

DOWNTOWN OAKLAND ALAMEDA COUNTY BUILDING FOR SALE VIA

PUBLIC AUCTION

286 14TH STREET, OAKLAND, CA 94612

LOCATION

Corner of 14th Street and Harrison Street, Oakland, CA

ASSESSOR'S PARCEL NUMBER

8-626-21

BUILDING SIZE

~17,222 square feet

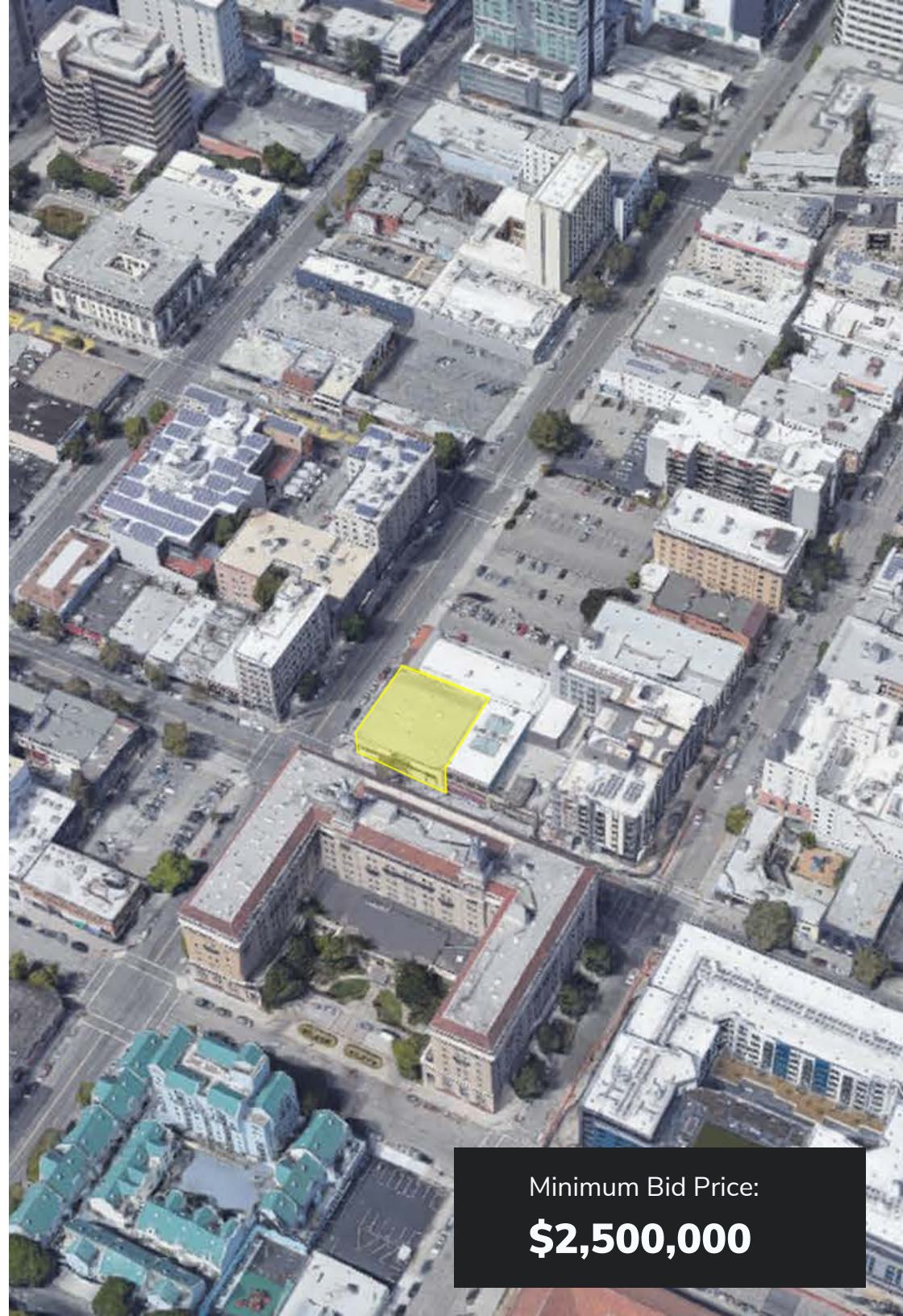
PARCEL SIZE

0.23 acres

ZONING

D-LM-2, LM-85

The property is being sold in "AS IS" condition via public auction. All bidders must register in advance by acquiring the Official Bid Form on or before Friday, August 26, 2022 no later than 4:30 p.m. The Official Bid Form is available at www.28614thStreet.com.



