

1422 Harrison St

1422 Harrison Street

OAKLAND, CA 94612



The Mitchell Warren Team
NAINORCAL.COM

Kent Mitchell
Senior Vice President
kent@nainorcal.com
510.919.4919
CalDRE #01784628

Tim Warren
Senior Vice President
twarren@nainorcal.com
510.336.4719
CalDRE #02008347

Randell Silva
Senior Investment Advisor
rsilva@nainorcal.com
510.244.4667
CalDRE #02064884

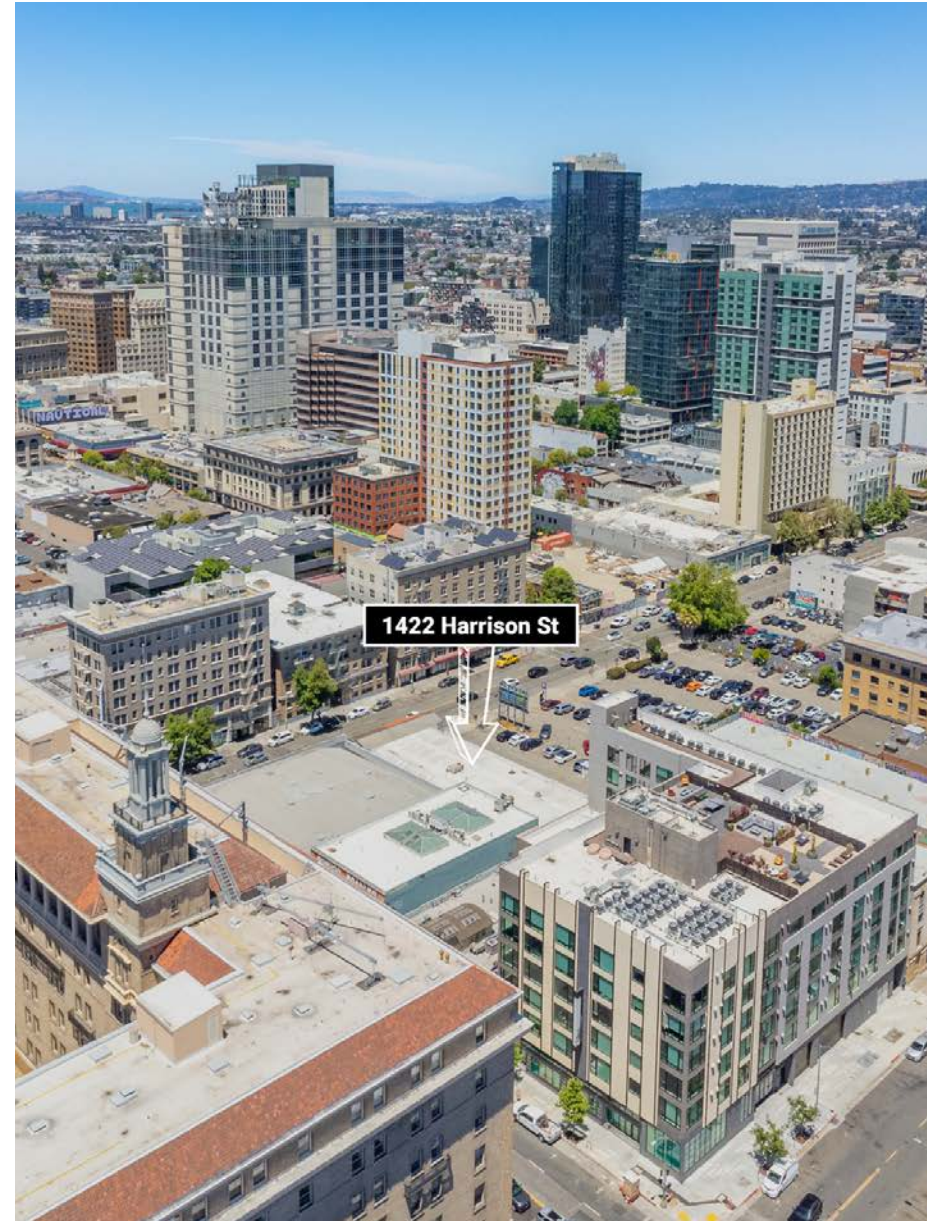
Adam Beeri
Investment Advisor
abeeri@nainorcal.com
510.778.4141
CalDRE #02121953

