

111 Broadway

OAKLAND, CA 94607

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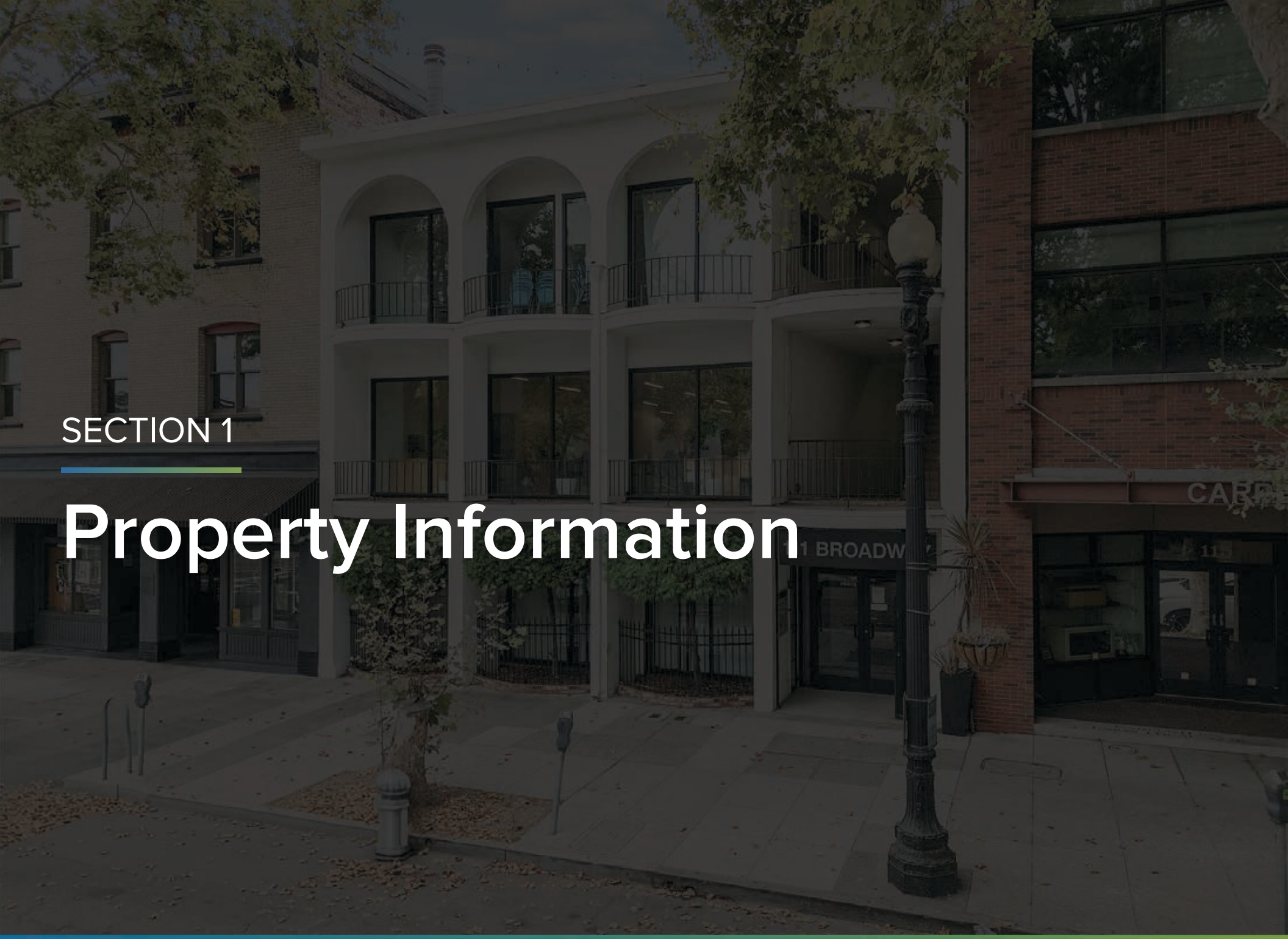
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SECTION 1

