



# 111 Broadway

OAKLAND, CA 94607



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SECTION 1

# Property Information

# Executive Summary

SALE PRICE  
**\$2,495,000**

BUILDING SIZE  
**10,189 SF**

PRO-FORMA CAP RATE  
**8.21%**

## Other Details

Offering Price:	\$2,495,000
Price / SF:	\$244.87
Number of Floors:	4
Pro-Forma NOI:	\$204,948
Pro-Forma Cap Rate:	8.21%
Building Size:	10,189 SF
Lot Size:	4,000 SF
Year Built:	1966

## Property Highlights

- **±10,189 SF Office Building Across Four Stories** – Includes a unique fourth-floor penthouse and open, functional layouts.
- **Delivered 100% Vacant** – Perfect blank slate for owner-user, creative office conversion, or full repositioning strategy.
- **Premier Jack London Square Location** – Walkable to ferry, Amtrak, BART, dining, and retail in Oakland's iconic waterfront district.
- **Timeless Design with a Modern Architectural Flair** – Offers the charm of a 1920s build with sleek enhancements suited for contemporary tenants.
- **Compact ±4,000 SF Lot in Urban Core** – Ideal for high-density commercial use and long-term value.
- **Excellent Transit & Regional Connectivity** – Just off I-880 and surrounded by multiple transit options for workforce and clientele.

# Property Description



## Property Description

The Mitchell Warren Team is pleased to present 111 Broadway, a ±10,189 square foot, four-story office building (including a top-floor penthouse) located in the heart of Oakland's Jack London Square. Delivered 100% vacant, the property presents a rare opportunity for owner-users, creative office occupiers, or investors seeking a high-identity building with flexible repositioning potential. Originally constructed in 1924, the structure blends vintage character with functional, open floor plans across each level. Situated on a ±4,000 square foot lot, the building offers a compact yet highly visible footprint, ideal for tenants or buyers looking to establish a presence in one of Oakland's most vibrant waterfront districts.

## Location Description

Located in the heart of Oakland's Jack London Square, one of the East Bay's most desirable and transit-connected districts. The property is steps from the Oakland Ferry Terminal, Amtrak Station, and just a short walk to BART, offering seamless commuter access across the Bay Area. Positioned just off Interstate 880, it's highly accessible for tenants and clients coming from San Francisco, Alameda, or surrounding cities. The neighborhood continues to evolve with exciting developments, new restaurants, residential projects, and hospitality offerings—making 111 Broadway exceptionally well-positioned to benefit from ongoing growth and demand in this waterfront destination.

