

ENGEL&VÖLKERS®
COMMERCIAL

PW / PACIFIC WEST
GROUP

Offering Memorandum

FOR SALE - COMMERCIAL CONDOS IN MONTCLAIR | 1900 MOUNTAIN BLVD, OAKLAND, CA 94611

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SECTION 1

Property Information



Property Summary



Investment Highlights

- Suite 101: Available Now | 2,570 SF | \$24 PSF/Yr. NNN
- 1 manager's office, 1 conference room, 7 private offices, break room, shared bathroom/private patio
- Suite 101: Formerly occupied by Guaranteed Rate, comprising approximately 2,570 RSF, to be delivered vacant, ideal for an owner-user or investor.
- Suites 103–105: Currently leased to Vanguard Properties, totaling approximately 7,735 RSF, on a month-to-month lease.
- Building: Constructed in 1984 with recent upgrades to the lobby, common restrooms, and interior building systems and finishes.
- Parking: Secure, enclosed ground-floor parking garage with nine (9) allocated spaces serving both commercial condominium units.
- Location: Premier Montclair setting at the base of the Oakland Hills, within walking distance to high-end retail, professional offices, and neighborhood restaurants.

Offering Summary	
Price:	\$2,500,000
Price PSF:	\$242
Lease Rate:	\$24.00 SF/yr (Absolute NNN)
Number of Units:	2
Available SF:	2,570 SF
Lot Size:	0.38 Acres
Building Size:	10,305 SF
NOI:	\$224,315.00
Cap Rate:	8.97%

Property Description



Property Description

Pacific West Group of Engel & Völkers San Francisco (Commercial Division) is pleased to exclusively offer 1900 Mountain Blvd For Sale and/or For Lease. The subject opportunity comprises the entire first floor of the building and consists of two (2) commercial condominium units encompassing a total of nine (9) APNs and two (2) office suites, for an aggregate of 10,305 rentable square feet.

Suite 101, totaling 2,570 RSF, was formerly occupied by Guaranteed Rate and is currently vacant, presenting an ideal opportunity for an owner-user or an investor seeking to re-tenant. Suites 103 & 105, comprising 7,735 RSF, are fully leased to Vanguard Properties, the largest privately held real estate brokerage in the Bay Area, providing stable in-place income.

This offering is particularly well-suited for an owner-user seeking to occupy Suite 101 while benefiting from the investment income generated by Vanguard's tenancy. The property features high-end interior finishes throughout, including a professional lobby and common areas, private patios, and elevator access to a secured ground-floor parking garage with ample parking. Each office suite is thoughtfully designed with multiple private glass conference rooms, individual offices, and open collaborative workspaces. Recent upgrades include new paint, hardwood finishes, and carpet flooring.

Per county records, the property was constructed in 1984 and is situated on a 16,738 square foot lot (0.38 acres).

Location Description

1900 Mountain Blvd is ideally situated in the highly desirable Montclair neighborhood of Oakland, directly across from Montclair Park, adjacent to Montclair Elementary School, and just one block from a full complement of neighborhood retail including Safeway, Rite Aid, Lucky Supermarket, CVS, U.S. Bank, and the U.S. Post Office. The immediate area is also anchored by prominent professional offices such as Vanguard Properties (the subject property's major tenant), Golden Gate Sotheby's International Realty, Coldwell Banker Realty, and several boutique financial advisory firms, reinforcing the corridor's strong professional and service-oriented character.

Montclair, located just off Highway 13, is one of the Bay Area's most coveted hillside communities, offering a rare blend of village charm and natural beauty. Nestled along the western slopes of the Oakland Hills, the neighborhood features a walkable commercial core with a distinctive alpine, European village feel. Beyond its retail appeal, Montclair serves as a gateway to some of the East Bay's most celebrated outdoor amenities, including nearby Redwood Regional Park and Joaquin Miller Park, with additional attractions such as the Chabot Space & Science Center tucked into the surrounding hills.