Property Information

Executive Summary

SALE PRICE	BUILDING SIZE	PRO-FORMA CAP RATE
$2,150,000	10,189 SF	9.53%

Other Details

Offering Price:	$2,150,000
Price / SF:	$211.01
Number of Floors:	4
Pro-Forma NOI:	$204,948
Pro-Forma Cap Rate:	9.53%
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



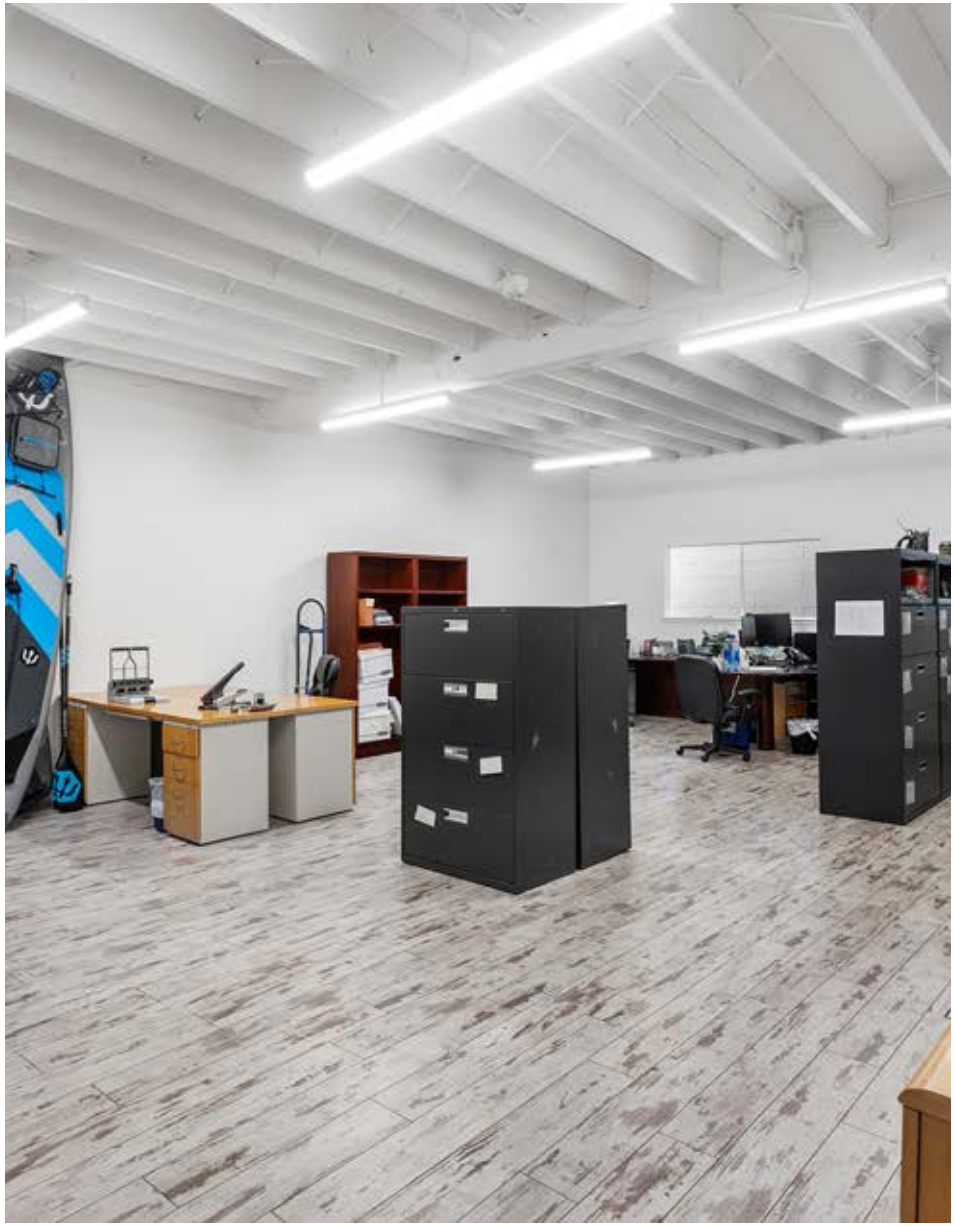
First Floor