# Additional Photos



# First Floor



# Second Floor



# Third Floor



# Penthouse

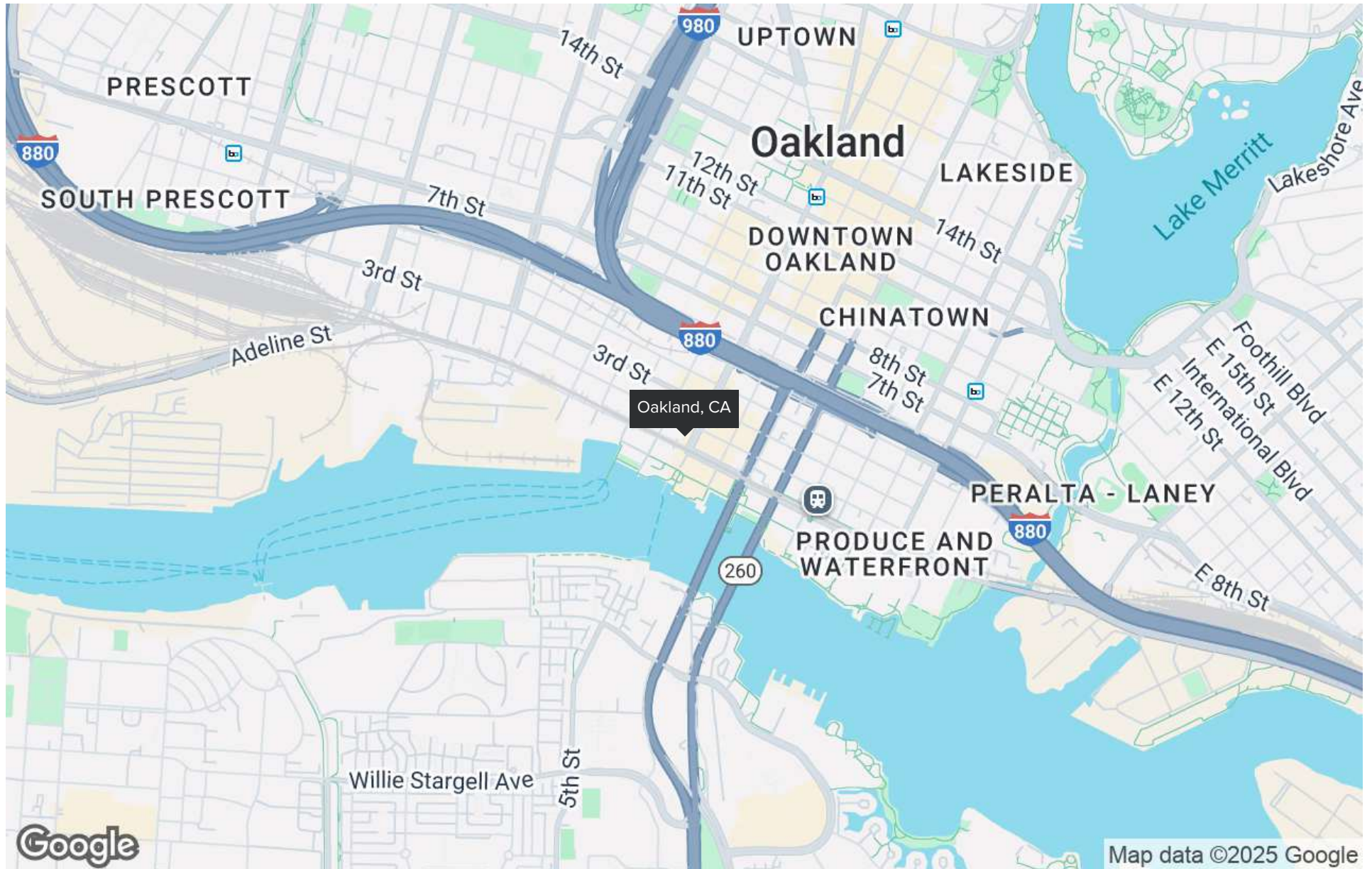




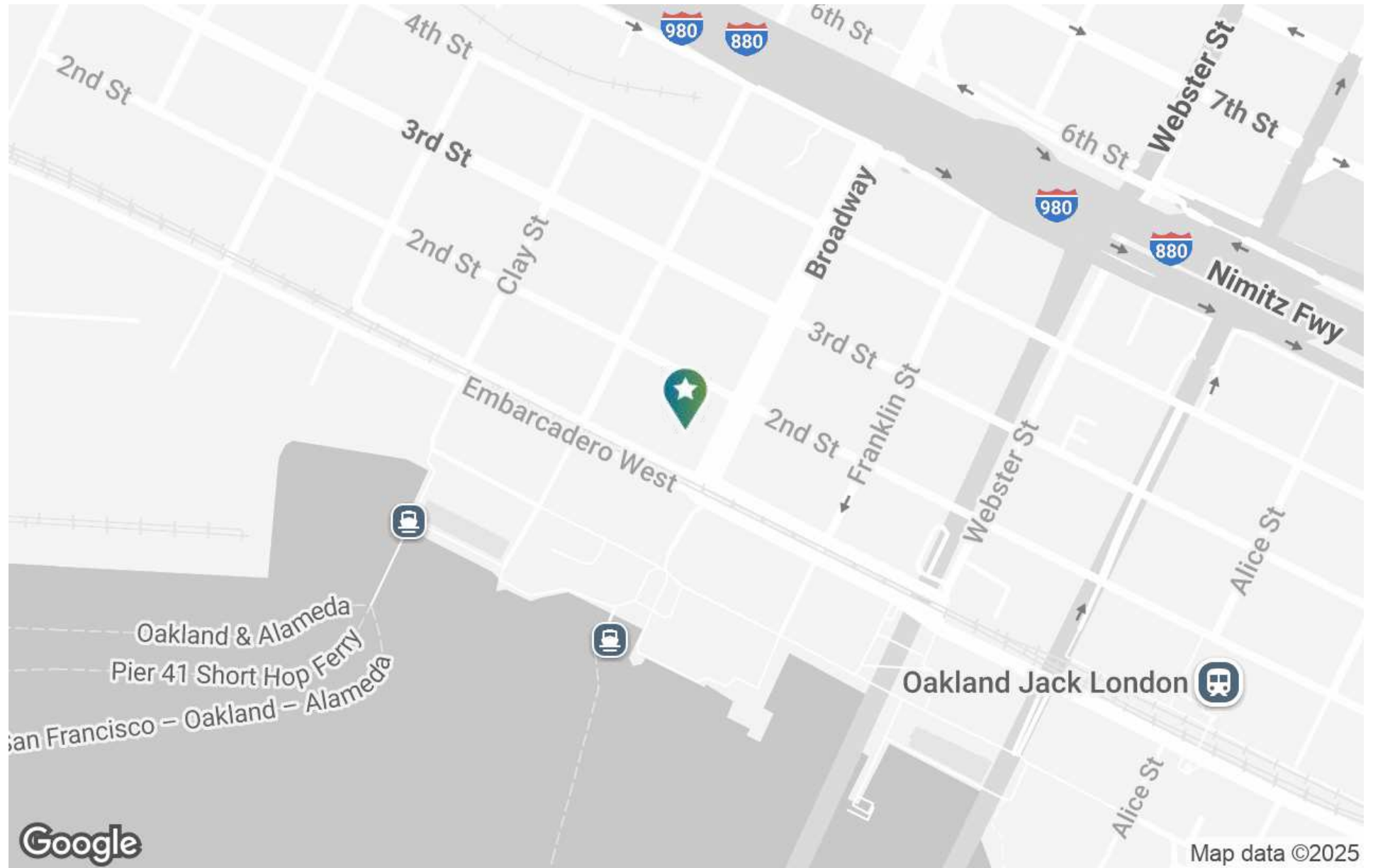
SECTION 2

# Location Information

# Regional Map



# Location Map



SECTION 3

# Financial Analysis

# Financial Summary

<b>Investment Overview</b>	<b>Pro-Forma</b>
Price	\$2,495,000
Price per SF	\$244.87
CAP Rate	8.21%
Cash-on-Cash Return (yr 1)	10.14 %
Total Return (yr 1)	\$96,372
Debt Coverage Ratio	1.59
<b>Operating Data</b>	<b>Pro-Forma</b>
Total Scheduled Income	\$354,957
Vacancy Cost	\$35,495
Gross Income	\$319,461
Operating Expenses	\$114,512
Net Operating Income	\$204,948
Pre-Tax Cash Flow	\$75,906
<b>Financing Data</b>	<b>Pro-Forma</b>
Down Payment	\$748,500
Loan Amount	\$1,746,500
Interest Rate	6.25%
Debt Service	\$129,042
Debt Service Monthly	\$10,753
Principal Reduction (yr 1)	\$20,465

# Rent Roll

Tenant Name	Unit Number	Unit Size (SF)	Pro-Forma Monthly Rent	% Of Building	Price Per SF/M
Vacant	First Floor	2,828	\$7,777	27.76	\$2.75
Vacant	Second Floor	3,341	\$9,187	32.79	\$2.75
Vacant	Third Floor	3,340	\$9,185	32.78	\$2.75
Vacant	Penthouse	980	\$3,430	9.62	\$3.50
<b>Totals/Averages</b>		<b>10,489</b>	<b>\$29,579</b>		

