

OFFERING MEMORANDUM

# 5428 Claremont Ave

OAKLAND, CA

LEGACY MULTIFAMILY ESTATE IN OAKLAND'S PREMIER ROCKRIDGE/CLAREMONT/SHAFTER CORRIDOR

THREE DUPLEXES AND TWO SFR ON ONE PARCEL AVERAGING OVER 1,000 SF PER UNIT





5428 CLAREMONT AVE  
OAKLAND, CA

# EXECUTIVE SUMMARY

WALKER & DUNLOP®



# Executive Summary

## THE OFFERING

Walker & Dunlop, as the exclusive advisor, is pleased to present the opportunity to acquire 5428 Claremont Ave, 6 (1x1), 1 (2x1), and 1 (3x1) units in the Claremont neighborhood of Oakland, CA.

Originally built as a family compound, the property has remained in the same family since its construction nearly 100 years ago. The property features three duplexes and two single-family residences on one parcel, with an average unit size of over 1,000 square feet.

**5428 Claremont Ave** - 2x1 SFR - YOC 1922

**5428A-5428B Claremont Ave** - Duplex - YOC 1957

**5430-5432 Claremont Ave** - Duplex - YOC 1926

**5434-5436 Claremont Ave** - Duplex - YOC 1925

**5434A Claremont Ave** - 3x1 SFR - YOC 1933

## INVESTMENT SUMMARY

<b>Price</b>	\$2,350,000
<b>Address</b>	5428 Claremont Ave
<b>City, State</b>	Oakland, CA
<b>County</b>	Alameda
<b>Year Built</b>	1922, 1957, 1926, 1925, 1933*
<b>Total # of Units</b>	8
<b>Net Rentable SF</b>	8,002
<b>Site Acreage</b>	0.3782 ac
<b>Parking</b>	Surface Lot
<b>In-Place Rent</b>	\$2,390
<b>Market Rent</b>	\$2,850

\*Per 2012 Appraisal

## LEGACY FAMILY OWNERSHIP



5434-5436 CLAREMONT AVE - DUPLEX

**SIGNIFICANT VALUE-ADD & REPOSITIONING OPPORTUNITY** -  
Average Upside is 19.2%

LOCATED IN OAKLAND'S HIGHLY DESIRABLE SHAFER SUBMARKET, ADJACENT TO ROCKRIDGE

**RARE 1:1 PARKING RATIO WITH 9 ON-SITE SPACES**

GARAGES & BASEMENTS DELIVERED VACANT OFFERING STORAGE OR CONVERSION POTENTIAL

**100% OCCUPIED ASSET WITH STRONG IN-PLACE CASH FLOW**

FIRST TIME ON THE MARKET EVER

**UPDATED ELECTRICAL PANELS WITH BREAKERS**

BEDROOM ADDITION / RECONFIGURATION POTENTIAL

**FUTURE REDEVELOPMENT & EXPANSION UPSIDE**

YOUNG RENT ROLL - 6/8 LEASES IN LAST 5 YEARS

5428 CLAREMONT AVE  
OAKLAND, CA

# PROPERTY OVERVIEW

WALKER & DUNLOP®



5434A CLAREMONT AVE - SFR

# Property Overview

Located in the heart of Oakland, 5428 Claremont Ave is a rare compound configuration. This estate-style multifamily property includes a collection of detached homes and duplexes offering long-term neighborhood desirability.

## BUILDING & SITE DESCRIPTION

<b>Address</b>	5428 Claremont Ave, Oakland, CA
<b>County</b>	Alameda
<b>Year Built</b>	1922, 1957, 1926, 1925, 1933*
<b>Total # Units</b>	8
<b>APN #</b>	014 -1256-005-04
<b>Lot Size SF</b>	16,475
<b>Framing</b>	Wood
<b>Roof</b>	Shingles, Asphalt
<b>Retrofit</b>	Soft Story Exempt

\*Per 2012 Appraisal

## MECHANICAL/ELECTRICAL/PLUMBING

<b>Heat</b>	Forced Air
<b>Water Heater</b>	(5) 28 Gallons, (2) 40 Gallons, (1) 50 Gallons
<b>Laundry</b>	Shared

## UTILITIES

UTILITY	PROVIDER	PAID BY
<b>Electric/Gas</b>	PG&E	Tenant
<b>Water &amp; Sewer</b>	EBMUD	Owner
<b>Trash</b>	WMAC	Owner



5428A-8528B CLAREMONT AVE - DUPLEX

# Property Highlights

- » Legacy Family Compound
- » Oversized, Spacious Units Averaging ±1,000 SF
- » Irreplaceable Low-Density Configuration with 2 SFRs & 3 Duplexes
- » Expansive ±16,475 SF Lot
- » Diverse Unit Configurations with Large Room Counts: Future Redevelopment & Expansion Upside
- » 5428 Claremont Features 4 Rooms (2 Bedrooms, Living Room, and Kitchen)\*
- » 5434A Features 6 Rooms (3 Bedrooms, Living Room, Dining Room, and Kitchen with Breakfast Room Leading to a Deck)\*\*
- » 5430-5432 and 5434-5436 All Over 1,000 SF and Were Built as Double Parlour Units Offering Large Living Rooms, Dining Rooms, A Bed Room, and a Bonus Room Near the Stairs
- » Approximately 0.3 Miles to Highway 24 Access
- » Excellent Connectivity to Rockridge, Berkeley & Major Commuter Routes
- » Breakers For All Units
- » Park Setting With Frog Park Located Directly Behind The Compound
- » Soft Story Exempt