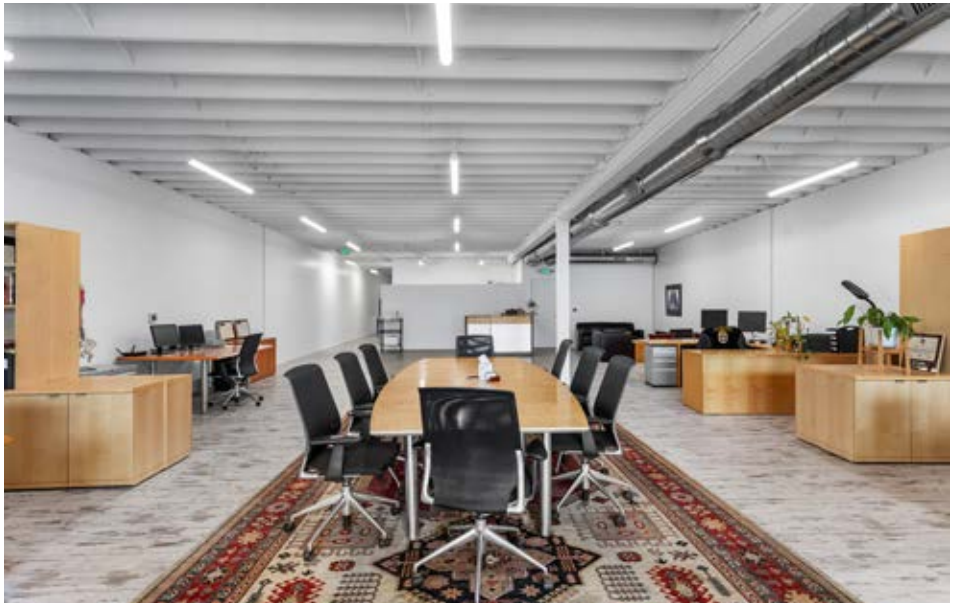






Second Floor







Third Floor







Penthouse







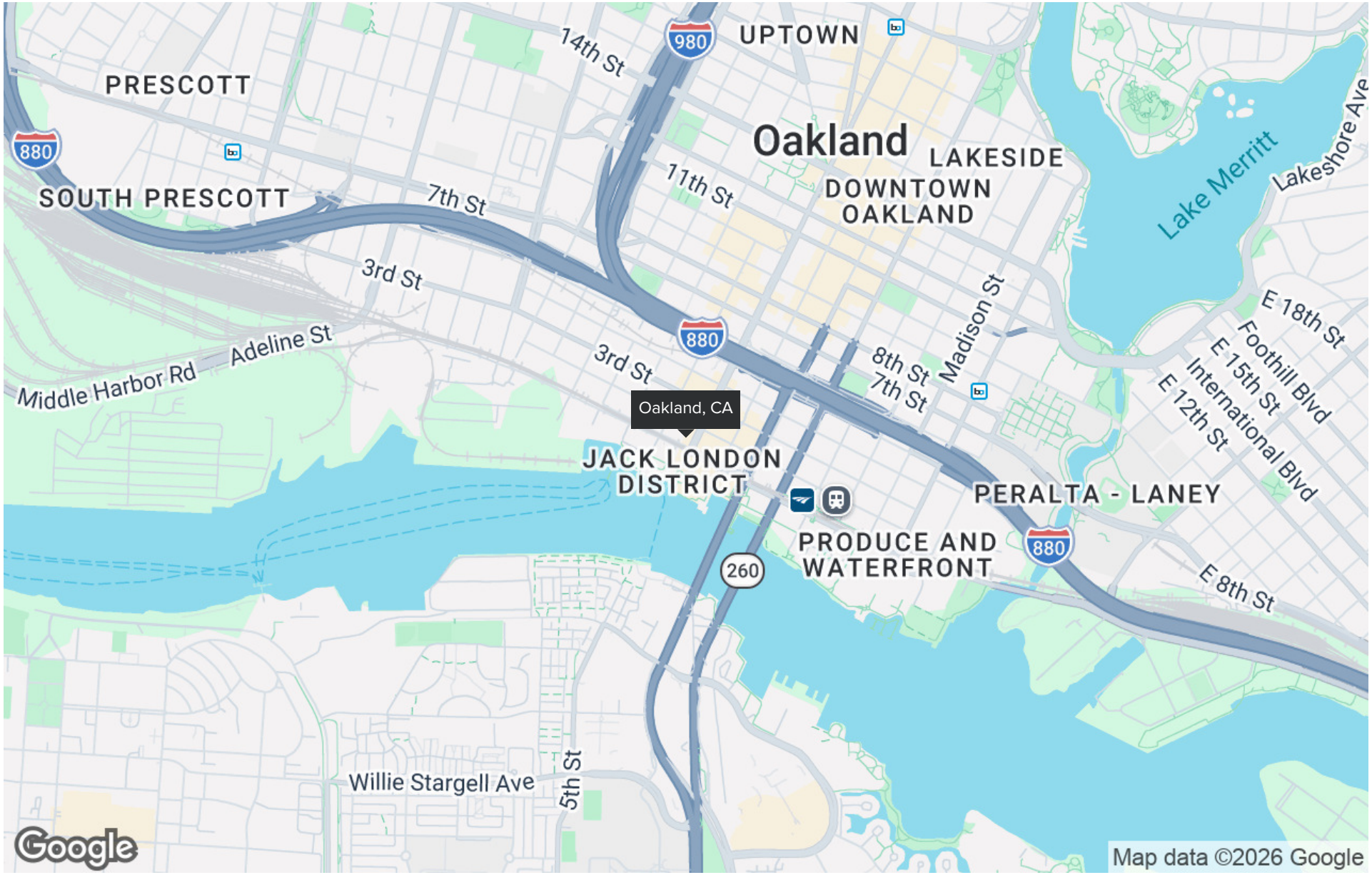




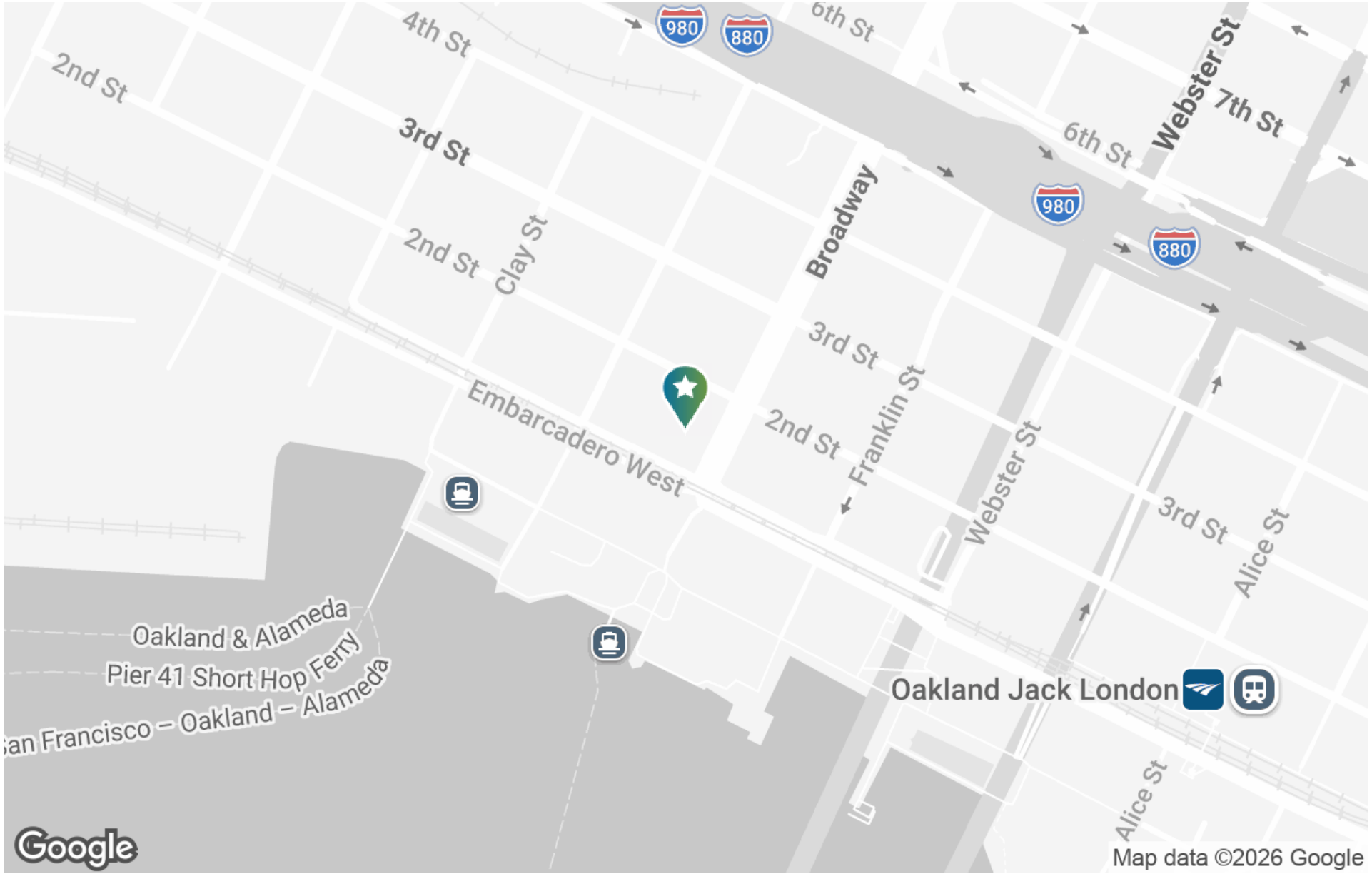
SECTION 2

Location Information

Regional Map



Location Map





SECTION 3

Financial Analysis

Financial Summary

Investment Overview	Pro-Forma
Price	$2,150,000
Price per SF	$211.01
CAP Rate	9.53%
Cash-on-Cash Return (yr 1)	18.81 %
Total Return (yr 1)	$96,372
Debt Coverage Ratio	1.59

Operating Data	Pro-Forma
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

Financing Data	Pro-Forma
Down Payment	$403,500
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
Totals/Averages		**10,489**	**$29,579**		

Income & Expenses

Income Summary	Pro-Forma	Per SF
Gross Income	**$319,461**	**$31.35**

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
Total	**14.1%**	**$45,175**	**$4.43**

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
Total	**21.7%**	**$69,336**	**$6.81**

Gross Expenses	**35.8%**	**$114,512**	**$11.24**
Net Operating Income	**64.2%**	**$204,948**	**$20.11**



