



# Exclusive Property Summary

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COLLIERS INTERNATIONAL > OAKLAND, CA > LAND

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# EXCLUSIVE LISTINGS

JANUARY 13, 2012

## LAND - FOR LEASE

### Property Information

### Availability Information

### Comments

1

**Linus Pauling Dr  
Hercules, CA 94547**



Type: Land  
Avail ID: 1016011481  
APN: 404-181-004

Available SF: 166,835  
Min/Max: 166,835-166,835  
Avail Date: Immediate  
Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: \$0.00  
Rental Rate: \$0.00 TBD

Total Acres: 3.83  
Useable Acres:  
Dimensions:  
Zoning:  
Utilities:  
Entitlements:  
Topography:  
Assessments:  
General Plan:

Agents:  
Phil Garrett 707-863-8357  
Steve Crocker 707-863-8361  
Lease Comment: Planned ±65,000 sf building with ±24' clear height.  
Features: Highway Access

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2

**33333 Western Ave  
Union City, CA 94587**



Type: Land  
Avail ID: 1016117064  
APN: 0-0-0

Available SF: 52,272  
Min/Max: 52,272-52,272  
Avail Date: Immediate  
Suite  
Avail Type: Lease  
TI Allow: TBD  
Expenses: TBD  
Rental Rate: \$0.15 NNN

Total Acres: 1.20  
Useable Acres:  
Dimensions:  
Zoning:  
Utilities:  
Entitlements:  
Topography:  
Assessments:  
General Plan:

Agents:  
Todd Severson, SIOR 510-433-5810  
Lease Comment: Fenced and paved. Secure site.

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# EXCLUSIVE LISTINGS

JANUARY 13, 2012



## LAND - FOR LEASE AND SALE

### Property Information      Availability Information      Comments

**1**      **5175 Broadway**      *Available SF:* 12,834      *Total Acres:* 0.29      *Agents:*  
**Oakland, CA 94611**      *Min/Max:* 12,834-12,834      *Useable Acres:*      Reesa Tansey 510-433-5808  
*Avail Date:* Immediate      *Dimensions:*      Sandra Weck 925-227-6230  
*Type:* Land      *Suite:*      *Zoning:*      *Utilities:*      *Entitlements:*  
*Avail ID:* 1016076633      *Avail Type:* Lease and Sale      *Topography:*      *Assessments:*  
*APN:* 014-1241-005-01      *TI Allow:* TBD      *General Plan:*  
*Expenses:* TBD  
*Rental Rate:* TBD  
*Asking Price:*      *Occupied?:* No  
*Price/SF:*      *Cap Rate:*      *Occupied?:* No




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#### Property Description

Strategically located across the street from the highly successful Rockridge Shopping Center and the California College of the Arts. Rare urban infill opportunity in the densely populated Rockridge Neighborhood of Oakland. Located on a major thoroughfare and easily accessible from Highway 24 and AC Transit.

**2**      **5620 Central Ave**      *Available SF:* 112,385      *Total Acres:* 2.58      *Agents:*  
**Richmond, CA 94804**      *Min/Max:* 112,385-112,385      *Useable Acres:*      Ken Meyersieck 510-433-5802  
*Avail Date:* Immediate      *Dimensions:*      Solomon Ets-Hokin 510-433-5840  
*Type:* Land      *Suite:*      *Zoning:* C-3      *Utilities:*      *Entitlements:*  
*Avail ID:* 1016105615      *Avail Type:* Lease and Sale      *Topography:*      *Assessments:*  
*Expenses:* TBD      *TI Allow:* TBD      *General Plan:*  
*Rental Rate:* TBD  
*Asking Price:*      *Occupied?:* No  
*Price/SF:*      *Cap Rate:*      *Occupied?:* No



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## Property Information

## Availability Information

## Comments

3



**Pinole Point Business Park Phase II**  
**1 Giant Rd Bldg. 1**  
**Richmond, CA 94806**

Type: Land  
 Avail ID: 1016074745  
 APN: 405-030-038, 405-030-037

Available SF: 249,896  
 Min/Max: 249,896-249,896  
 Avail Date: Immediate  
 Suite  
 Avail Type: Lease and Sale  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: TBD  
 Asking Price:  
 Price/SF:  
 Cap Rate:  
 Occupied?: No

Total Acres: 14.36  
 Useable Acres:  
 Dimensions:  
 Zoning:  
 Utilities:  
 Entitlements:  
 Topography:  
 Assessments:  
 General Plan:

Agents:  
 Todd Severson, SIOR 510-433-5810  
 Greig Lagomarsino, SIOR 510-433-5809  
 Sale Comment: The land is entitled and ready for construction. The owner will lease, sell completed buildings or sell individual land parcels. Build-to-suit.  
 Features: LEED Certified - Registered design • Skylights - 2.5% of roof area • Sprinklers - ESFR • Yard

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4



**Pinole Point Business Park Phase II**  
**2 Giant Rd Bldg. 2**  
**Richmond, CA 94806**

Type: Land  
 Avail ID: 1016074752  
 APN: 405-030-034, 405-030-035

Available SF: 224,154  
 Min/Max: 224,154-224,154  
 Avail Date: Immediate  
 Suite  
 Avail Type: Lease and Sale  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: TBD  
 Asking Price:  
 Price/SF:  
 Cap Rate:  
 Occupied?: No

Total Acres: 12.99  
 Useable Acres:  
 Dimensions:  
 Zoning:  
 Utilities:  
 Entitlements:  
 Topography:  
 Assessments:  
 General Plan:

Agents:  
 Todd Severson, SIOR 510-433-5810  
 Greig Lagomarsino, SIOR 510-433-5809  
 Sale Comment: The land is entitled and ready for construction. The owner will lease, sell completed buildings or sell individual land parcels. Build-to-suit.  
 Features: LEED Certified • Skylights • Sprinklers - ESFR • Yard

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**Pinole Point Business Park Phase II**  
**3 Giant Rd Bldg. 3**  
**Richmond, CA 94806**

Type: Land  
 Avail ID: 1016074753  
 APN: 405-0303-036

Available SF: 41,365  
 Min/Max: 41,365-41,365  
 Avail Date: Immediate  
 Suite  
 Avail Type: Lease and Sale  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: TBD  
 Asking Price:  
 Price/SF:  
 Cap Rate:  
 Occupied?: No

Total Acres: 3.34  
 Useable Acres:  
 Dimensions:  
 Zoning:  
 Utilities:  
 Entitlements:  
 Topography:  
 Assessments:  
 General Plan:

Agents:  
 Todd Severson, SIOR 510-433-5810  
 Greig Lagomarsino, SIOR 510-433-5809  
 Sale Comment: The land is entitled and ready for construction. The owner will lease, sell completed buildings or sell individual land parcels. Build-to-suit.  
 Features: LEED Certified • Skylights • Sprinklers - ESFR • Yard

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Property Information

Availability Information

Comments

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**Pinole Point Business Park Phase II**  
**4 Giant Rd Bldg. 4**  
**Richmond, CA 94806**

Type: Land  
 Avail ID: 1016074756  
 APN: 405-030-039

Available SF: 126,028  
 Min/Max: 126,028-126,028  
 Avail Date: Immediate  
 Suite  
 Avail Type: Lease and Sale  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: TBD  
 Asking Price:  
 Price/SF:  
 Cap Rate:  
 Occupied?: No

Total Acres: 10.20  
 Useable Acres:  
 Dimensions:  
 Zoning:  
 Utilities:  
 Entitlements:  
 Topography:  
 Assessments:  
 General Plan:

Agents:  
 Todd Severson, SIOR 510-433-5810  
 Greig Lagomarsino, SIOR 510-433-5809  
Sale Comment: The land is entitled and ready for construction. The owner will lease, sell completed buildings or sell individual land parcels. Build-to-suit.  
Features: LEED Certified • Skylights • Sprinklers - ESFR • Yard

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**1700 Neptune Dr**  
**San Leandro, CA 94577**

Type: Land  
 Avail ID: 1016092129  
 APN: 0-0-0

Available SF: 97,139  
 Min/Max: 97,139-97,139  
 Avail Date: Immediate  
 Suite  
 Avail Type: Lease and Sale  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: \$10,000/mo MG  
 Asking Price: \$1,819,066  
 Price/SF: \$18.73  
 Cap Rate:  
 Occupied?: No

Total Acres: 2.32  
 Useable Acres:  
 Dimensions:  
 Zoning:  
 Utilities:  
 Entitlements:  
 Topography:  
 Assessments:  
 General Plan:

Agents:  
 Joe Yamin 510-433-5812  
 Sean Sabarese 510-433-5803  
Lease Comment: Permitted office trailer. Contiguous with 2575 Williams St for a total of ±4.77 acres.