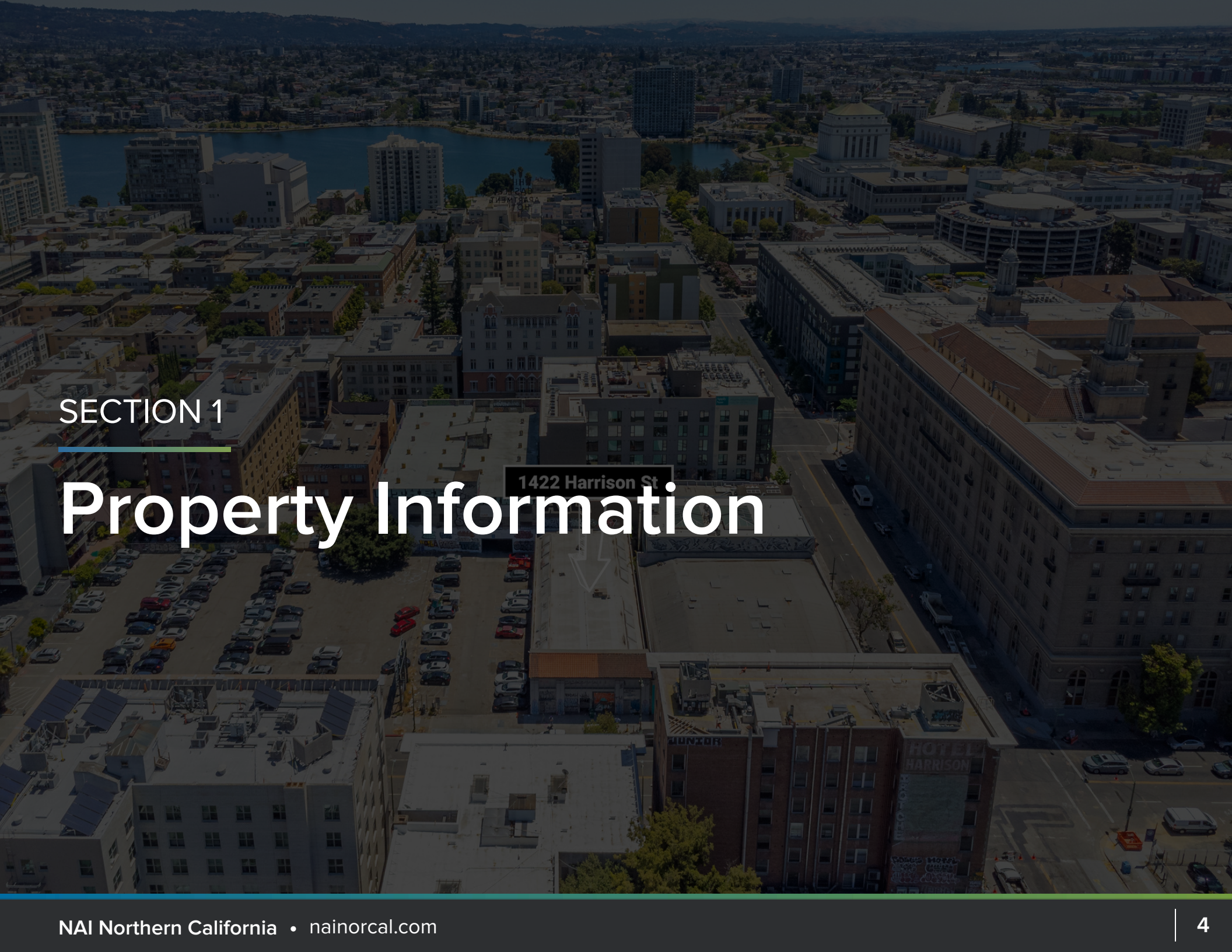
Confidentiality & Disclosure

No guarantee, warranty, or representation of any kind is made regarding the completeness or accuracy of descriptions or measurements (including square footage measurements and property condition), such should be independently verified, and NAI NorCal and its advisors expressly disclaim any liability in connection therewith. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions or conditions surrounding the property. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. This advertisement is subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates, for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Table of Contents

PROPERTY INFORMATION	4
LOCATION INFORMATION	9
FINANCIAL ANALYSIS	12
DEMOGRAPHICS	16
ABOUT OUR TEAM	18



An aerial photograph of a city, likely San Francisco, showing a dense urban landscape. A river or bay is visible in the upper left, with hills in the background. The foreground is dominated by various buildings, including a large parking lot with many cars. A white arrow points to a specific building in the center, labeled '1422 Harrison St'.

SECTION 1

Property Information

Executive Summary

SALE PRICE
\$1,500,000

BUILDING SIZE
8,195 SF

PRO-FORMA CAP RATE
9.34%

Other Details

Offering Price:	\$1,500,000
Price / SF:	\$183.04
Pro-Forma NOI:	\$140,134
Pro-Forma Cap Rate:	9.34%
Building Size:	8,195 SF
Year Built:	1915
Zoning:	CBD-C

Property Highlights

- Vacant 8,195 SF Multi-Tenant Office/Flex Building with Drive-in Capability
- Eight private office, four bathrooms, and two kitchens
- Large 8,400 SF Parcel with flexible CBD-C zoning
- Delivered 100% vacant making it ideal for an Owner/User to build out the property to their specific needs
- In the heart of Downtown Oakland just three blocks from City Center and three blocks from Lake Merritt
- 99 Walk Score designating the property a walkers paradise by walkscore.com
- Ideal location for businesses looking to establish a central presence in the East Bay