\*Used as a 3 Bedroom Unit  
 \*\*Used as a 4 Bedroom Unit



5434-5436 CLAREMONT AVE - DUPLEX



5434 CLAREMONT AVE



5434 CLAREMONT AVE



5434 CLAREMONT AVE



5430-5432 CLAREMONT AVE- DUPLEX

5428 CLAREMONT AVE  
OAKLAND, CA

# COMPARABLE ANALYSIS

WALKER & DUNLOP®



5434-5436 CLAREMONT AVE - DUPLEX

# Rent Comparables - Sort Charts

## 1x1 SORT CHARTS

ADDRESS	TYPE	SF	RENT	PPSF
4220 Shafter Ave	1x1	548	\$2,800	\$5.11
<b>5428 Claremont Ave*</b>	<b>1x1</b>	<b>1052</b>	<b>\$2,650</b>	<b>\$2.52</b>
737 46th St	1x1	727	\$2,350	\$3.23
5622 Shattuck Ave	1x1	700	\$2,195	\$3.14
5643 Telegraph Ave	1x1	800	\$2,100	\$2.63
<b>5428A-5428B Claremont Ave</b>	<b>1x1</b>	<b>737</b>	<b>\$2,100</b>	<b>\$2.85</b>
489 55th St	1x1	650	\$1,925	\$2.96
5499 Claremont Ave	1x1	550	\$1,895	\$3.45
4426 Shafter Ave	1x1	550	\$1,825	\$3.32
5445 Vicente Way	1x1	500	\$1,795	\$3.59
<b>Average/Total</b>		<b>\$628</b>	<b>\$2,111</b>	<b>\$3.43</b>

\*Units 5430-5432 and 5434-5436 Claremont - 3 Room Flats

## 2x1 SORT CHARTS

ADDRESS	TYPE	SF	RENT	PPSF
714 60th St	2x1	864	\$3,425	\$3.96
<b>5428 Claremont Ave*</b>	<b>2x1</b>	<b>888</b>	<b>\$3,250</b>	<b>\$3.66</b>
4231 Montgomery	2x1	653	\$2,995	\$4.59
474 Clifton	2x1	800	\$2,900	\$3.63
288 Whitmore St	2x1	860	\$2,850	\$3.31
366 45th St B	2x1	730	\$2,350	\$3.22
<b>Average/Total</b>		<b>\$781</b>	<b>\$2,904</b>	<b>\$3.74</b>

\*Used as 3 bedrooms

## 3x1 SORT CHARTS

ADDRESS	TYPE	SF	RENT	PPSF
<b>5434A Claremont Ave*</b>	<b>3x1</b>	<b>1720</b>	<b>\$4,750</b>	<b>\$2.76</b>
4179 Shafter Ave	3x1	1500	\$4,295	\$2.86
3826 Clarke St	3x1	1273	\$3,850	\$3.02
830 36th St	3x1	1311	\$3,500	\$2.67
<b>Average/Total</b>		<b>1361</b>	<b>\$3,882</b>	<b>\$2.85</b>

\*Used as 4 bedrooms



5428 CLAREMONT AVE - SFR

5434A CLAREMONT AVE - SFR

5428 CLAREMONT AVE  
OAKLAND, CA

# FINANCIAL ANALYSIS

WALKER & DUNLOP®



5434-5436 CLAREMONT AVE - DUPLEX

# Investment Summary

## INVESTMENT SUMMARY

Price	\$2,350,000
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City, State	Oakland, CA
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\*Per 2012 Appraisal



5428 CLAREMONT AVE - SFR

# Detailed Rent Roll

UNIT	TYPE	ROOMS	SF	FLOOR PLAN	STATUS	RENT	MARKET RENT	LTL	MOVE-IN
5428 Claremont	SFR	4 rooms	888	2x1	Occupied	\$2,950	\$3,250	\$300	11/1/25
5428A Claremont	Duplex	3 rooms	562	1x1	Occupied	\$1,600	\$2,100	\$500	11/4/25
5428B Claremont	Duplex	3 rooms	562	1x1	Occupied	\$1,925	\$2,100	\$175	4/24/26
5430 Claremont	Duplex	3 rooms	1,084	1x1	Occupied	\$1,719	\$2,650	\$931	11/1/09
5432 Claremont	Duplex	3 rooms	1,104	1x1	Occupied	\$2,250	\$2,650	\$400	4/8/23
5434 Claremont	Duplex	3 rooms	1,036	1x1	Occupied	\$2,331	\$2,650	\$319	12/23/19
5434A Claremont	SFR	6 rooms	1,710	3x1	Occupied	\$4,023	\$4,750	\$727	6/26/21
5436 Claremont	Duplex	3 rooms	1,056	1x1	Occupied	\$2,324	\$2,650	\$326	5/13/22
<b>Total</b>			<b>8,002</b>			<b>\$19,122</b>	<b>\$22,800</b>	<b>\$3,678</b>	
<b>Average</b>			<b>1,000</b>			<b>\$2,390</b>	<b>\$2,850</b>	<b>\$460</b>	
<b>Annualized</b>						<b>\$229,467</b>	<b>\$273,600</b>		

## CONSOLIDATED RENT ROLL

FLOOR PLAN	#	%	AREA	TOTAL AREA	AVG. IN-PLACE RENT		AVG. MARKET RENT		AVG LTL
					PER UNIT	PER SF	PER UNIT	PER SF	PER UNIT
1x1	6	75%	901	5,404	\$2,025	\$2.25	\$2,467	\$2.74	\$442
2x1	1	13%	888	888	\$2,950	\$3.32	\$3,250	\$3.66	\$300
3x1	1	13%	1,710	1,710	\$4,023	\$2.35	\$4,750	\$2.78	\$727
<b>Total/Average</b>	<b>8</b>	<b>100%</b>	<b>1,000</b>	<b>8,002</b>	<b>\$2,390</b>	<b>\$2.40</b>	<b>\$2,850</b>	<b>\$2.86</b>	<b>\$460</b>