Additional Photos



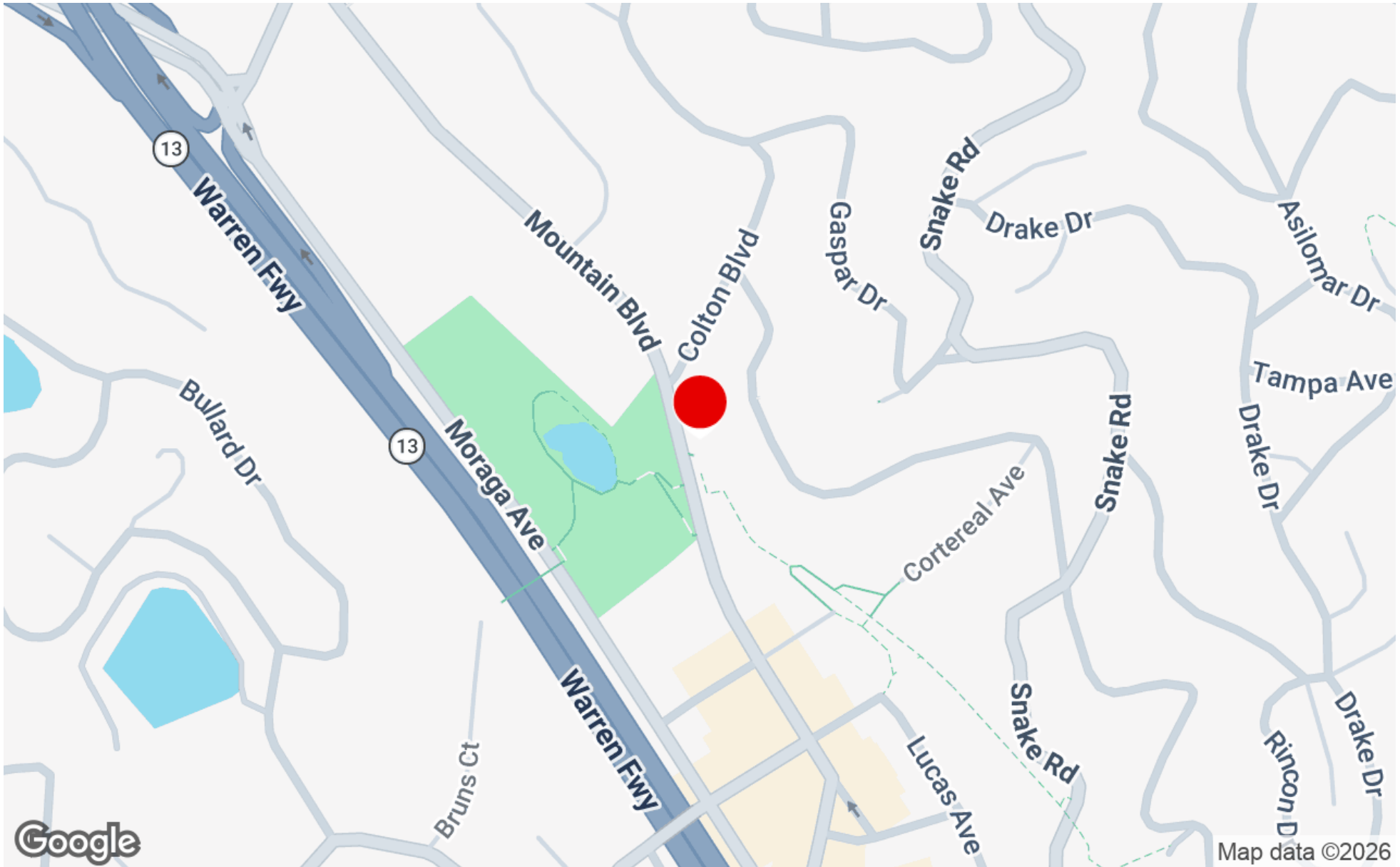
SECTION 2
**Location
Information**



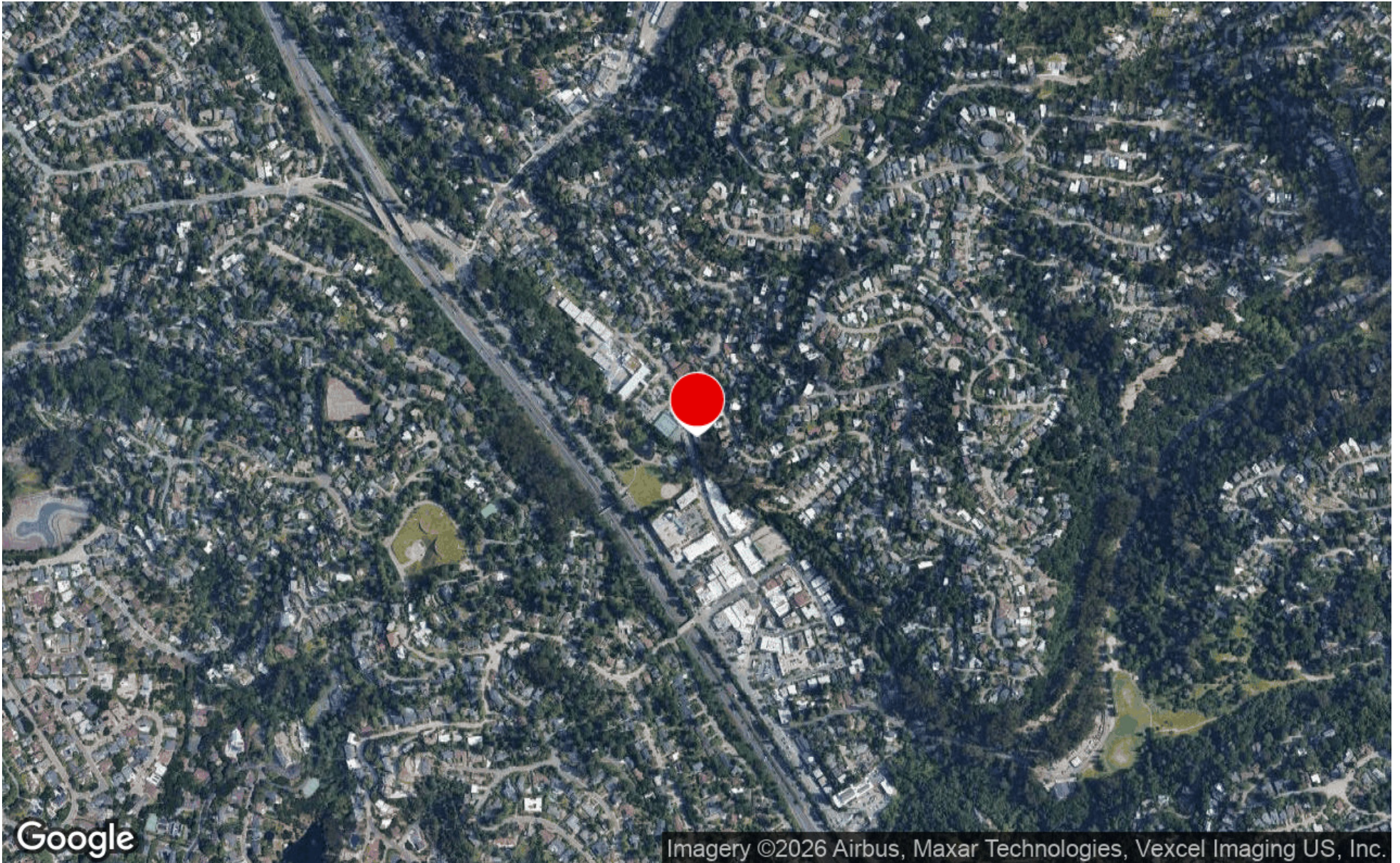
