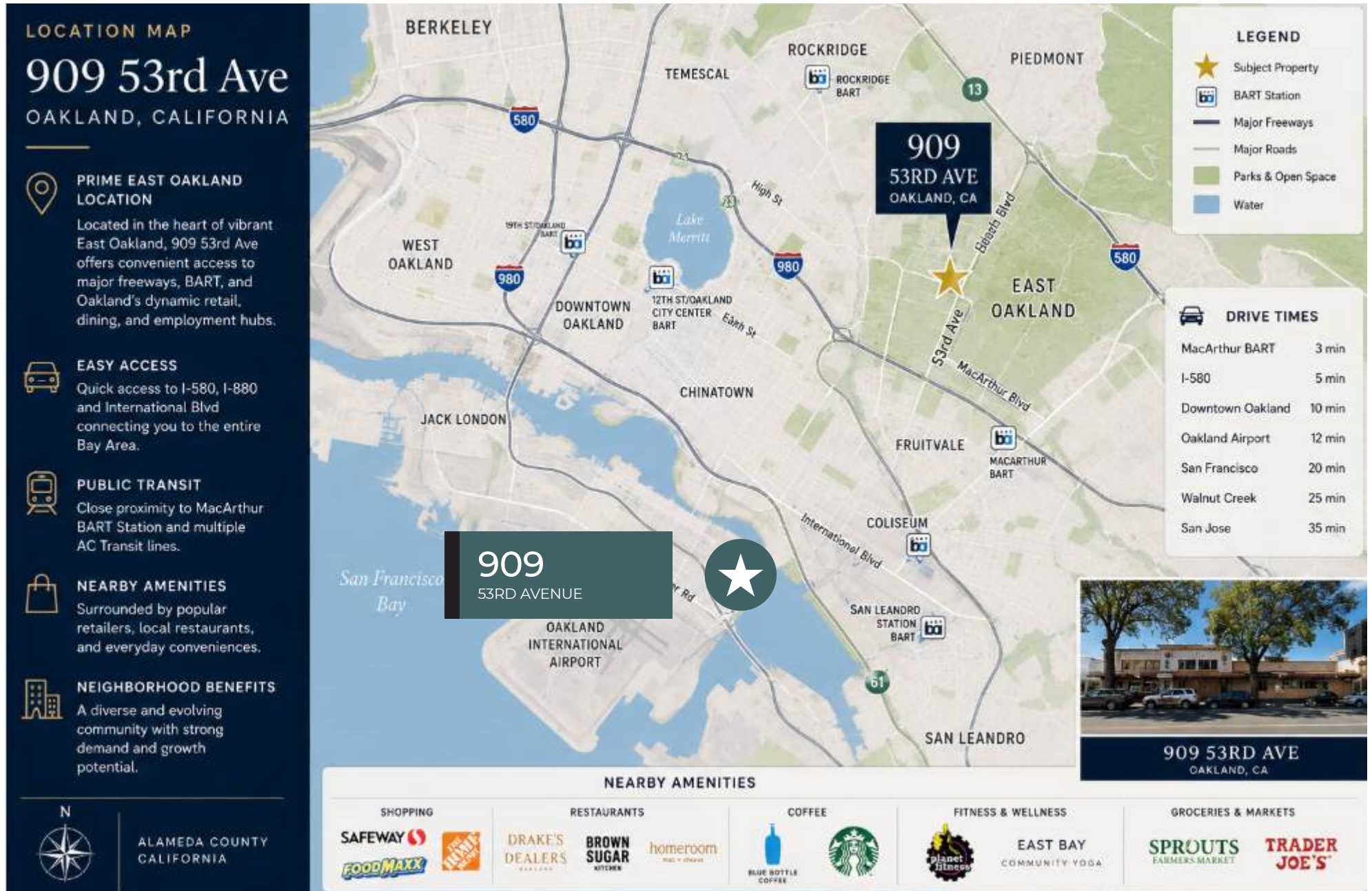
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Market Overview

LOCATION MAP

Amazing Freeway Access

Melrose / Fruitvale District — Oakland, CA



REGIONAL MAP

San Francisco Bay Area Access



DISTANCE TO AIRPORTS / PORTS

AIRPORTS / PORTS	MILES
Oakland International Airport	3.2
Port of Oakland	4.3
San Francisco Int'l Airport	13.8