5434A CLAREMONT AVE - SFR

# Underwriting & Notes

	T12			ADJUSTED RENTS			MARKET RENTS		
	ACTUAL	% GPR	/UNIT	ACTUAL	% GPR	/UNIT	ACTUAL	% GPR	/UNIT
<b>INCOME</b>									
Potential Market Rent	\$211,694		\$26,462	\$258,000		\$32,250	\$258,000		\$32,250
Loss-to-Lease	\$0		\$0	-\$28,533		-\$3,567	\$0		\$0
<b>Gross Potential Rent</b>	<b>\$211,694</b>		<b>\$26,462</b>	<b>\$229,467</b>		<b>\$28,683</b>	<b>\$258,000</b>		<b>\$32,250</b>
Vacancy	\$0	0.0%	\$0	-\$11,473	-5.0%	-\$1,434	-\$12,900	-5.0%	-\$1,613
<b>Effective Gross Revenue</b>	<b>\$211,694</b>		<b>\$26,462</b>	<b>\$217,994</b>		<b>\$27,249</b>	<b>\$245,100</b>		<b>\$30,638</b>
<b>Total Income</b>	<b>\$211,694</b>		<b>\$26,462</b>	<b>\$217,994</b>		<b>\$27,249</b>	<b>\$245,100</b>		<b>\$30,638</b>
<b>EXPENSES</b>									
Administrative	\$1,250		\$156	\$1,600		\$200	\$1,600		\$200
Turnover	\$0		\$0	\$2,400		\$300	\$2,400		\$300
Repairs & Maintenance	\$14,704		\$1,838	\$2,400		\$300	\$2,400		\$300
Utilities	\$17,165		\$2,146	\$17,165		\$2,146	\$17,165		\$2,146
Landscaping/Grounds	\$0		\$0	\$4,800		\$600	\$4,800		\$600
Contract Services	\$0		\$0	\$3,000		\$375	\$3,000		\$375
<b>Total Controllable Expenses</b>	<b>\$33,119</b>		<b>\$4,140</b>	<b>\$31,365</b>		<b>\$3,921</b>	<b>\$31,365</b>		<b>\$3,921</b>
Management Fee	\$424	0.2%	\$53	\$10,900	5.0%	\$1,362	\$12,255	5.0%	\$1,532
Insurance	\$10,108		\$1,264	\$7,756		\$969	\$7,756		\$969
Real Estate Taxes	\$10,935		\$1,367	\$30,031	1.28%	\$3,754	\$30,031	1.28%	\$3,754
Special Assessments	\$0		\$0	\$7,867		\$983	\$7,867		\$983
Other Non-Controllable	\$0		\$0	\$4,137		\$517	\$4,137		\$517
<b>Total Fixed</b>	<b>\$54,586</b>	<b>25.79%</b>	<b>\$6,823</b>	<b>\$92,055</b>	<b>42.23%</b>	<b>\$11,507</b>	<b>\$93,411</b>	<b>38.11%</b>	<b>\$11,676</b>
Special Assessments	\$0		\$0	\$2,400		\$300	\$2,400		\$300
<b>Total Operating Expenses</b>	<b>\$54,586</b>		<b>\$6,823</b>	<b>\$94,455</b>		<b>\$11,807</b>	<b>\$95,811</b>		<b>\$11,976</b>
Reserves	6,000		300	6,000		300	6,000		300
<b>Total Expenses</b>	<b>\$157,108</b>		<b>\$19,639</b>	<b>\$123,539</b>		<b>\$15,442</b>	<b>\$149,289</b>		<b>\$18,661</b>
<b>List Price</b>	<b>\$2,350,000</b>			<b>\$2,350,000</b>			<b>\$2,350,000</b>		
<b>Price per Unit</b>	<b>\$293,750</b>			<b>\$293,750</b>			<b>\$293,750</b>		
<b>Price per SF</b>	<b>\$290</b>			<b>\$290</b>			<b>\$290</b>		
<b>Cap. Rate</b>	<b>6.69%</b>			<b>5.26%</b>			<b>6.35%</b>		
<b>GIM</b>	<b>11.10</b>			<b>10.78</b>			<b>9.59</b>		

## INCOME

**Gross Potential Rent** – Set to in-place rents per the rent roll with vacant units set to WDIS market rents in the “Adjusted” column. Set to WDIS market rents in the “Market” column.