Regional Map



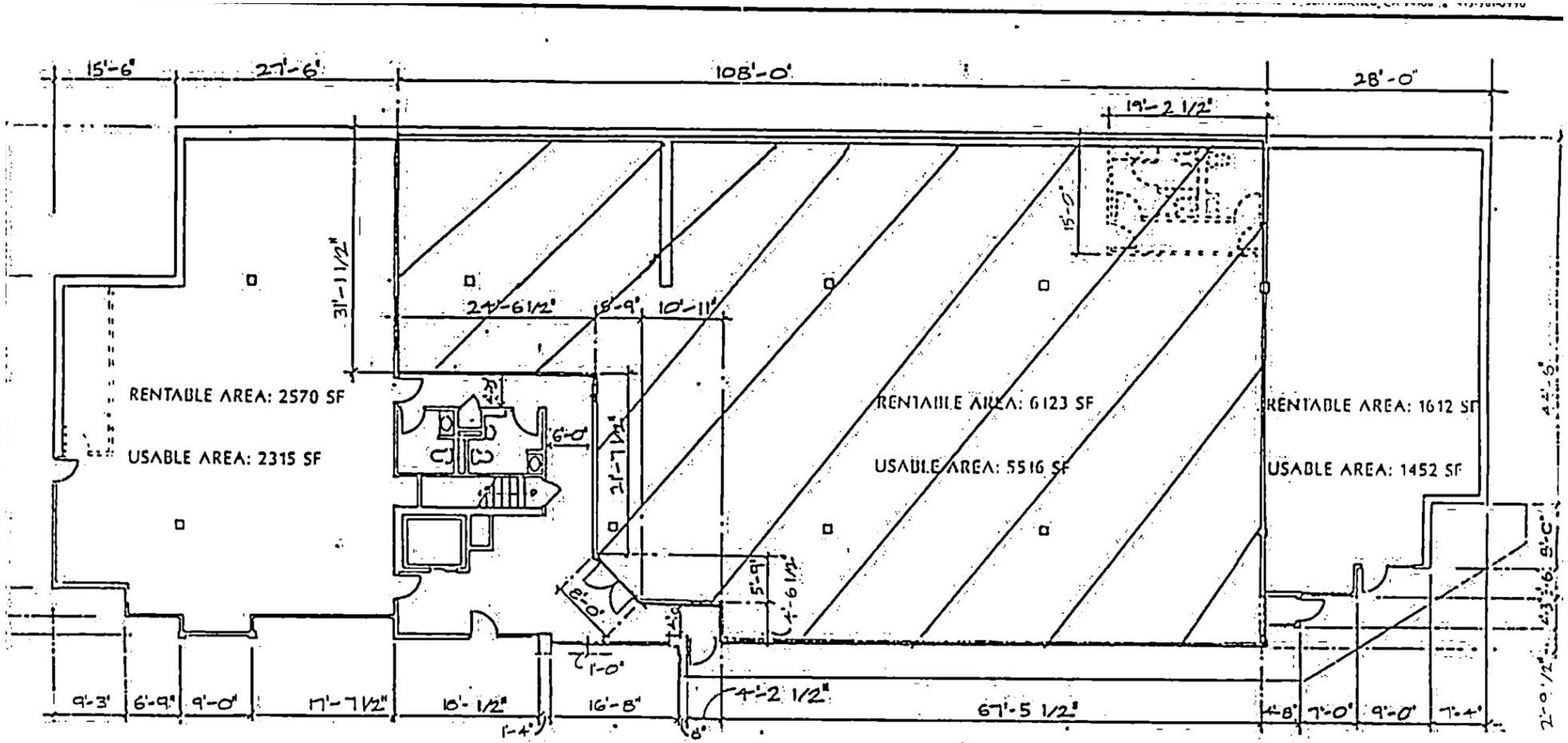
Location Map



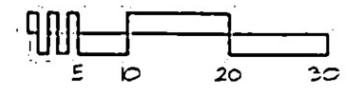
Aerial Map



Site Plan



TOTAL COMMON AREA: 1022 SF , FOR A 10% LOAD FACTOR



DIMENSIONS FROM DRAWINGS BY D.I. REICHEL, ARCHT., 23 APR 1982 REV.