# Income & Expenses

Income Summary		Pro-Forma	Per SF
<b>Gross Income</b>		<b>\$319,461</b>	<b>\$31.35</b>
Fixed Expenses	% Of Gross Income	Pro-Forma	Per SF
Property Tax (1.2603%)	9.8%	\$31,444	\$3.09
Special Assessments (24-25 Actual)	1.1%	\$3,542	\$0.35
Insurance (Est \$1.00/SF)	3.2%	\$10,189	\$1.00
<b>Total</b>	<b>14.1%</b>	<b>\$45,175</b>	<b>\$4.43</b>
Operational Expenses	% Of Gross Income	Pro-Forma	Per SF
Maintenance (Est \$.80/SF)	2.6%	\$8,151	\$0.80
Utilities (Est \$4.00/SF)	12.8%	\$40,756	\$4.00
Business License/Permits (Est 1.395% Gross)	1.4%	\$4,456	\$0.44
Off-Site Management (Est 5% Gross)	5.0%	\$15,973	\$1.57
<b>Total</b>	<b>21.7%</b>	<b>\$69,336</b>	<b>\$6.81</b>
<b>Gross Expenses</b>	<b>35.8%</b>	<b>\$114,512</b>	<b>\$11.24</b>
<b>Net Operating Income</b>	<b>64.2%</b>	<b>\$204,948</b>	<b>\$20.11</b>

SECTION 4

# Demographics

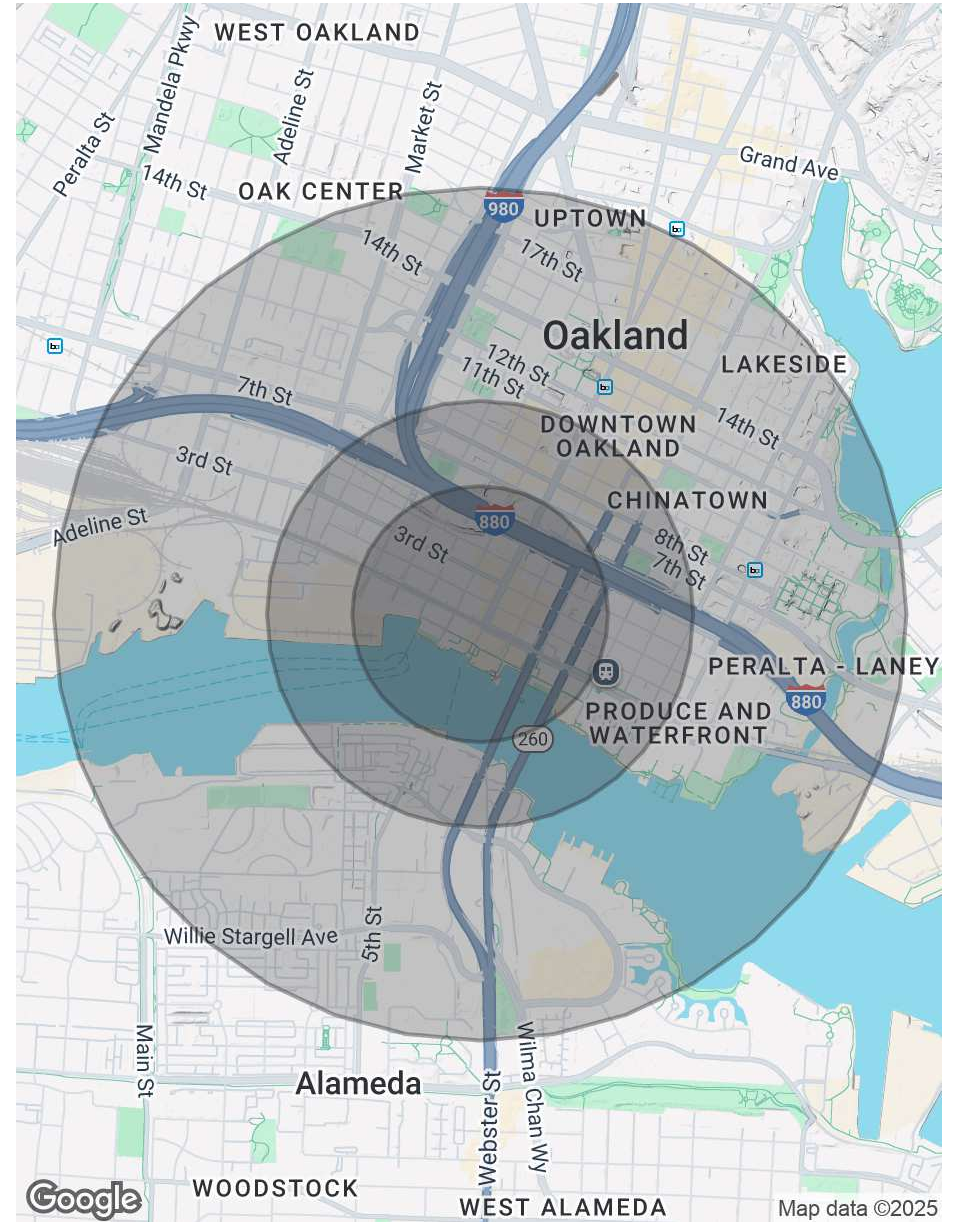
# Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	1,297	6,789	28,250
<b>Average Age</b>	47	46	44
<b>Average Age (Male)</b>	47	46	43
<b>Average Age (Female)</b>	47	47	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	668	3,422	14,025
<b># of Persons per HH</b>	1.9	2	2
<b>Average HH Income</b>	\$159,643	\$159,544	\$134,556
<b>Average House Value</b>	\$927,787	\$845,541	\$942,779