Minimum Bid Price:

\$2,500,000

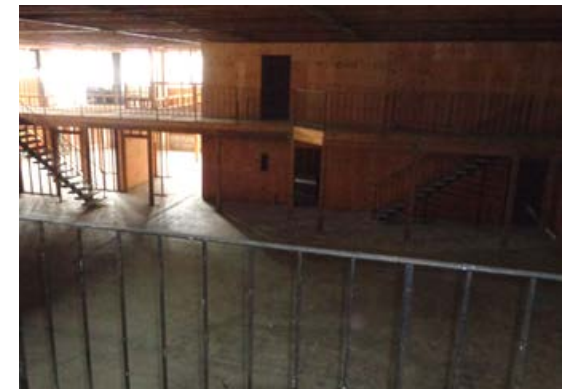
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PROPERTY

The property is located in the downtown area of Oakland, close to Chinatown and a multitude of shops, hotels, and restaurants. Conveniently located minutes from three BART stations and nearby Lake Merritt, 286 14th Street is comprised of one free standing two-story, 17,222 square foot building constructed of concrete and wood framing, with a lot size of 9,801 square feet, built in the early 1950's and remodeled around 1980.

The property is located at the corner of 14th Street and Harrison Street in Oakland, which is also the location of a public transit bus stop that delivers riders to the BART West Oakland and Fruitvale stations along with many other stops.

Currently, the building is vacant and in a cold shell condition. The roof is a built-up roof. Most of the former infrastructure has been removed. There is no elevator. Three separate stairwells provide access to the second level. There is no power or running water inside the building, however, all utilities have been brought to the building. The sewer lateral was replaced in 2018.