Property Description



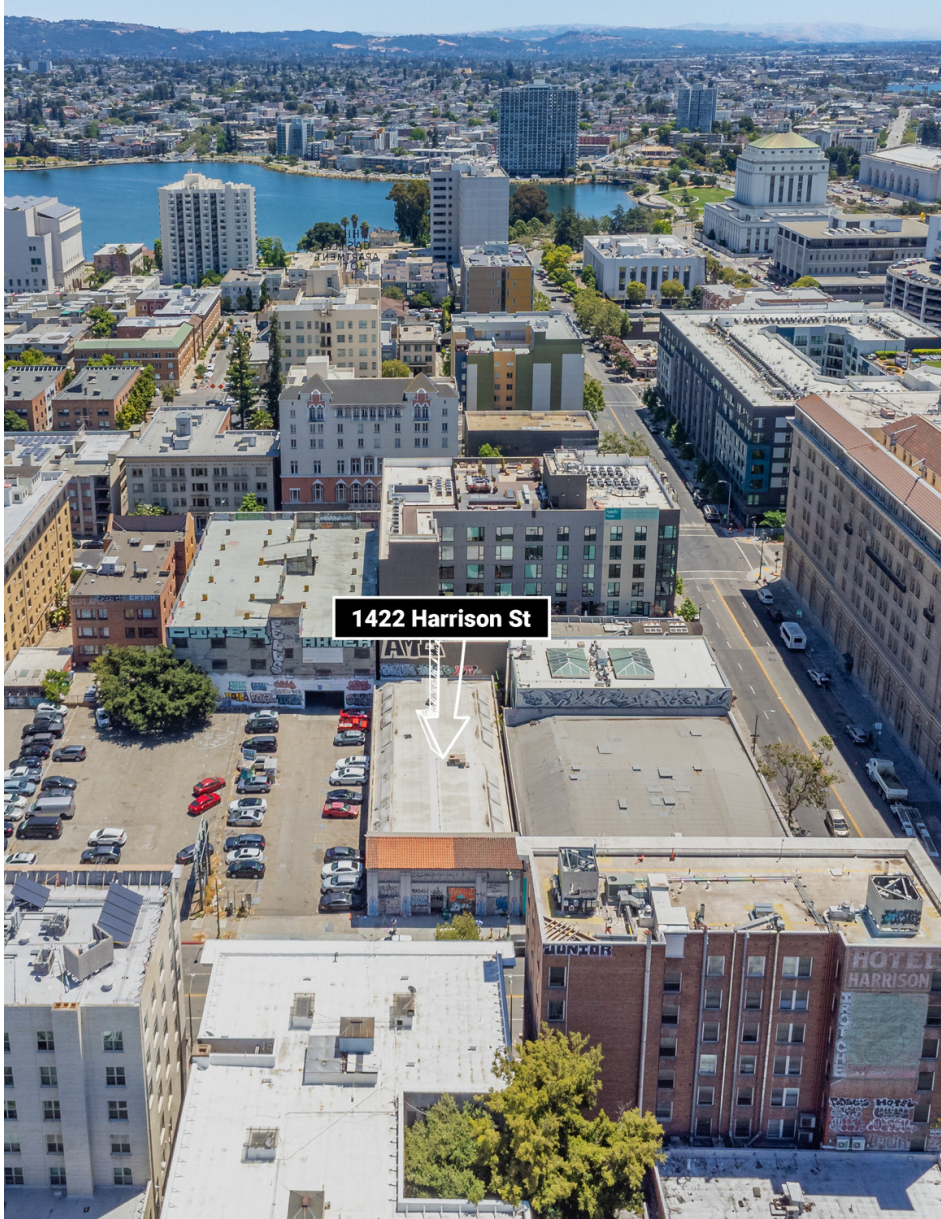
Property Description

The Mitchell Warren Team is pleased to present 1422 Harrison Street, an 8,195 SF multi-tenant office/flex building, located in the heart of Downtown Oakland. This property boasts drive-in capability and sits on a generous 8,400 SF parcel. Completely vacant and ready for immediate occupancy, it offers unparalleled flexibility and potential. Situated just three blocks from the City Center BART Station, this prime location provides easy access to public transportation, making it an ideal spot for businesses looking to establish a central presence in the East Bay. Don't miss out on this unique opportunity to customize and occupy a versatile space in a highly desirable area.

Location Description

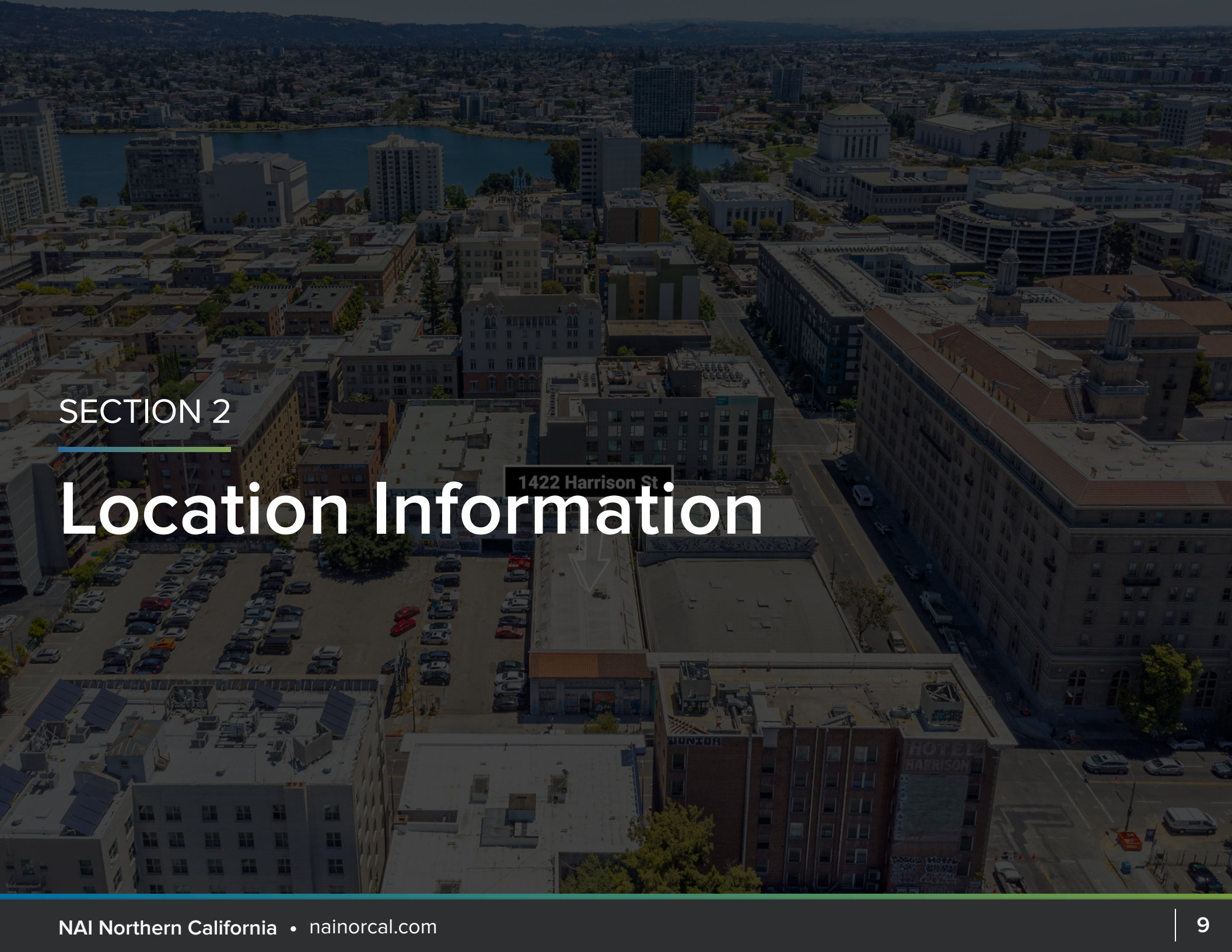
1422 Harrison Street is located in the heart of Downtown Oakland, a thriving business and dining district with a growing list of restaurants, cafés, bars, shops, and galleries. This attractive location is ideal for access to all points of the Bay Area due to its central location right off the 980/880/580 freeways. Commuters utilizing public transportation will benefit from being just four blocks from the 12th Street BART Station, Downtown Oakland's Transportation Hub. Because of this property's appealing location, it will continue to demand premium tenants and maintain a very low vacancy rate.