Demographics data derived from AlphaMap



111 BROADWAY

SECTION 5

# About Our Team



## Tim Warren

Senior Vice President

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## Professional Background

### Professional Experience

Tim Warren, Senior Vice President of NAI Northern California, is a top-producing East Bay agent completing more than \$100,000,000 in commercial real estate transactions annually. Tim prides himself on his personal service and attention to every detail, which has led him to a large base of repeat and referral clients. Investors trust him to guide them through every step of the real estate process. He ensures all objectives and expectations are exceeded with an expansive network, unparalleled client service, and proven marketing strategies. Tim is arguably one of the most dominant and successful agents in the greater Bay Area. There is no other agent that will provide you the local knowledge with global connections.

Tim comes to NAI Northern California from a successful career as an Executive Manager in the automotive field. He led a team of 30 employees, achieving multiple awards for customer satisfaction and sales volume.

### Accomplishments

Tim received the president's club award in 2018, 2019, 2020, 2021, 2022 and consistently ranks as one of the top producing agents at NAI Northern California and NAI Global.

In addition, he has received numerous industry awards including the coveted Costar Power Broker Award.

## Recent Transactions

- 24 Units, 174 41st St, Oakland | \$5,750,000
- 44 Units, 888 Vermont St, Oakland | \$14,000,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 8 Units, 1205 International Blvd, Oakland | \$1,375,000
- 15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
- 10 Units, 1742 Spruce St, Berkeley | \$5,720,000
- 10 Units, 881 W A St, San Lorenzo | \$1,850,000
- 48 Units, 237-263 41st St, Oakland | \$11,650,000



## Kent Mitchell

Senior Vice President

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CalDRE #01784628

### Education

BA, University of California, Berkeley  
MA, EBTS, Philadelphia CPCC, Leadership and Training Certification

## Professional Background

### Professional Experience

Kent Mitchell is Senior Vice President at NAI Northern California with over than 20 years' experience in Oakland, Berkeley and regional Bay Area multifamily, office and retail markets. Graduate of the University of California, Berkeley, Kent is a California Real Estate Broker who began his career purchasing a four-plex, followed by larger acquisitions, a Broker license, and collaboration with investor partners. Kent has represented multifamily and commercial clients in transactions ranging in size from \$1 million to over \$60 million. As broker and investor Kent has represented all aspects of sale of over \$1 billion in regional and international commercial real estate. Kent facilitates transactions throughout the Bay Area, applying his deep expertise in rent control in core Bay Area cities and thorough knowledge of capitalization strategies to help Buyers and Sellers find opportunities and get the best pricing on their transactions.