SECTION 4

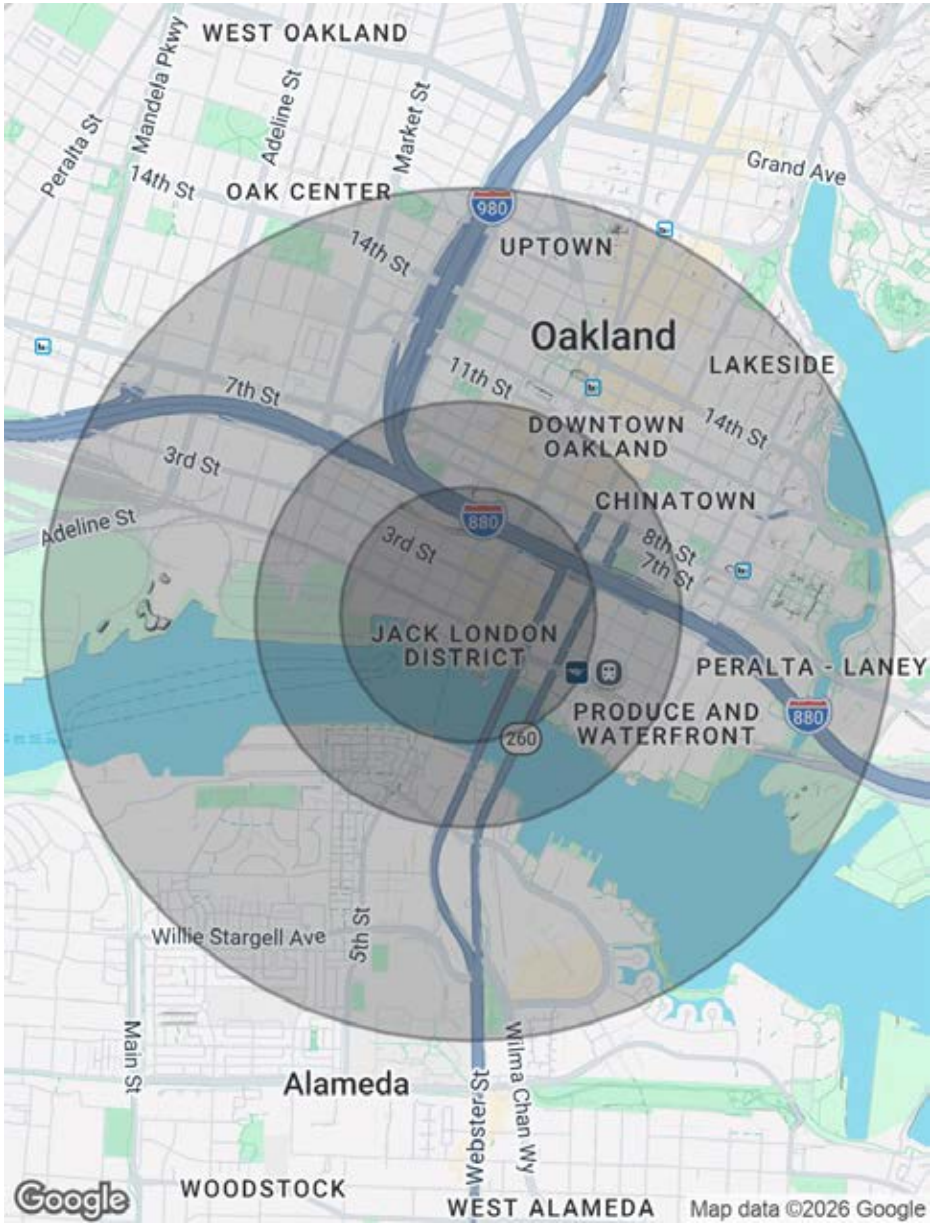
Demographics

Demographics Map & Report

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

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

2020 American Community Survey (ACS)





SECTION 5

About Our Team



Tim Warren

Senior Vice President

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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



Kent Mitchell

Senior Vice President

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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
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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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

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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CalDRE #02121953

Education

University of California, Santa Barbara

Professional Background

Adam Beeri specializes in multifamily investment sales throughout the East Bay. Having grown up around commercial real estate, Adam developed an early understanding of apartment ownership, investment, and property operations.

In addition to advising clients on acquisitions and dispositions, Adam is an active multifamily property owner and operator himself. His firsthand experience acquiring, financing, managing, renovating, and operating apartment buildings gives him a practical perspective on the decisions his clients face.

Adam approaches each assignment from an investor's point of view, looking beyond the transaction to understand a property's operations, upside, risks, and long-term value. Whether representing an owner considering a sale or an investor evaluating an acquisition, his goal is to provide clear market insight and help clients make informed decisions that strengthen their real estate portfolios.

Adam's long term focus is building lasting relationships with East Bay apartment owners and helping clients create and preserve wealth through thoughtful real estate investment.
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 I $5,350,000
6 Units, 1675 Euclid Ave, Berkeley I $3,925,000
6 units, 2030 Cedar St, Berkeley I $1,300,000
29 Units, 765 Rand Ave, Oakland I $8,200,000
33 Units, 175 Santa Rosa Ave, Oakland I $7,700,000
8 Units, 1610 Milvia St, Berkeley I $3,500,000
16 Units, 1940 Lakeshore Ave, Oakland I $4,250,000
29 Units, 4827 Appian Way, El Sobrante I $7,200,000
8 Units, 83 Glen Ave, Oakland I $1,500,000
12 Units, 85 Glen Ave, Oakland I $2,230,000



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GLOBAL REACH. LOCAL EXPERTISE.

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