

1545 WILLOW STREET

FOR SALE | WAREHOUSE OPPORTUNITY FOR OWNER-USER OR INVESTOR

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



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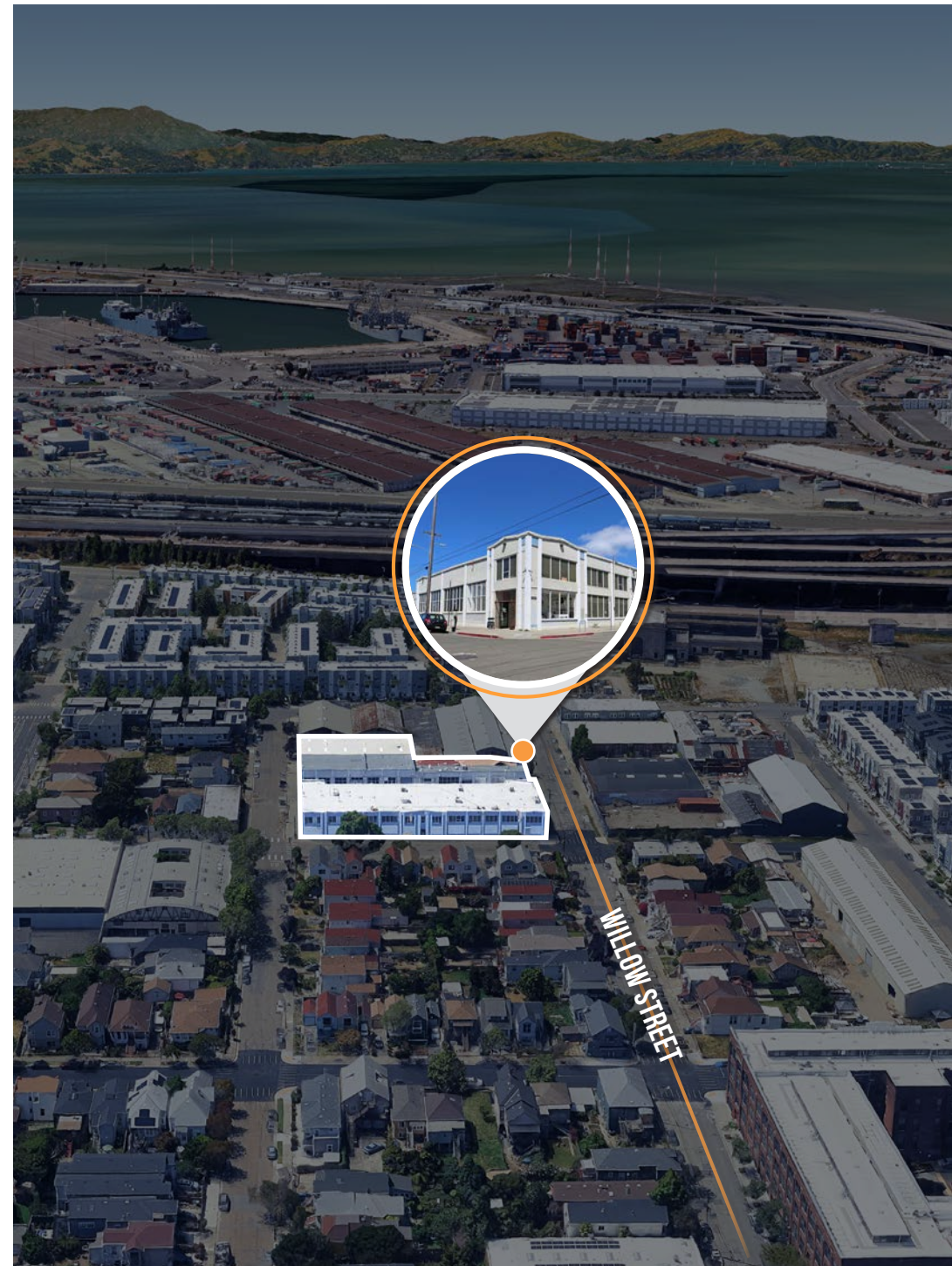
EXECUTIVE SUMMARY

Touchstone Commercial Partners is pleased to offer owner-users and investors an opportunity to purchase the fee simple interest in 1545 Willow Street, Oakland, CA 94607.