**Vacancy** – Set to 5% of GPR.

## EXPENSE

**Administrative** – Set to \$200/unit.

**Turnover** – Set to \$300/unit.

**Repairs & Maintenance** – Set to \$300/unit.

**Utilities** – Set to Set to YE 2025 value.

**Contract Services** – Set to \$250/mo.

**Landscaping/Grounds** – Set to \$400/mo.

**Management Fee** – Set to 5% of Effective Gross Revenue.

**Insurance** – Set to 2025 value.

**Real Estate Taxes** – Reassessed at list price.

**Special Assessments** – Set to \$7,867 per the latest tax Bills.

**Other Non-Controllable Expenses** – Gross Receipts Tax and Rent Board Fee calculated.

**Reserves** – Set to \$300/unit.

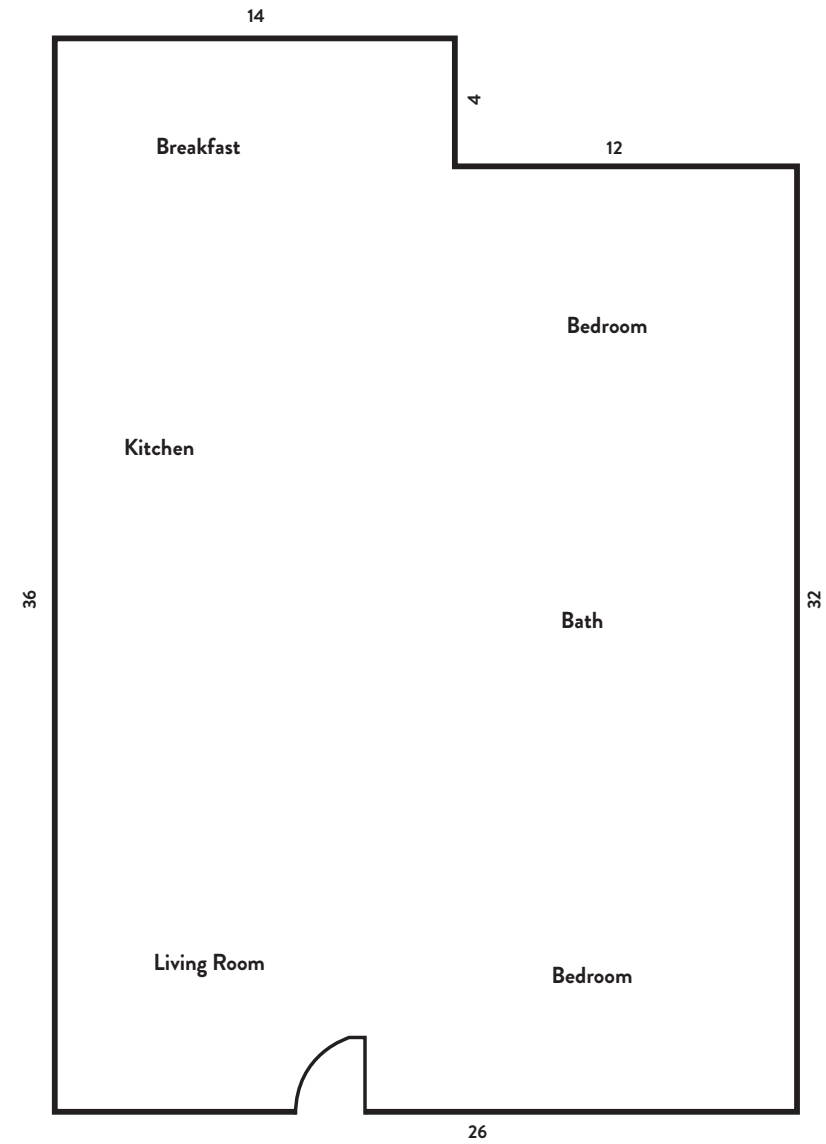


5428A 5428B CLAREMONT AVE - DUPLEX

# Floor Plans

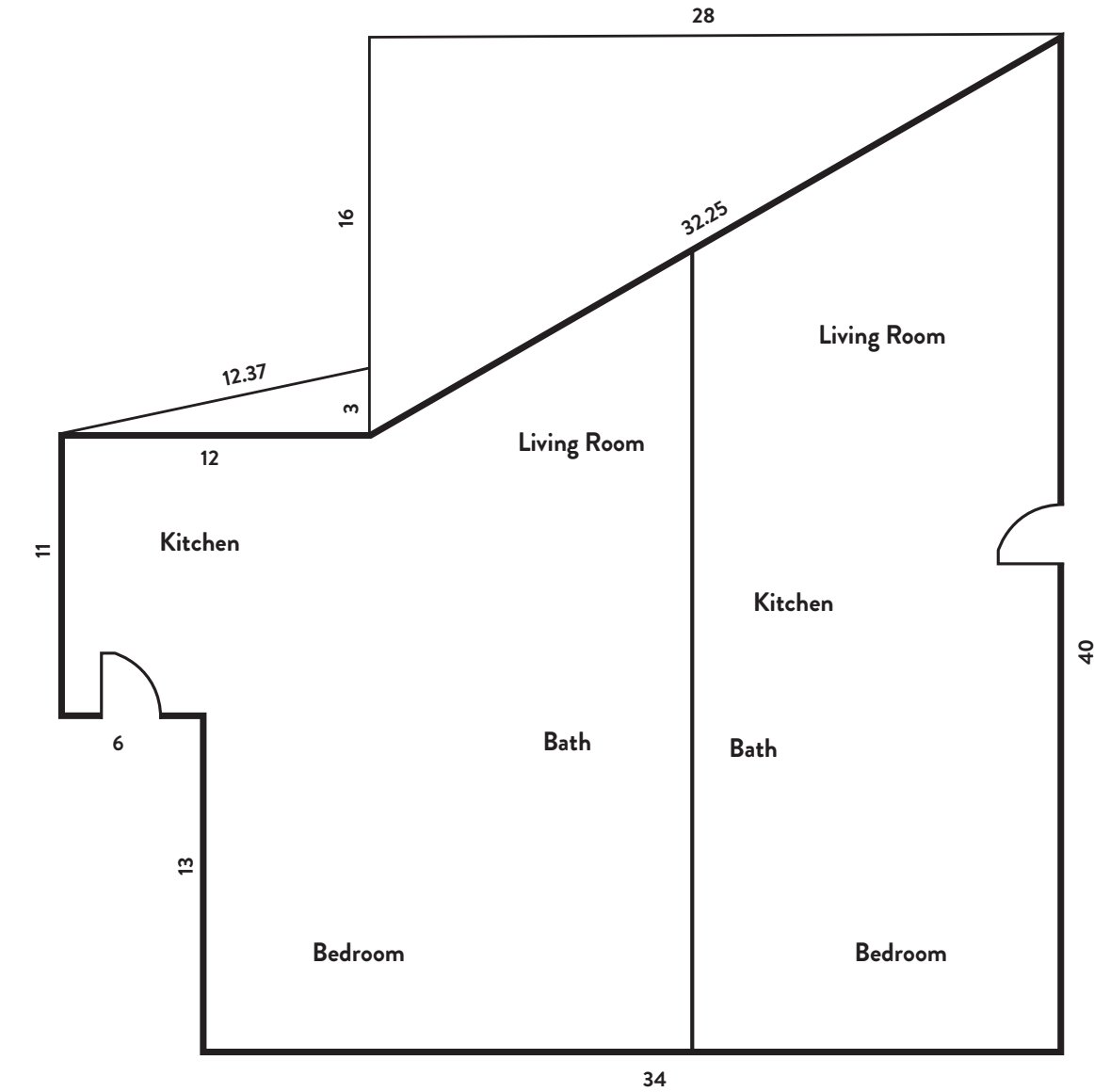
## 5428 CLAREMONT

SFR  
888 SF



## 5428A & 5428B CLAREMONT

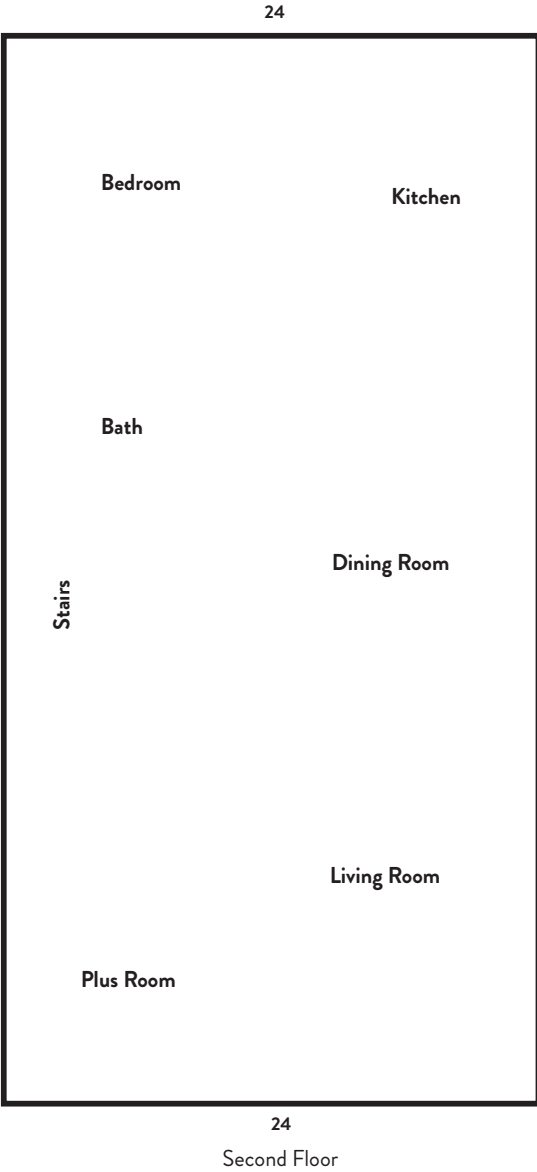
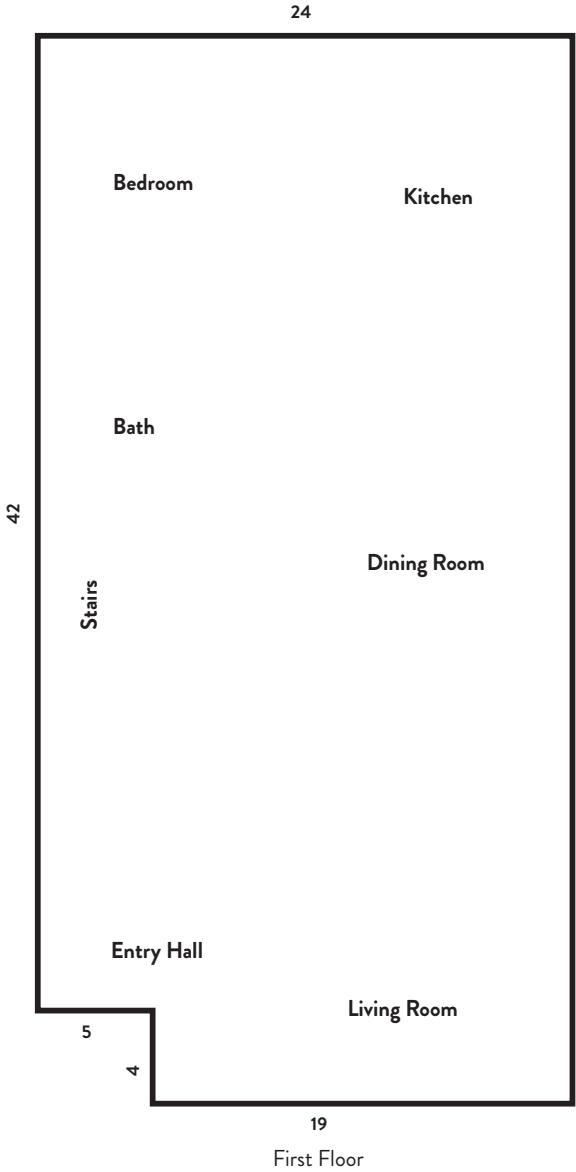
Duplex  
1,124 SF



# Floor Plans

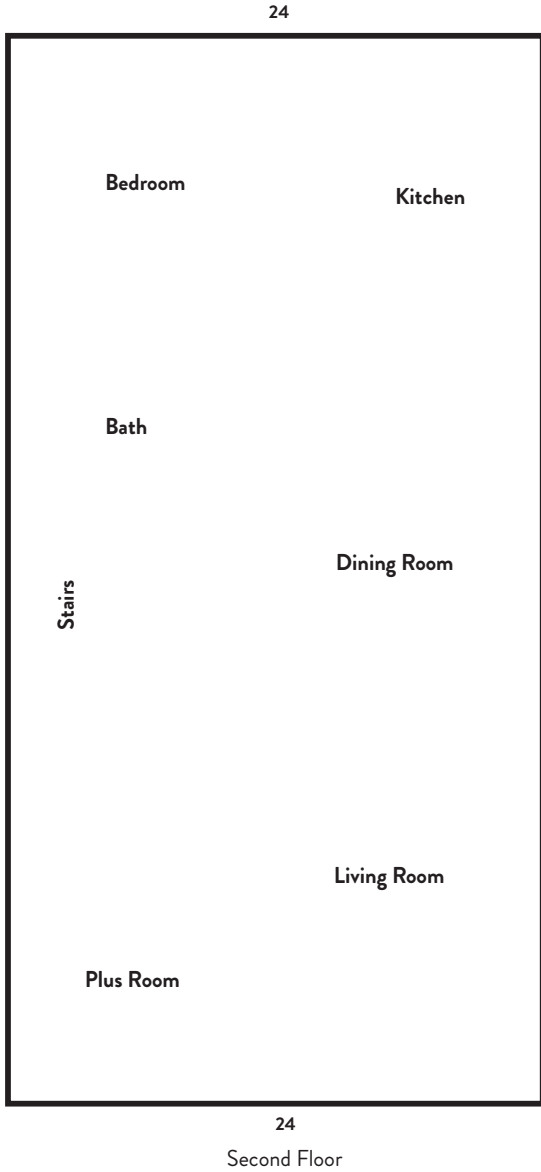
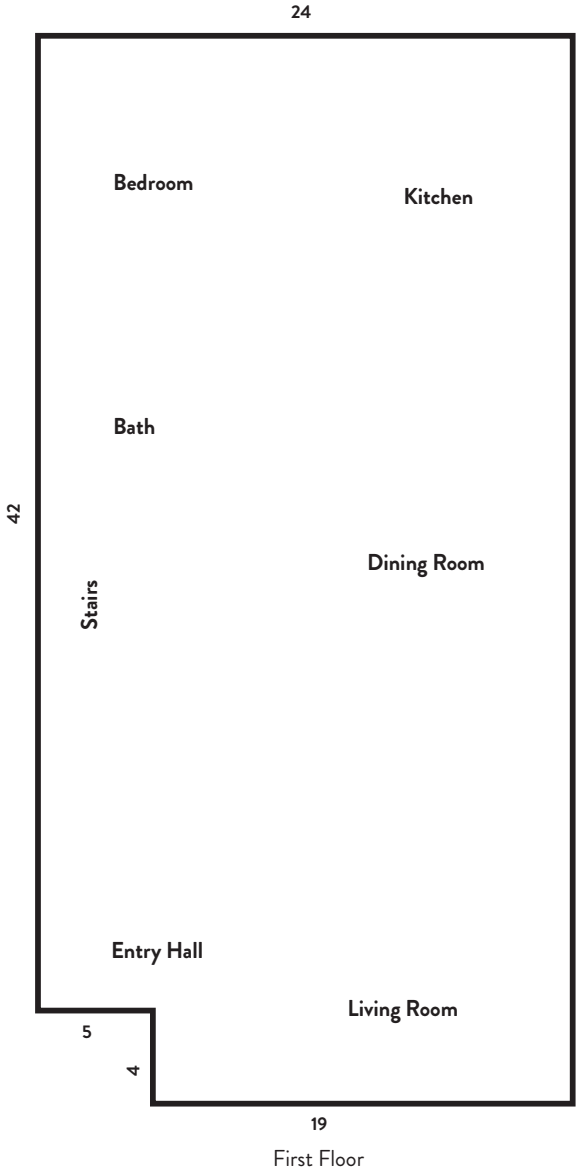
## 5430-5432 CLAREMONT