Additional Photos



Additional Photos



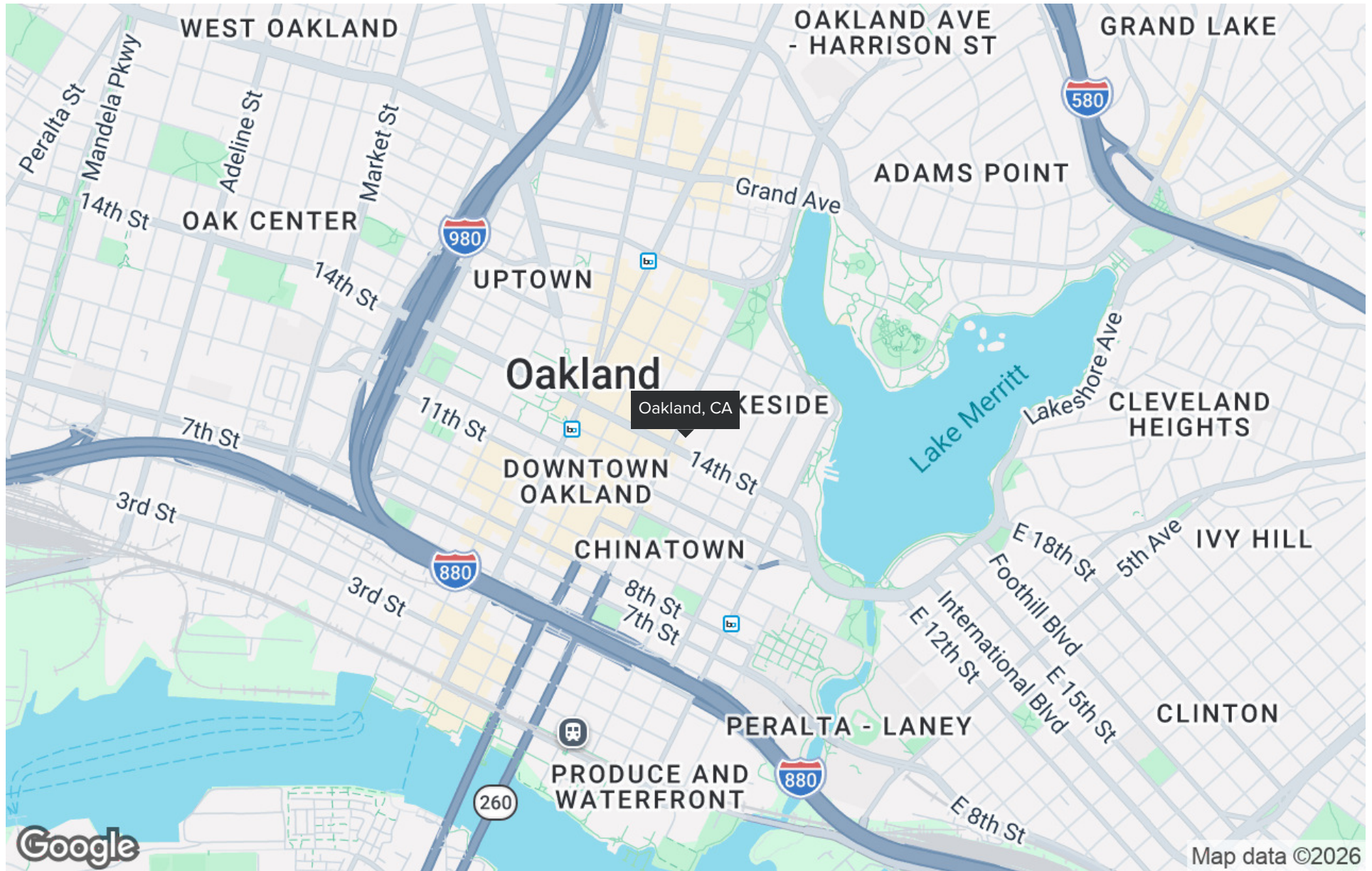
An aerial photograph of a city, likely San Francisco, showing a dense urban landscape. A river or bay is visible in the upper left, with several bridges crossing it. The city is filled with various buildings, including residential structures and commercial buildings. A large, multi-story building with a prominent dome is visible on the right side. In the foreground, there is a large parking lot filled with cars. The text "SECTION 2" is overlaid on the left side of the image.