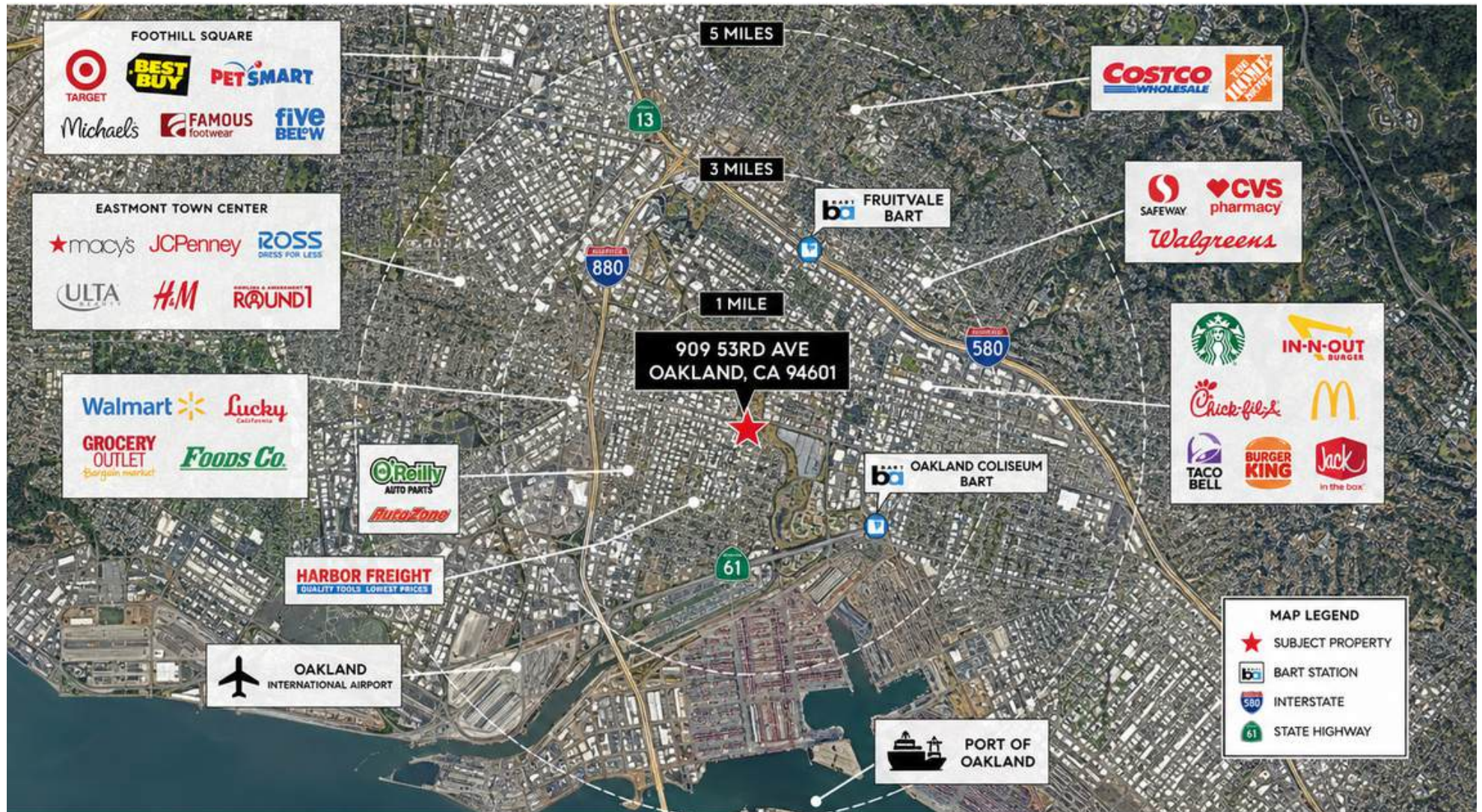
PROXIMITY TO FREEWAYS

FREEWAYS	MILES
I-880	0.8
I-580	1.8

DISTANCE TO KEY AREAS

AREA	MILES
Downtown Oakland	4.4
Emeryville	6.6
Berkeley	7.9
San Francisco	10.2

RETAILER MAP



MARKET OVERVIEW

909 53rd Avenue sits within the Oakland submarket of the broader East Bay Oakland industrial market, which spans Alameda and Contra Costa counties and totals roughly 167.5 million square feet of inventory. The Oakland submarket itself accounts for approximately 33.4 million square feet across the I-880 corridor.

While the East Bay's largest industrial demand has recently concentrated in the southern 880 Corridor (Fremont, Newark) as technology and advanced manufacturing tenants expand north from Silicon Valley, Oakland remains a core, centrally located submarket for owner-users and smaller-footprint industrial buyers seeking proximity to the Port of Oakland and downtown.



Oakland Submarket

TECH & ADVANCED MANUFACTURING DEMAND PUSHES NORTH ALONG THE 880 CORRIDOR

▼ **7.8%**

East Bay Overall Vacancy Rate

▼ **\$1.21**

NNN/Mo Asking Rent, PSF

▲ **65.9K**

SF Net Absorption (Q2 2026)

▼ **617K**

SF Under Construction,

MARKET HIGHLIGHTS

+The East Bay Oakland industrial market closed Q2 2026 with a 7.8% vacancy rate, down 20 bps quarter-over-quarter, as net absorption swung positive to 65,895 SF

+Average asking rent fell to \$1.21 PSF NNN, down \$0.03 quarter-over-quarter, driven by softening demand for older, lower-clear-height inventory

+Gross leasing activity reached 3.1 million SF in Q2, up 16.0% year-over-year, led by technology and advanced manufacturing tenants expanding north along the 880 Corridor



MAJOR EMPLOYERS

The Oakland-Fremont-Berkeley metropolitan division is anchored by major employers in healthcare, logistics, and public services. Kaiser Permanente and Clorox are both headquartered in Oakland, while the Port of Oakland supports an estimated 200,000 jobs tied to cargo movement through its marine terminals. Public-sector institutions including the City of Oakland, Alameda County, and Oakland Unified School District round out the region's largest employers, alongside major health systems serving the East Bay.

EMPLOYERS HEADQUARTERED & BASED IN OAKLAND

KAISER PERMANENTE

CLOROX

PORT OF OAKLAND

CITY OF OAKLAND

ALAMEDA COUNTY

OAKLAND SCHOOL DISTRICT

SUTTER HEALTH / ALTA BATES SUMMIT

PERALTA COMMUNITY COLLEGE



Employment Share by Industry

Oakland-Fremont-Berkeley, CA (MD) — June 2026

Education & Health Services	20.9%
Trade, Transportation & Utilities	16.1%
Professional & Business Services	15.2%
Government	15.2%
Leisure & Hospitality	9.7%
Manufacturing	7.9%
Construction	5.8%
Financial Activities	3.7%
Other Services	3.7%
Information	1.9%

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40+
YEARS OF
REAL ESTATE
EXPERIENCE

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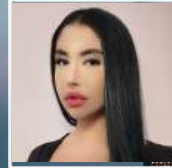
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