The property includes two buildings connected by a raised concrete walkway with dock-high loading. Each suite has large loading and roll-up doors. There are approximately seven suites on the first floor. The Willow Street warehouse also includes $\pm 3,000$ SF of mezzanine space divided into multiple units, which is not included in the total square footage. The building is currently occupied by seven tenants, allowing for a strong owner-user or investment opportunity.

PROPERTY SUMMARY

ADDRESS	1545 Willow Street, Oakland, CA 94607
APN	7-556-2
BUILDING SIZE	+/- 31,562 Square Feet
PARCEL SIZE	+/- 42,800 Square Feet
ZONING	HBX-4
SALE PRICE / PSF	\$5,300,000 / \$167.92



INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY

To Purchase an Income Generating Commercial Asset in West Oakland



CORNER LOT

Two (2) Prime Hard Corner Locations at Willow Street & 16th Street and Willow Street & 15th Street



INDUSTRIAL FEATURES

Multiple Dock Level Loading Doors



GATED YARD WITH DUAL STREET ACCESS

Secure, Gated Yard Offering Two Points of Street Access



VALUE-ADD POTENTIAL

Can Be Delivered with Occupancy



HIGH-CAPACITY POWER AVAILABILITY

2500 Amp Upgrade Available



LOCATION

Ideal West Oakland Location, Immediately Adjacent to I-880 and within close proximity to Downtown Oakland



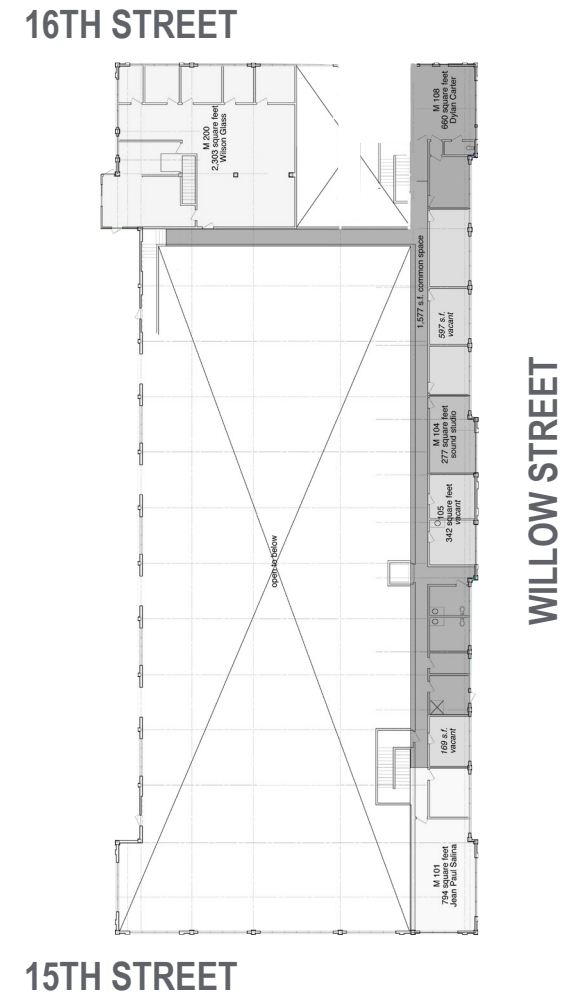
FLOOR PLAN

+/- 1,000 to +/- 19,000 Square Feet

GROUND FLOOR



MEZZANINE



LOCATION OVERVIEW

Desirable location in West Oakland, walkable to nearby amenities, public transportation and to surrounding neighborhoods.