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8



**30300 Union City Blvd**  
**Union City, CA 94587**

Type: Land  
 Avail ID: 16049657  
 APN: 483-0005-008-02

Available SF: 244,372  
 Min/Max: 244,372-244,372  
 Avail Date: Immediate  
 Suite  
 Avail Type: Lease and Sale  
 TI Allow: TBD  
 Expenses: TBD  
 Rental Rate: TBD  
 Asking Price:  
 Price/SF:  
 Cap Rate:  
 Occupied?: No

Total Acres: 5.61  
 Useable Acres: 5.61  
 Dimensions:  
 Zoning: MS  
 Utilities:  
 Entitlements:  
 Topography:  
 Assessments:  
 General Plan:

Agents:  
 Greig Lagomarsino, SIOR 510-433-5809  
Lease Comment: Former Bemis Property. Owner prefers to do a build-to-suit for lease and entertain build-to-suit for sale. Excellent location w/ immediate access to I-880 via the Whipple Road interchange.

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# EXCLUSIVE LISTINGS

JANUARY 13, 2012

## LAND - FOR SALE

### Property Information

### Availability Information

### Comments

1



**Hesperian Blvd near Industrial Blvd  
Hayward, CA 94545**

Type: Land  
Avail ID: 1016115371  
APN: 0-0-0

**FOR SALE**

Asking Price: \$8,537,760  
Sale SF: 609,840  
Price/SF: \$14.00  
Cap Rate:  
Occupied?: No  
Sale Terms:

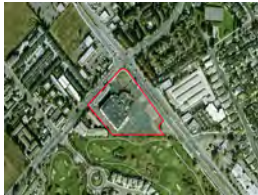
Total Acres: 14.00  
Useable Acres:  
Dimensions:  
Zoning:  
Utilities:  
Entitlements:  
Topography:  
Assessments:  
General Plan:

Agents:  
Mark Maguire 510-433-5835  
Kevin Hatcher 510-433-5818  
Greig Lagomarsino, SIOR 510-433-5809  
Sale Comment: 2 to 14 acres available. \$2.50 psf in bonds.

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2



**29827 Mission Blvd  
Hayward, CA 94544**

Type: Land  
Avail ID: 1016094645  
APN: 0-0-0

**FOR SALE**

Asking Price:  
Sale SF: 222,657  
Price/SF:  
Cap Rate:  
Occupied?: No  
Sale Terms:

Total Acres: 5.11  
Useable Acres:  
Dimensions:  
Zoning:  
Utilities:  
Entitlements:  
Topography:  
Assessments:  
General Plan:

Agents:  
Brennan Carpenter 510-433-5813  
Sandra Weck 925-227-6230  
Sale Comment: Holiday Bowl.

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## Property Information

## Availability Information

## Comments

3

**1091 Calcot Pl**  
**Oakland, CA 94606**

Type: Land  
 Avail ID: 1016112191  
 APN: 019-0055-011



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## Property Description

Rare property. Ideal contractor's yard or storage of vehicles/equipment. Centrally located on I-880 and benefits from excellent freeway access off 23rd Street.

**FOR SALE**

Asking Price: \$790,000  
 Sale SF: 43,336  
 Price/SF: \$18.23  
 Cap Rate:  
 Occupied?: No  
 Sale Terms:

Total Acres: 0.99  
 Useable Acres:  
 Dimensions:  
 Zoning: CIX-2  
 Utilities:  
 Entitlements:  
 Topography:  
 Assessments:  
 General Plan:

Agents:  
 Todd Severson, SIOR 510-433-5810  
 Gabe Burke 650-486-2240  
 Sale Comment: 4,000 square foot historic brick building.  
 Pre-approved for "green" development  
 (www.GreenWorkPlaceEastBay.com).

4

**300 Cutting Blvd**  
**Richmond, CA 94804**

Type: Land  
 Avail ID: 1016062562  
 APN: 560-380-005-2



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## Property Description

This extremely rare property, formerly a regional shipping and marine construction yard for Manson Construction, benefits from excellent access to the San Francisco/San Pablo Bay.

**FOR SALE**

Asking Price: \$3,000,000  
 Sale SF: 176,418  
 Price/SF: \$19.84  
 Cap Rate:  
 Occupied?: No  
 Sale Terms:

Total Acres: 4.05  
 Useable Acres:  
 Dimensions:  
 Zoning: M-4  
 Utilities:  
 Entitlements:  
 Topography:  
 Assessments:  
 General Plan:

Agents:  
 Todd Severson, SIOR 510-433-5810  
 Sale Comment: Seller finance available. Waterfront access with dock. Port and maritime uses. 12,522 SF of buildings. Zoned M-4, maritime industrial. Port and maritime uses.  
 Features: Rail Service • Yard

5

**0 7th St**  
**Union City, CA 94587**

Type: Land  
 Avail ID: 1016094055  
 APN: 0-0-0



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