SECTION 2

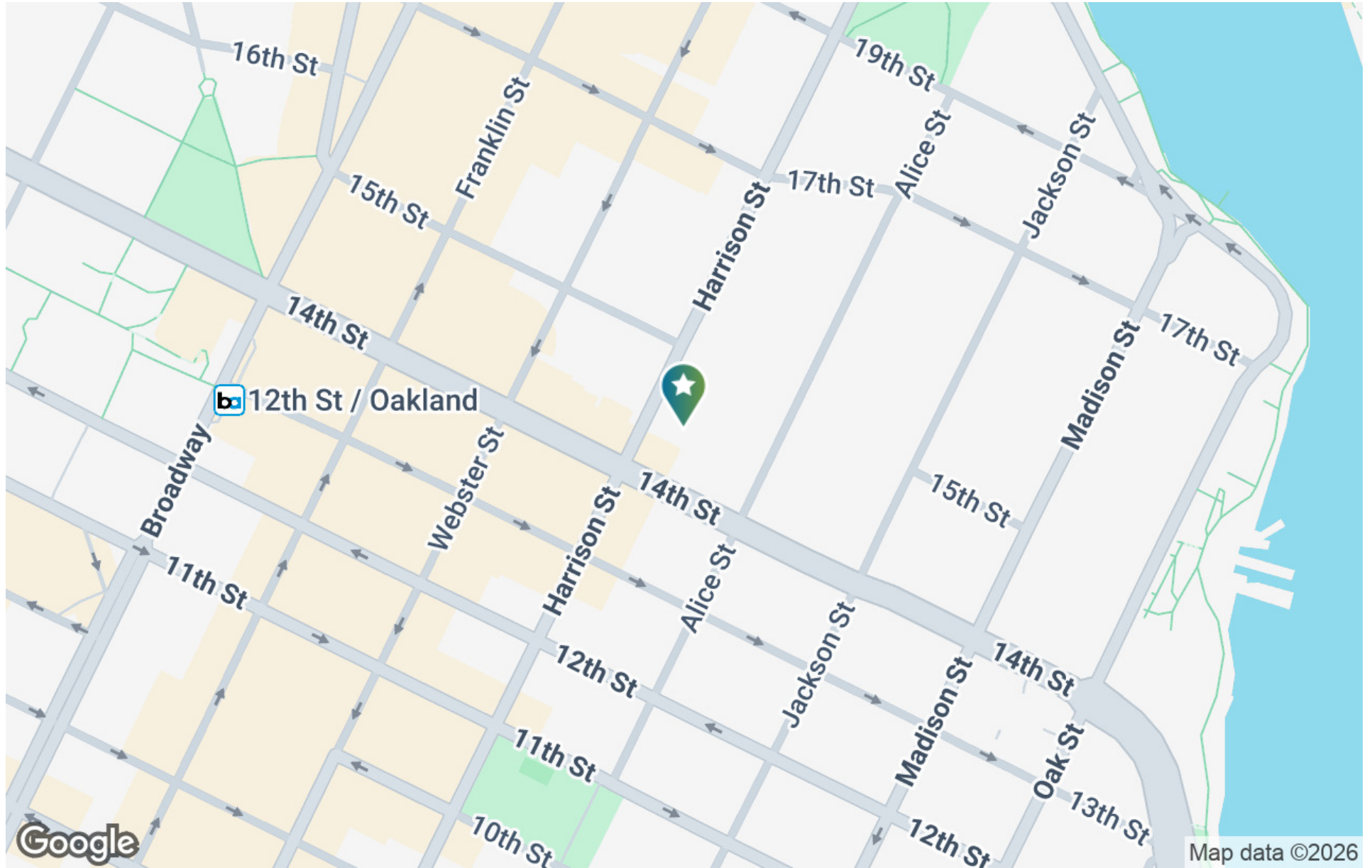
Location Information

1422 Harrison St

Regional Map



Location Map



An aerial photograph of a city, likely San Francisco, showing a dense urban landscape. A river or bay is visible in the upper left, with hills in the background. The foreground is dominated by various buildings, including a large parking lot with many cars. A specific building is highlighted with a white arrow and a label.