SECTION 3

Financial Analysis



Financial Summary

Investment Overview	Current	Proforma
Price	\$2,500,000	\$2,500,000
Price per SF	\$243	\$243
Price per Unit	\$1,250,000	\$1,250,000
Net Operating Income (NOI)	\$224,315	\$285,995
CAP Rate	8.97%	11.44%
Cash-on-Cash Return (yr 1)	8.97%	11.44%
Total Return (yr 1)	\$224,315	\$285,995

Income & Expenses

Income Summary	Current	Proforma
Vanguard Properties	\$224,315	\$224,315
Projected Vacant Suite Rent	-	\$61,680
Vacancy Cost	\$0	\$0
Gross Income	\$224,315	\$285,995
Expenses Summary	Current	Proforma
Operating Expenses	\$0	\$0
Net Operating Income	\$224,315	\$285,995

Rent Roll

Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year	Market Rent	Market Rent / SF	Annual Rent	Lease Start	Lease End
101	Vacant	2,570 SF	24.94%	\$24.00	\$24	\$0.01	\$61,680	Vacant	Vacant
103 & 105	Vanguard Properties	7,735 SF	75.06%	\$29.00	\$30	-	\$224,315	5/1/2024	4/1/2026
Totals		10,305 SF	100%	\$53.00	\$54	\$0.01	\$285,995		
Averages		5,153 SF	50%	\$26.50	\$27	\$0.01	\$142,998		

SECTION 4

Sales Comparables



Sale Comps



For Sale - 1900 Mountain Blvd

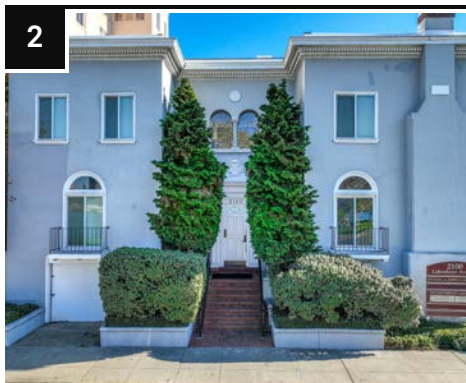
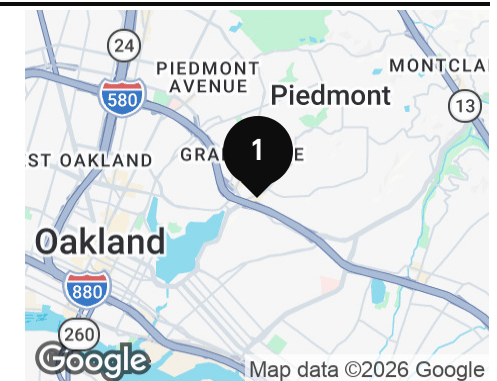
1900 Mountain Blvd, Oakland, CA 94611

Price:	\$2,500,000	Bldg Size:	10,305 SF
Lot Size:	0.38 Acres	No. Units:	2
Cap Rate:	8.97%	Year Built:	1984



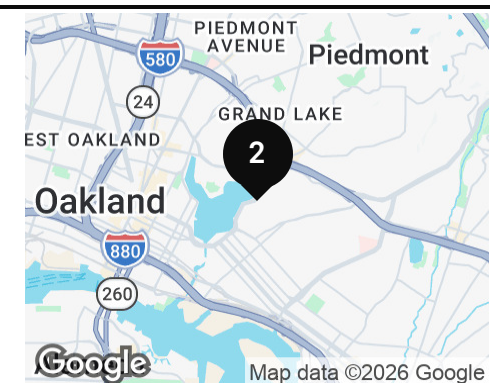
3270 Lakeshore Ave
3270 Lakeshore Ave, Oakland, CA 94610

Price:	\$2,100,000	Bldg Size:	6,032 SF
Lot Size:	0.15 Acres	No. Units:	3
Cap Rate:	4.56%	Year Built:	1899



2108 Lakeshore Ave
Oakland, CA 94606

Price:	\$2,000,000	Bldg Size:	7,815 SF
Lot Size:	0.10 Acres	No. Units:	4
Year Built:	1923		