03 MIN to Raimondi Park
03 MIN to 14th St AC Transit
16 MIN to West Oakland Bart



06 MIN to Acorn Industrial
09 MIN to Downtown Oakland
12 MIN to Piedmont Avenue

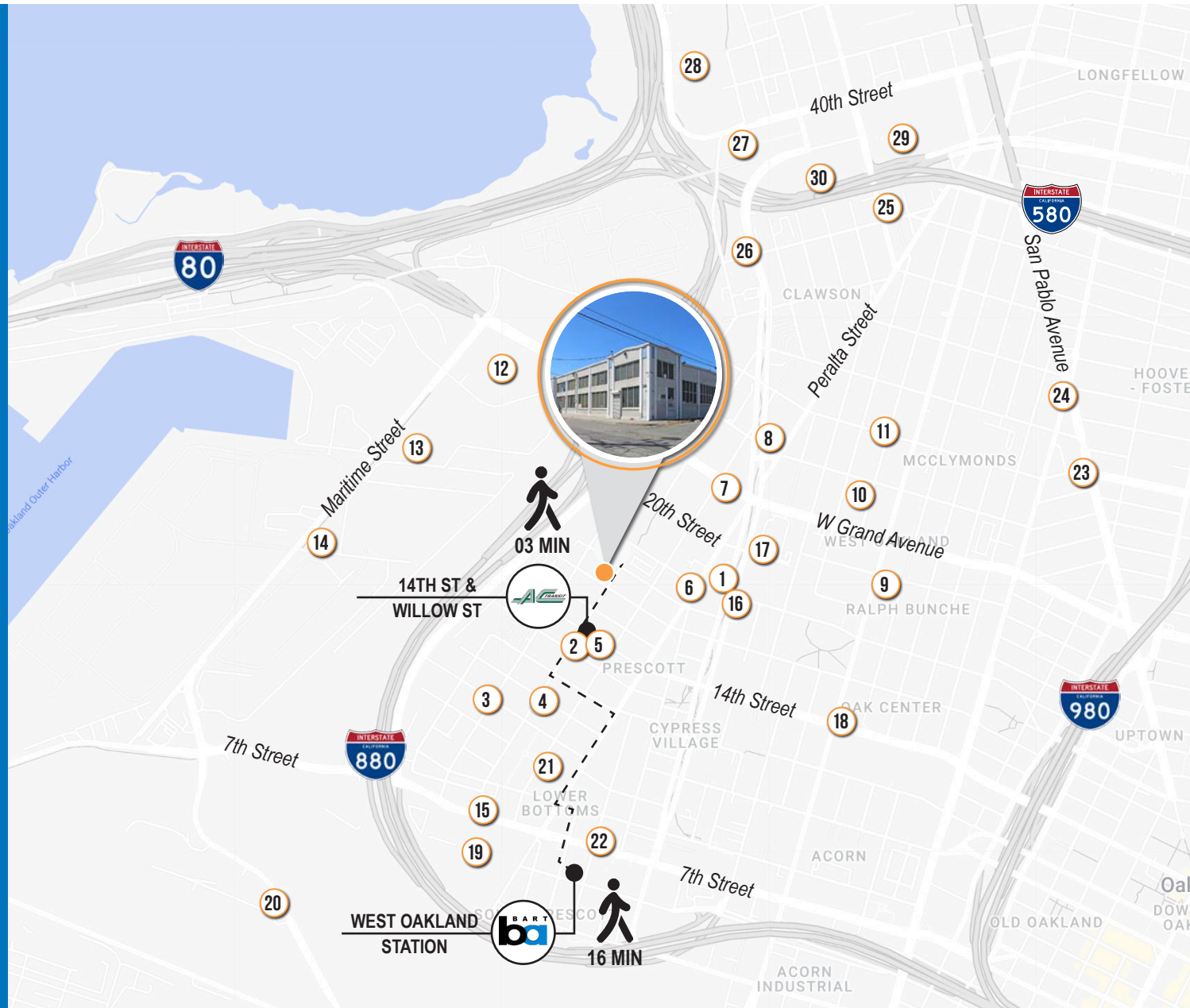


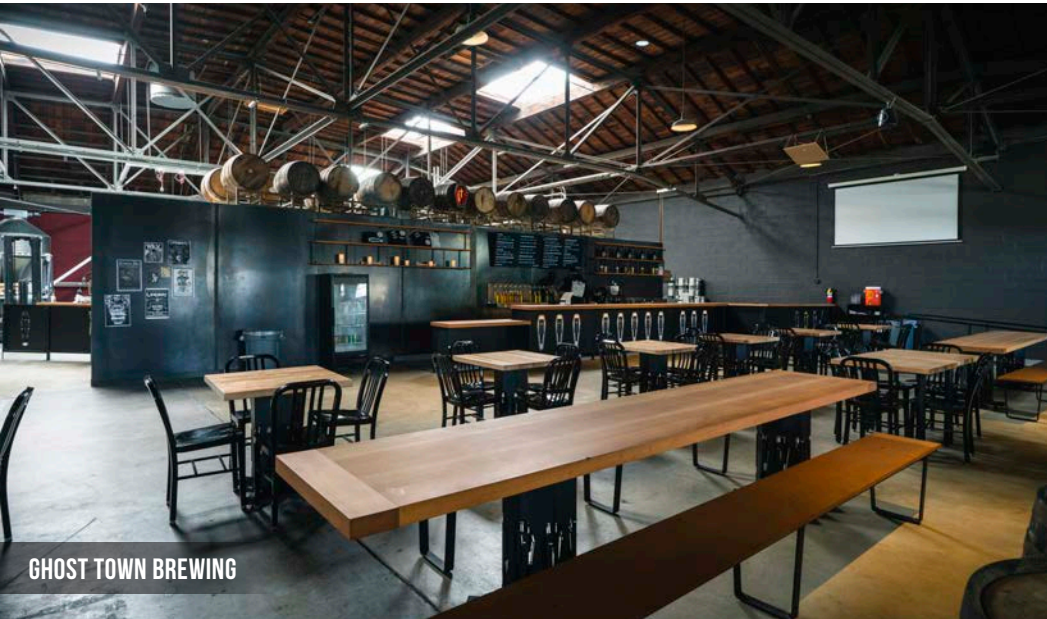
05 MIN to Hwy-880
05 MIN to Hwy-980
07 MIN to Hwy-580



NEARBY AMENITIES

- 1 Kilovolt Coffee
- 2 Willow Park
- 3 10th & Wood
- 4 Sharifs Market
- 5 Bay Area Supply Hydroponics
- 6 Kowbird
- 7 The Taco Panzon
- 8 Brix Factory Brewing
- 9 Ghost Town Brewing
- 10 Soba Ichi
- 11 Railroad Stop Deli
- 12 PODS Moving & Storage
- 13 Good Eggs
- 14 CTS Tires & Services
- 15 Fortune Cookie
- 16 Nunu's Cafe
- 17 Proyecto Diaz Coffee
- 18 Sunbeam Market
- 19 United States Postal Service
- 20 El Patrón Lonchera
- 21 Prescott School
- 22 JollyJolly Coffee & Kitchen
- 23 Stay Gold Deli
- 24 Spinning Dough
- 25 Extra Space Storage
- 26 Granite Expo
- 27 Target
- 28 IKEA
- 29 The Home Depot
- 30 Best Buy





1545 WILLOW STREET



OFFERING TERMS

1545 Willow Street is being offered for sale with a price of \$5,300,000. All prospective buyers should assume the subject property will be delivered on an “As-Is, Where-Is” basis at the Close of Escrow.

OFFERING OUTLINE

Prospective buyers will have the opportunity to tour the subject property and begin initial due diligence immediately. All prospective buyers are encouraged to make an offer at any time. All offers are to be delivered to Touchstone Commercial Partners, Inc.



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CONFIDENTIAL OFFERING MEMORANDUM

This Confidential Offering Memorandum (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Touchstone Commercial Partners (TCP) as part of TCP’s efforts to market for sale the property located at 1545 Willow Street, Oakland, CA 94607 (the “Property”). TCP is the exclusive agent and broker for the owner(s) of the property (the “Owner”). TCP is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. TCP also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on TCP’s, the Owner or this Memorandum, in determining whether to purchase all or part of the Property. The Recipient previously executed and delivered to TCP. PLEASE NOTE EACH OF THE FOLLOWING: TCP, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property. This Memorandum includes statements and estimates provided by or to TCP and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law regulation, rule guideline or ordinance, or (5) appropriateness for any particular purpose, investment or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statement and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, TCP may not have referenced or included summaries of each and every contract and/ or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in the Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, TCP will provide the Recipient with copies of all referenced contract and other documents. TCP assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of the Memorandum. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in the Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. TCP and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. TCP reserves the right to require the return of this Memorandum and the material in it any other material provided by TCP to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions above. All inquiries regarding this Memorandum should be directed to Christian Diggs at (415) 710-0932 or Jack Dyke (415) 518-7523.