SECTION 3

Financial Analysis

1422 Harrison St

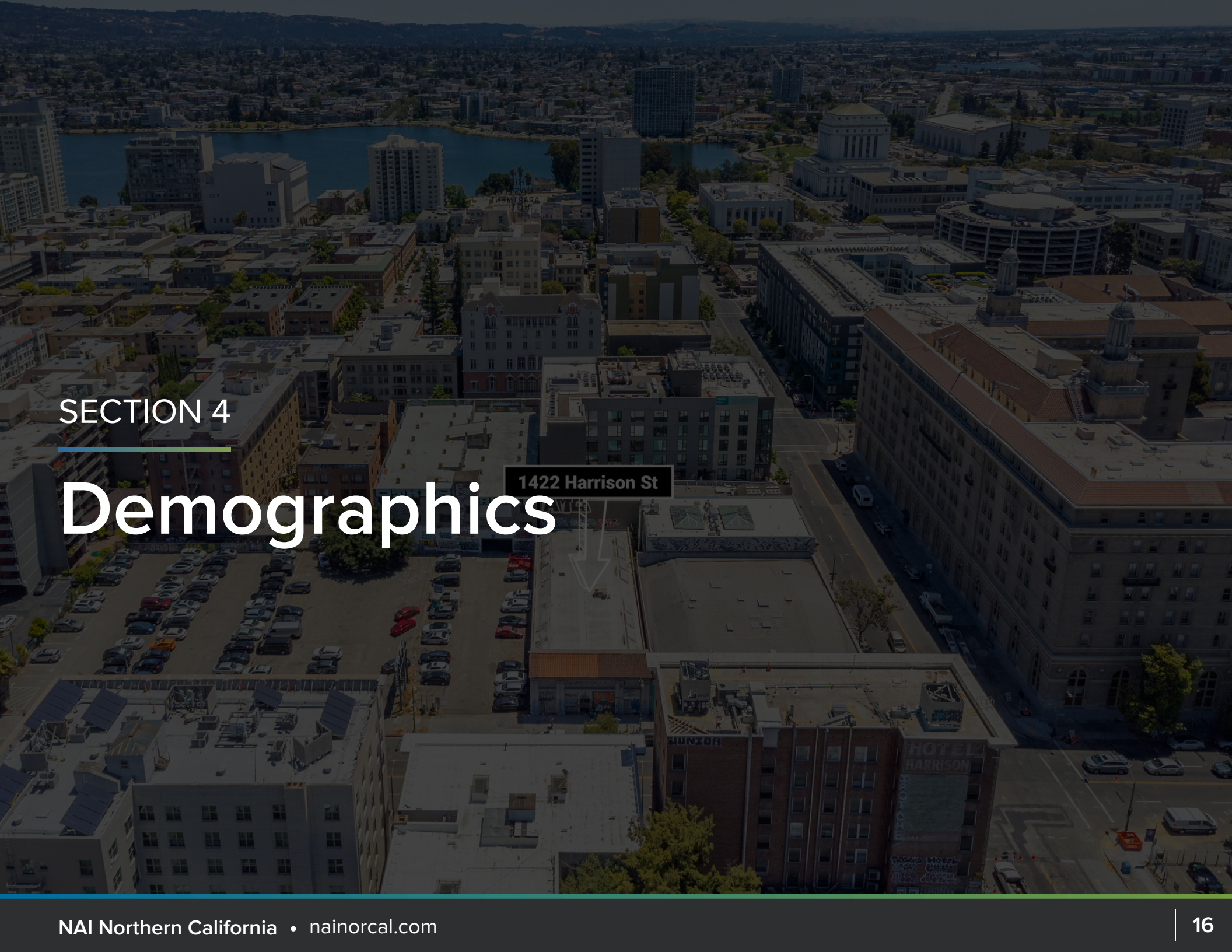
Financial Summary

Investment Overview	Pro-Forma
Price	\$1,500,000
Price per SF	\$183.04
Market CAP Rate	9.34%
Cash-on-Cash Return (yr 1)	11.11 %
Total Return (yr 1)	\$91,706
Debt Coverage Ratio	2.47
Operating Data	Market
Total Scheduled Income	\$147,510
Vacancy Cost	\$7,375
Gross Income	\$140,134
Operating Expenses (NNN)	-
Net Operating Income	\$140,134
Pre-Tax Cash Flow	\$83,307
Financing Data (Stabilized)	Market
Down Payment	\$750,000
Loan Amount	\$750,000
Interest Rate	6.49%
Debt Service	\$56,827
Debt Service Monthly	\$4,735
Principal Reduction (yr 1)	\$8,398

Financial Summary

Rent Roll

Tenant Name	Unit Number	Unit Size (SF)	Monthly Rent	% Of Building	Price Per SF/M	Notes
Vacant		8,195	\$12,292	100.0	\$1.50	NNN
Totals/Averages		8,195	\$12,292		\$1.50	\$1.50

An aerial photograph of a city, likely San Francisco, showing a dense urban landscape. A river or bay is visible in the upper left, with several bridges crossing it. The city is filled with a mix of low-rise and mid-rise buildings. A large, multi-story building with a prominent dome is visible on the right side. In the center, a street is labeled "1422 Harrison St" with a white arrow pointing to a specific building. The overall scene is captured from a high angle, providing a comprehensive view of the city's layout and architecture.