Sale Comps

3



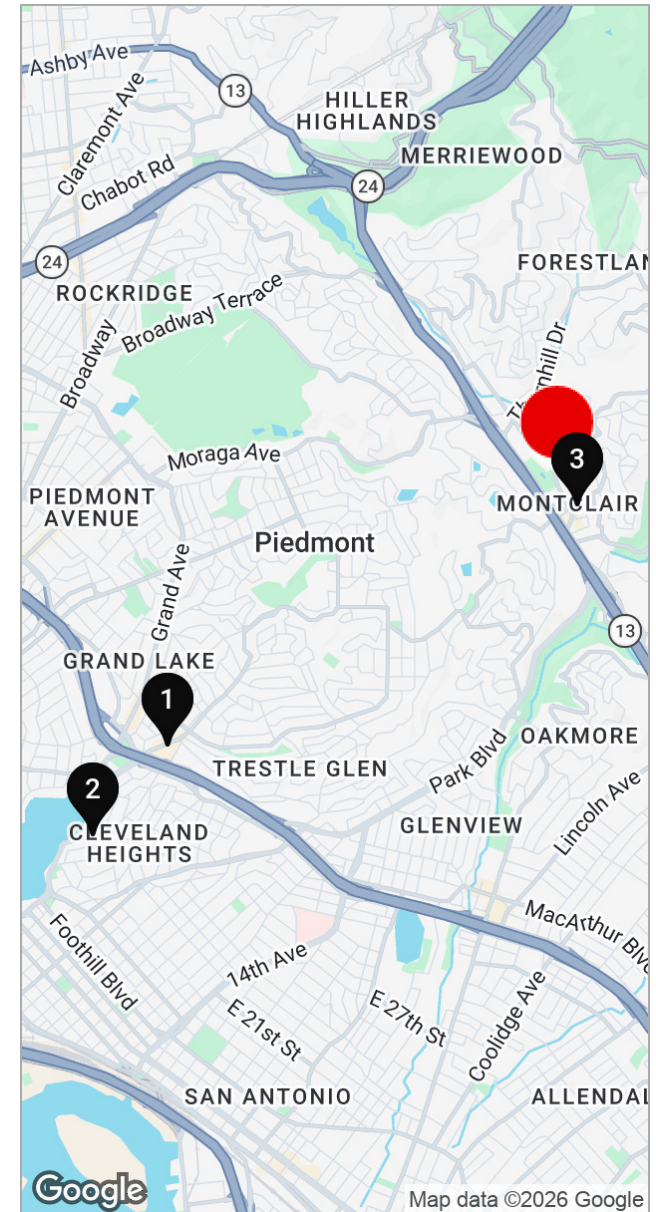
6232 La Salle Ave
6232 La Salle Ave, Oakland, CA 94611

Price:	\$2,700,000	Bldg Size:	5,876 SF
Lot Size:	0.08 Acres	No. Units:	2
Year Built:	1968		



Sale Comps Map & Summary

	Name/Address	Price	Bldg Size	Lot Size	Cap Rate	Price/SF
★	For Sale - 1900 Mountain Blvd 1900 Mountain Blvd Oakland, CA 94611	\$2,500,000	10,305 SF	0.38 Acres	8.97%	\$242.60
1	3270 Lakeshore Ave 3270 Lakeshore Ave Oakland, CA 94610	\$2,100,000	6,032 SF	0.15 Acres	4.56%	\$348.14
2	2108 Lakeshore Ave Oakland, CA 94606	\$2,000,000	7,815 SF	0.10 Acres	-	\$255.92
3	6232 La Salle Ave 6232 La Salle Ave Oakland, CA 94611	\$2,700,000	5,876 SF	0.08 Acres	-	\$459.50
	Averages	\$2,266,667	6,574 SF	0.11 Acres	4.56%	\$354.52



Lease Spaces



Lease Information

Lease Type:	Absolute NNN	Lease Term:	Negotiable
Total Space:	2,570 SF	Lease Rate:	\$24.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1900 Mountain Blvd, Suite 101	Available	2,570 SF	Absolute NNN	\$24.00 SF/yr	Former Guaranteed Rate office, one of the country's most trusted mortgage lenders. Suite contains 1 manager's office, 1 conference room, 7 private offices, break room, shared bathroom/private patio. New paint and carpet throughout.

SECTION 5

Demographics



Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	907	3,474	13,996
Average Age	44	44	44
Average Age (Male)	43	44	44
Average Age (Female)	44	45	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	370	1,391	5,373
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$314,623	\$300,606	\$304,143
Average House Value	\$1,605,204	\$1,633,255	\$1,666,904

Demographics data derived from AlphaMap