Duplex  
1,084 SF



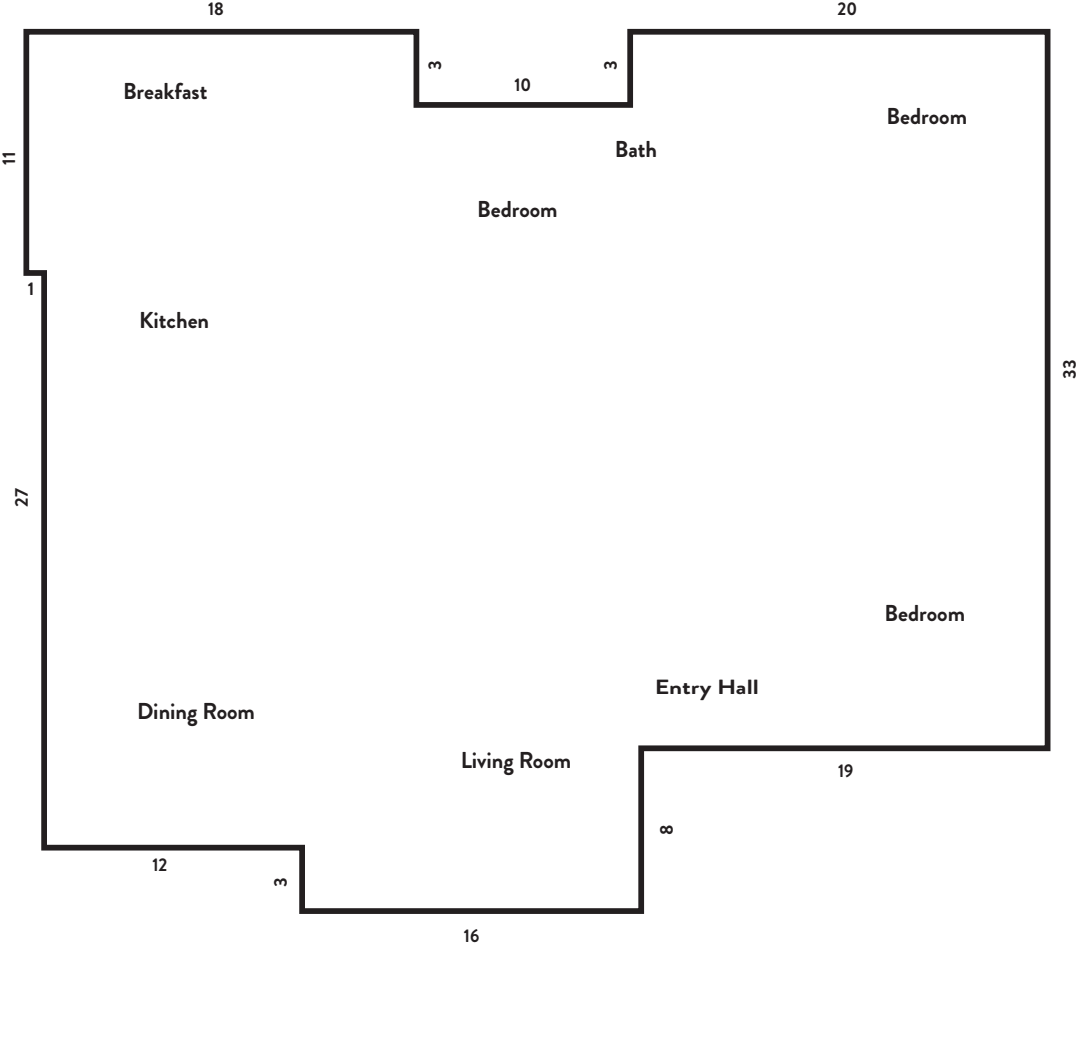
## 5434-5436 CLAREMONT

Duplex  
1,036 SF



## 5434A CLAREMONT

SFR  
1,720 SF



5428 CLAREMONT AVE  
OAKLAND, CA

# REGIONAL OVERVIEW

WALKER & DUNLOP®



# Oakland Bounce Back

Oakland continues to attract skilled workers drawn to its central location and strong employment base. In early 2025, the city reinstated in-person work for all employees, signaling renewed confidence in the local economy. Major employers—including PG&E, Kaiser Permanente, and the Port of Oakland—are reinforcing this trend by expanding or returning staff to the office.

These developments underscore Oakland’s continued rebound, fueled by renewed downtown activity and increasing demand for housing and services throughout the East Bay. **Based on internal WDIS research, Oakland properties built after 2015 with 40 or more units have achieved year-over-year net effective rent growth of 8.8%.** With no new projects currently under construction, this positive rent momentum is expected to persist in the near term.