SECTION 4

Demographics

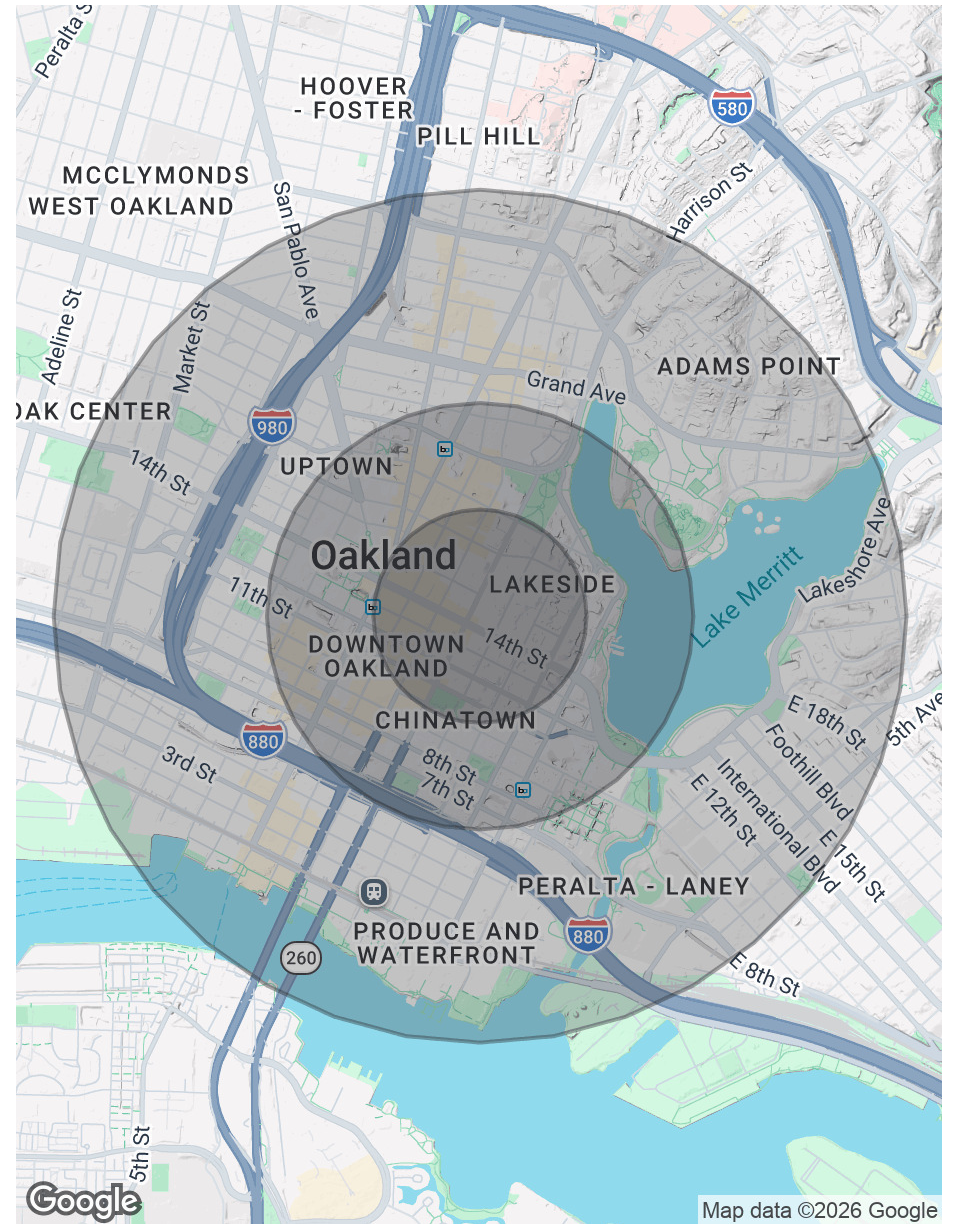
1422 Harrison St

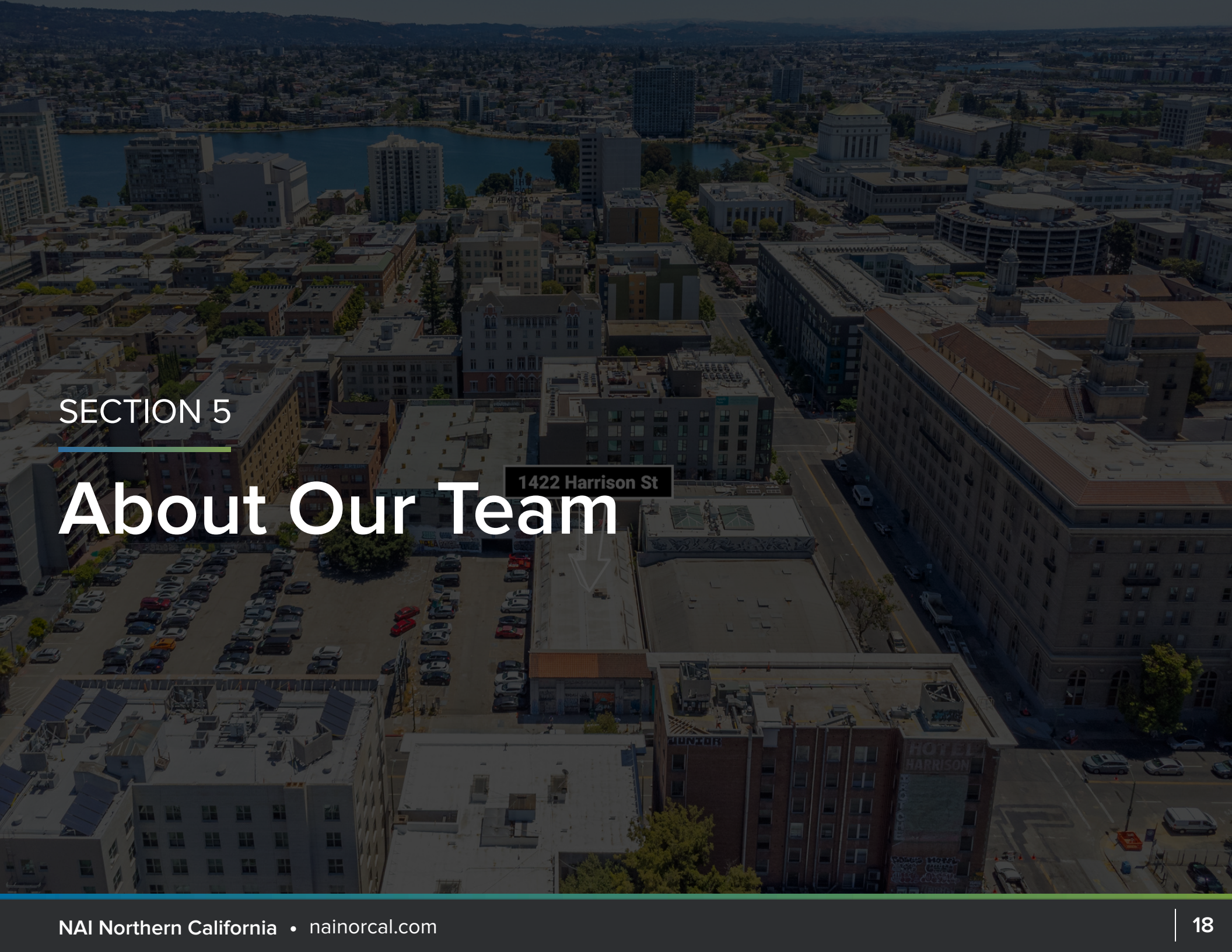
Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	5,111	12,506	49,051
Average Age	43.6	44.0	41.1
Average Age (Male)	45.6	44.4	40.9
Average Age (Female)	40.1	42.5	41.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,397	7,382	27,092
# of Persons per HH	1.5	1.7	1.8
Average HH Income	\$90,350	\$102,961	\$122,767
Average House Value	\$640,497	\$672,679	\$730,275

2023 American Community Survey (ACS)



An aerial photograph of a city, likely San Francisco, showing a dense urban landscape. A river or bay is visible in the upper left, with several bridges crossing it. The city is filled with various buildings, including modern high-rises and older, more traditional structures. A large parking lot with many cars is visible in the lower left. The text "SECTION 5" is overlaid on the left side of the image.