### Area of Specialization

Kent specializes in multifamily, office and mixed-use properties, focusing on high traffic, core East Bay Area location.

## Recent Transactions

- 10 Units, 1742 Spruce St, Berkeley | \$5,720,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 13,560 SF, 1620 San Pablo Ave, Berkeley | \$10,350,000
- 14 Units, 6521 San Pablo Ave, Oakland | \$5,510,000
- 14,098 SF, 524-530 8th St, Oakland | \$4,295,000
- 15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 22,160 SF, 2120 Broadway, Oakland | \$8,200,000
- 25 Units, 3535 Brook St, Lafayette | \$12,000,000
- 48 Units, 237-263 41st St, Oakland | \$11,650,000
- 88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000



## Randell Silva

Senior Investment  
Advisor

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## Professional Background

### Professional Experience

Randell Silva is a knowledgeable, motivated, and diligent investment advisor with over 7 years of experience in commercial real estate sales. He specializes in multifamily, mixed-use, and office/retail properties in the Eastbay Region, and has a proven track record of closing deals and delivering results. He and his team have closed over \$300,000,000 in transactions in that short time span. Randell's customer service background has given him a deep understanding of the needs of his clients, and he is committed to providing them with the best possible experience. He is also a skilled negotiator, and is able to get the best possible terms for his clients.

In addition to his commercial real estate experience, Randell was also the founder and owner of Delta Computer Service, a successful IT company in the Tri and Central Valley area. He is a bilingual speaker, and is able to facilitate transactions across Hispanic cultural barriers.

## Recent Transactions

- 41 Units, 524-530 8th St, Oakland | \$4,100,000
- 7 Units, 2015 Vine St, Berkeley | \$1,700,000
- 24 Units, 174 41st St, Oakland | \$5,750,000
- 6 Units, 1212 12th St, Oakland | \$1,895,000
- 44 Units, 888 Vermont St, Oakland | \$14,000,000
- 25 Units, 3535 Brook St, Lafayette | \$12,000,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 50,008 SF, 2648 International Blvd, Oakland | \$10,450,000
- 88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 8 Units, 1205 International Blvd, Oakland | \$1,375,000



## Adam Beeri

Investment Advisor

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### Education

University of California,  
Santa Barbara

## Professional Background

Growing up in a commercial real estate family, Adam developed a love for the industry and a passion for helping others meet their real estate goals. His background in property management and as a property owner has given him unique expertise. Having been in his clients shoes, Adam can offer insight that helps them make sound real estate decisions.

When working with new clients Adam studies their business goals as well as their properties. He keeps these goals in mind as he locates opportunities to add value to their real estate initiatives. Adam's goal in the CRE industry is to help people with their investments that can set themselves and future generations up for a lifetime of success and wealth. Adam particularly enjoys interacting with people and educating clients in making the right decision when it comes to investing their hard-earned money.

Adam was born in Berkeley. He grew up in Moraga. Graduated from UC Santa Barbara and has lived in San Diego.

## Recent Transactions

- 24 Units, 174 41st St, Oakland | \$5,750,000
- 44 Units, 888 Vermont St, Oakland | \$14,000,000
- 6 units, 3010 Fulton Street, Berkeley | \$1,800,000
- 25 Units, 3535 Brook St, Lafayette | \$12,000,000
- 9 units, 1635 Martin Luther King Jr Way, Berkeley | \$5,350,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 6 Units, 1675 Euclid Ave, Berkeley | \$3,925,000
- 6 units, 2030 Cedar St, Berkeley | \$1,300,000
- 29 Units, 765 Rand Ave, Oakland | \$8,200,000
- 33 Units, 175 Santa Rosa Ave, Oakland | \$7,700,000
- 8 Units, 1610 Milvia St, Berkeley | \$3,500,000
- 16 Units, 1940 Lakeshore Ave, Oakland | \$4,250,000
- 29 Units, 4827 Appian Way, El Sobrante | \$7,200,000



**NAI NorCal**  
GLOBAL REACH. LOCAL EXPERTISE.

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