## OAKLAND GROSS & NET EFFECTIVE RENTS

QUARTER	GROSS	NET
Q3 2025	\$2,920	\$2,589
Q2 2025	\$2,913	\$2,562
Q1 2025	\$2,879	\$2,483
Q4 2024	\$2,843	\$2,423
Q3 2024	\$2,825	\$2,378
<b>Delta to Q3 2024</b>	<b>\$95</b>	<b>\$210</b>

 **8.8%**  
NET RENTS YoY GROWTH

 **3.4%**  
GROSS RENTS YoY GROWTH



### NOTABLE RELOCATION FROM SAN FRANCISCO TO OAKLAND: PG&E

After more than a century being based in San Francisco, utility mainstay Pacific Gas & Electric (PG&E) announced their decision to relocate to Oakland in 2020. Their 5-year phased move began in late 2022 and is expected to conclude in late 2027. PG&E will occupy approximately 957K SF at Lakeside Center just 1.9 miles away from 5428 Claremont Ave.

Andy Vesey, the CEO of PG&E’s utility subsidiary, said in the statement that the company was proud of its long history in San Francisco but described Oakland as “a perfect fit” and “a thriving hub of industry and innovation in our state.”

**957K SF**  
OFFICE FOOTPRINT IN OAKLAND

**~7,000 EMPLOYEES**  
WORK AT THE HEADQUARTERS

# Affordability Constraints

Home ownership affordability constraints are still prevalent in Oakland, where the median single-family home price is \$700,691. With many residents unable to afford the skyrocketing costs associated with home ownership, let alone the equity of \$140,138 to make an initial down payment on a home in Oakland, demand for apartment homes in Alameda County will continue to be strong and will keep upward pressure on rental rates. With median SFH prices also prohibitively high for most residents in neighboring cities, renting is the clear option for the majority of the population, even with average household incomes rising in this region.

Oakland offers one of the most compelling opportunities for rent growth in Alameda county. Nestled between high-cost neighborhoods and thriving employment hubs, Oakland provides a unique combination of relative affordability and convenient access to major employers and lifestyle amenities.

CITY	MEDIAN SFH PRICE	\$/MO	AVG RENT	DELTA (\$)
Lafayette	\$1,949,167	\$12,462	\$2,596	\$9,866
<b>Oakland (94618)</b>	<b>\$1,631,257</b>	<b>\$9,778</b>	<b>\$2,721</b>	<b>\$7,057</b>
San Francisco	\$1,336,000	\$8,541	\$3,349	\$5,192
Berkeley	\$1,330,833	\$8,508	\$2,664	\$5,844
Castro Valley	\$1,112,500	\$7,113	\$2,267	\$4,846
El Cerrito	\$1,015,000	\$6,489	\$2,350	\$4,139
San Leandro	\$810,833	\$5,184	\$2,088	\$3,096



**\$1,631,257**  
MEDIAN OAKLAND SFH PRICE



**\$7,057**  
DISCOUNT TO OWNING

The average monthly rent for an apartment in Oakland is approximately \$2,299 less than the monthly cost associated with owning a median-priced home. Payment amount includes PITI, assumes 20% down payment and 7% interest on 30-year fixed mortgage.



5428 CLAREMONT AVE

# Outstanding Demographics & Regional Employers

## DEMOGRAPHICS WITHIN A 3-MILE RADIUS OF 5428 CLAREMONT AVE

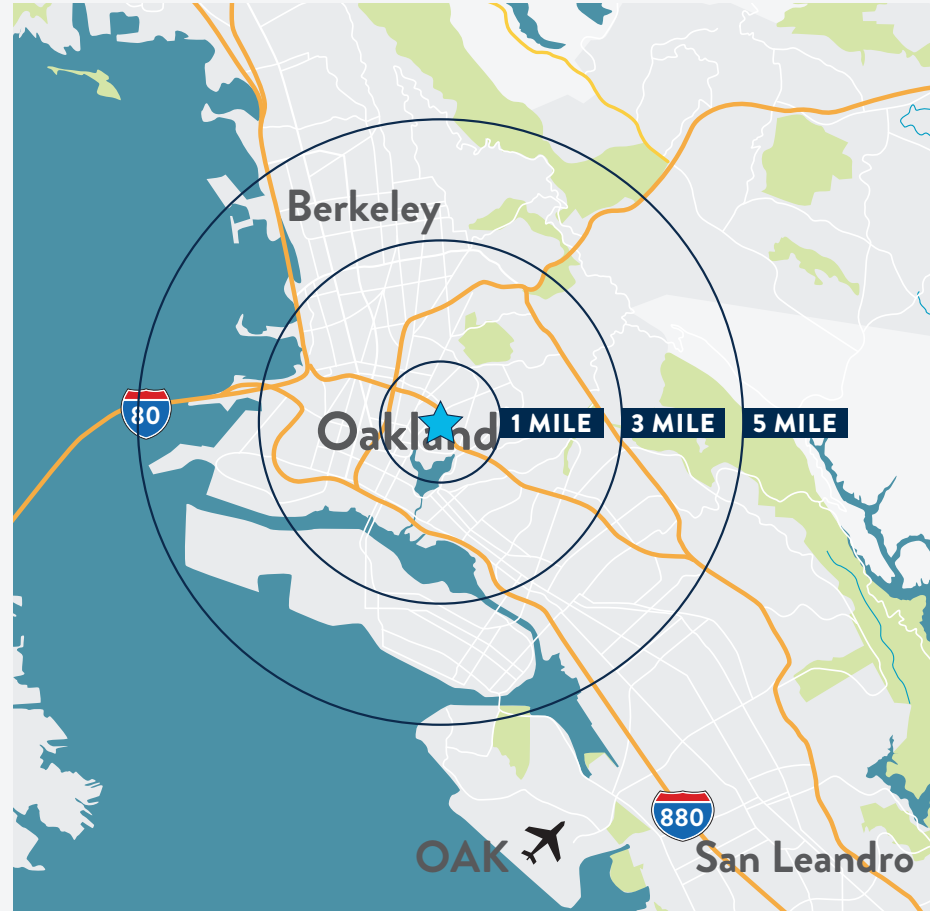
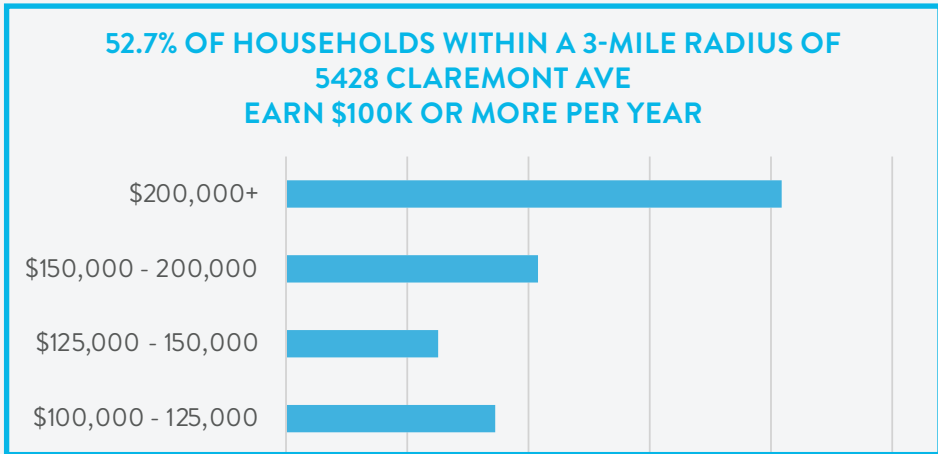
The average annual household income within a three-mile radius of 5428 Claremont Ave is approximately \$124,193, bolstered by 55% of the population with higher education. As illustrated in the graph below, 52.7% of households within a three-mile radius make more than \$100K, with 20.4% making more than \$200K. Pairing this with the growing rift between the costs of renting versus buying a home, 5428 Claremont Ave is in an excellent position to take advantage of steady demand, with room for rent growth for years to come.