SECTION 5

About Our Team

1422 Harrison St



Kent Mitchell

Senior Vice President

O: 510.919.4919
kent@nainorcal.com
CalDRE #01784628

Education

University of California
Berkeley - BAEastern
Theological Seminary -
MASeveral Leadership
Training Courses and
Programs

Professional Background

Kent Mitchell is Senior Vice President of NAI Northern California with over seventeen years' experience in the Oakland Berkeley and regional Bay Area multifamily office and retail markets. A graduate of the University of California Berkeley Kent is a California Real Estate Broker who began his own real estate investment career purchasing a four-plex in the 1990s followed by larger partnership acquisitions. Kent has represented clients and partners in commercial transactions ranging in size from under \$2 million to over \$60 million. As a broker and investor Kent has facilitated various aspects of purchase finance management capitalization improvement refinance and sale of well over \$100 million in regional and international commercial real estate. Kent facilitates transactions throughout the Bay Area applying his deep knowledge of rent control in core Bay Area cities and his expertise in capitalization strategies to help buyers and sellers locate the right opportunities and obtain the best pricing in their real estate purchase and sales.

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
411 Fairmount Avenue, Multifamily | \$4,050,000
50,008 SF, 2648 International Blvd, Oakland | \$10,450,000



Tim Warren

Senior Vice President

O: 510.336.4719
C: 707.363.2463
twarren@nainorcal.com
CalDRE #02008347

Professional Background

Tim Warren, Senior Vice President of NAI Northern California, is a top-producing East Bay agent completing more than \$200M in commercial real estate transactions within the last 24 months. 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.

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
12 Units, 410 Evelyn Ave, Albany | \$4,500,000
6 Units, 989-991 Vermont St, Oakland | \$1,940,000
5 Units, 95 Moss Ave, Oakland | \$2,050,000
14 Units, 3543 Brook St, Lafayette | \$6,800,000
8 Units, 1434 Lakeshore Ave, Oakland | \$3,200,000
24 Units, 226 Athol Ave, Oakland | \$5,100,000



Randell Silva

Senior Investment
Advisor

O: 510.244.4667
C: 209.740.1251
rsilva@nainorcal.com
CalDRE #02064884

Professional Background

Randell Silva is a knowledgeable, motivated, and results-driven Investment Advisor specializing in the sale of multifamily properties throughout the East Bay. With over 8 years of commercial real estate experience, Randell is a key member of the Mitchell Warren Team at NAI Northern California, where he has helped facilitate transactions contributing to over \$497 million in total team transaction volume.

Randell brings a strong foundation in negotiation, underwriting, and client advocacy, paired with over a decade of prior customer-facing experience that ensures a smooth, transparent transaction process from start to finish. His entrepreneurial background, having founded and operated Delta Computer Service for over seven years, has shaped his disciplined, solution-oriented approach to business and deal execution.

Leveraging NAI Northern California's best-in-class research, marketing, and technology platforms, along with guidance from seasoned mentors, Randell delivers measurable results for property owners and investors. He also provides added value by effectively facilitating transactions across Hispanic cultural and language barriers, helping clients navigate complex deals with confidence and clarity.

Recent Transactions

14,098 SF, 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

O: 510.778.4141
abeeri@nainorcal.com
CalDRE #02121953

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 keep 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

9 units, 1635 Martin Luther King Jr Way, Berkeley | \$5,350,000

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

8 Units, 83 Glen Ave, Oakland | \$1,500,000

12 Units, 85 Glen Ave, Oakland | \$2,230,000

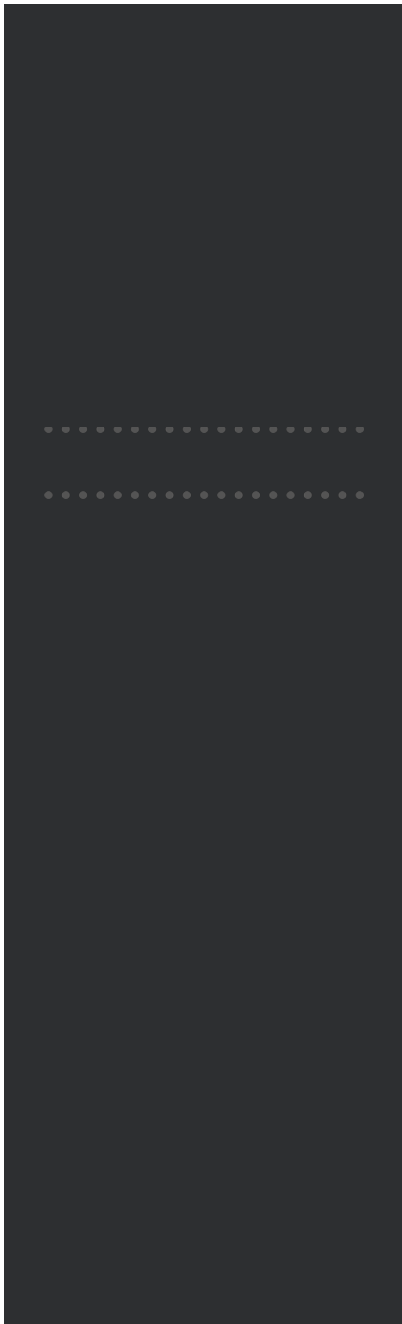
8 Units, 2180 Ashby Ave, Berkeley | \$2,060,000

6 Units, 2435 9th St, Berkeley | \$1,600,000

31 Units, 671 Vernon St, Oakland | \$6,650,000

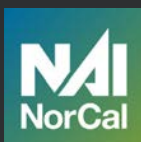
Professional Background

Recent Transactions





1422 Harrison St



NAI Northern California
GLOBAL REACH. LOCAL EXPERTISE.

Oakland
1901 Harrison St, #1100
Oakland, CA 94612

San Francisco
1 Embarcadero Center, Suite 1200
San Francisco, CA 94111

San Jose
99 S Almaden Blvd, #600
San Jose, CA 95113