**POPULATION**  
**314,914**

**MEDIAN HOME VALUE**  
**\$700,691**

**AVERAGE HOUSEHOLD INCOME**  
**\$124,193**

**POPULATION WITH HIGHER EDUCATION**  
**55%**



# Amenity Rich Neighborhood



Oakland is a city that truly has it all, blending vibrant neighborhoods, lively entertainment, and a world-class dining scene. Jack London Square is the perfect place to spend an afternoon, offering a scenic waterfront, unique shops, and the chance to step aboard the historic USS Potomac. When the sun sets, the square transforms into a nightlife hotspot with bustling bars and restaurants like Miss Pearl's Jam House and The Fat Lady, where you can enjoy delicious cocktails and live music by the water. Temescal District is a must-visit for food lovers, with its charming shops, artisan cafes, and standout eateries like Pizzaiolo and The Wolf, offering everything from wood-fired pizzas to modern American cuisine. For a true Oakland experience, head to Uptown, where you can catch a show at the iconic Fox Theater or explore the diverse nightlife scene at The Layover or Bordello, where craft cocktails and live performances await. If you're looking to unwind, Lake Merritt offers a peaceful escape right in the heart of the city, perfect for a walk, picnic, or a relaxing boat ride. And when hunger strikes, enjoy the exquisite flavors at nearby gems like Brown Sugar Kitchen for soul food or Commis for an unforgettable fine dining experience. Whether you're seeking arts, food, or entertainment, Oakland's neighborhoods offer the perfect mix of modern conveniences, local charm, and unforgettable experiences.

RATED

A+

IN NIGHTLIFE, WEATHER, OUTDOOR  
ACTIVITIES, HEALTH & FITNESS

according to niche.com

## FOX THEATER

Located just a quick 9-minute drive from 5428 Claremont Ave, the Fox Theater in Oakland is a must-visit venue for live entertainment. Originally opened in 1928 and beautifully restored in 2009, this historic theater boasts a stunning Art Deco design and can hold up to 2,800 attendees. Known for its excellent acoustics and intimate atmosphere, it has hosted some of the biggest names in music. Legendary performances include shows by Kendrick Lamar, Prince, and The Rolling Stones, who all graced the Fox's stage in memorable, high-energy performances. Whether you're catching a world-class concert or enjoying a Broadway show, the Fox Theater offers a truly unique experience with its rich history, remarkable architecture, and top-tier entertainment.

# Lake Merritt

Located near 5428 Claremont Ave is Lake Merritt, the natural centerpiece of Oakland. Always a popular place for both locals and visitors, Lake Merritt is a three-mile tidal lagoon and is home to the oldest wildlife refuge in the U.S., designated in 1870. Dotted with great cafes and restaurants surrounding the lake, and with trails for walking, biking, and rollerblading, it's easy to see why Lake Merritt is one of the best features of Oakland. Attractions on the east side of the lake include the Bonsai Garden, Rotary Nature Center, and Children's Fairyland, which draw thousands of tourists each year. On the south end is the Lake Merritt Amphitheater, and the Oakland Museum of California is just a block away.

Residents at 5428 Claremont Ave have the option to enjoy a walk around Lake Merritt, grab a bite to eat at a wide variety of restaurants around it's perimeter, and get their shopping done at Whole Foods before they go home. Oakland is truly a walker's paradise, and it's no wonder this city shows up so frequently on lists of the top 25 healthiest cities in America.



LAKE CHALET



THE PERGOLA



GARDENS & CHILDREN'S FAIRYLAND





FOX THEATER



OAKLAND MUSEUM OF CALIFORNIA



JACK LONDON SQUARE



OAKLAND MARINA & JACK LONDON SQUARE



Oakland, CA

**OVER 440,000**  
OAKLAND RESIDENTS

**1.19 MILLION**  
EMPLOYEES IN THE EAST BAY

**#2 MOST DIVERSE**  
CITY IN THE UNITED STATES

*Sources: U.S. Census Bureau, EDD, WalletHub*



# HEART OF THE EAST BAY

## Downtown Oakland

Oakland is located across the Bay Bridge from San Francisco and is the central hub of the East Bay. With beautiful weather year-round, a thriving restaurant and entertainment scene, and one of the most culturally diverse populations in the United States, its plain to see why Oakland has been a hot West Coast destination for over a decade. Oakland is also much more affordable to live in compared to San Francisco and offers a far more business-friendly climate than neighboring cities in Northern California. From downtown attractions, to the shoreline, to the Oakland Hills, there is something for everyone to love about this remarkable city.



# GREAT PUBLIC TRANSIT



# GORGEOUS WEATHER



# EXCELLENT LOCATION



# AMAZING RESTAURANTS

# 5428 Claremont Ave

Oakland, Ca

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