PROPERTY HIGHLIGHTS

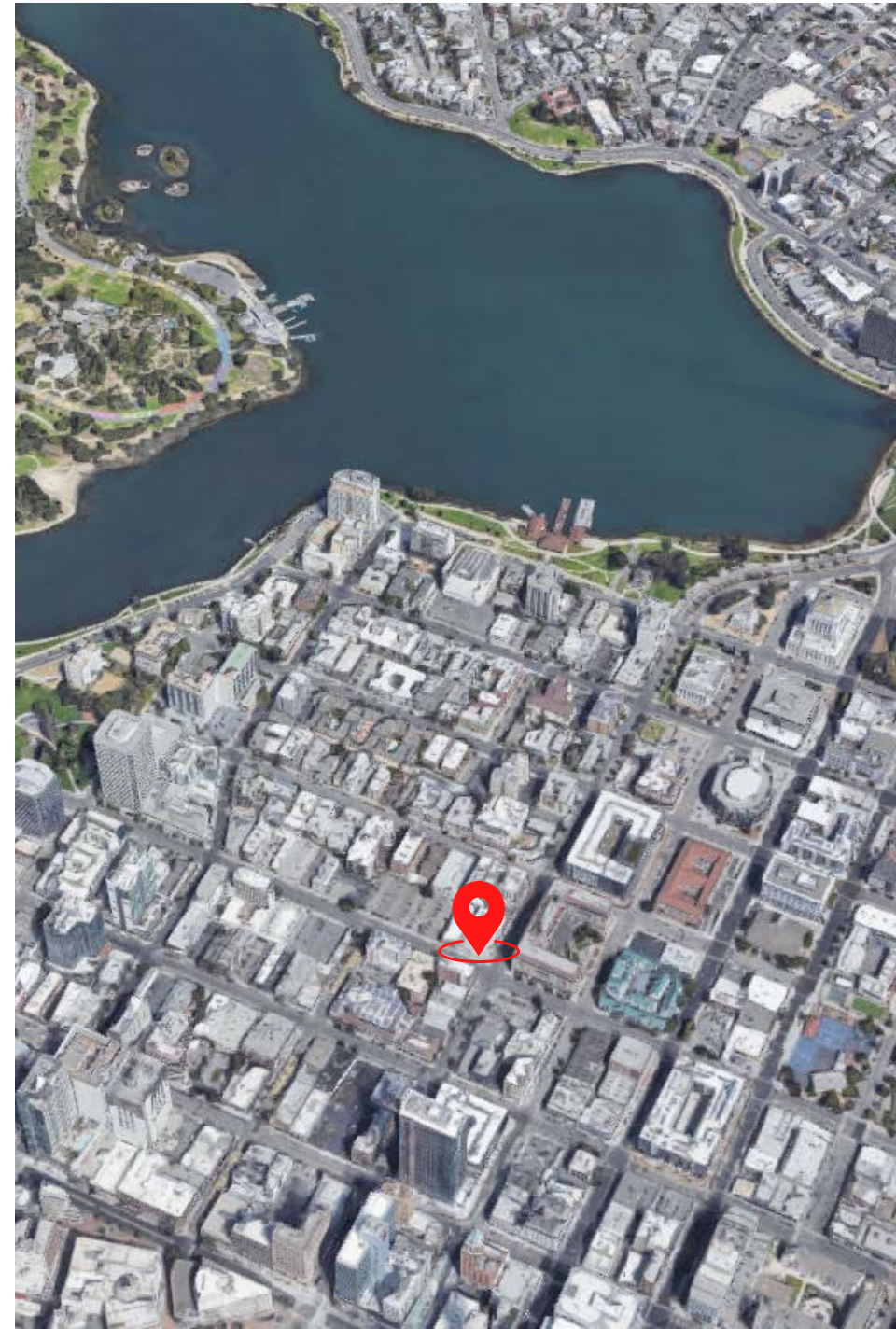
- Corner lot in Downtown Oakland within Lake Merritt Station Area Plan
- Walking distance to three BART Stations
 - 5-minute walk to 12th Street Oakland BART Station
 - 10-minute walk to 19th Street Oakland BART Station
 - 10-minute walk to Lake Merritt Oakland BART Station
- 10 minute walk to Lake Merritt
- Easy access to Bay Bridge, 15-minute drive to San Francisco
- D-LM-2 zoning permits a variety of residential, commercial, and civic activities including but not necessarily limited to multi-family, transitional housing, supportive housing, full-service restaurant, general retail sales, consultative and financial services, administrative, business, communication and media services
- Height Allowance Central Business District – LM-85, w/CUP: LM-275 (2 buildings), LM-175 (3 buildings)
- Close proximity to two international airports (10 miles to Oakland and 20 miles to San Francisco)
- Flat rectangular lot adjacent to a variety of property types and approved projects

Visit www.28614thStreet.com for more information

DCG STRATEGIES, INC.

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28614thStreet@dcgstrategies.com



PUBLIC AUCTION PROCESS

All bids will be received and reviewed through a written bid and public auction process. A detailed explanation of the process, bidder requirements, and official terms and conditions is included in the Official Invitation to Bid at Public Auction and Official Bid Form. All documents can be reviewed at www.28614thStreet.com.

It is the responsibility of prospective bidders to review all official documents, including deadlines, and ensure bid adheres to all rules and regulations.

BIDDER REGISTRATION	All bidders must register in advance by acquiring the County of Alameda's Official Bid Form on or before Friday, August 26, 2022 no later than 4:30 p.m. The Official Bid Form is available at www.28614thStreet.com .
MINIMUM BID PRICE	Two Million, Five Hundred Thousand Dollars (\$2,500,000.00)
BIDDER DEPOSIT	A Fifty Thousand Dollar (\$50,000.00) cashier's check or certified check payable to "Old Republic Title c/o 286 14th Street" must be delivered to Old Republic Title on or before Tuesday August 30, 2022 by 4:30 p.m. <i>Personal check or cash will not be accepted.</i>
OPEN HOUSE	Prospective bidders will have access to tour and inspect the property during the following dates and times. July 13, 2022 from 12:00 pm to 1:00 pm July 20, 2022 from 12:00 pm to 1:00 pm July 27, 2022 from 12:00 pm to 1:00 pm August 10, 2022 from 12:00 pm to 1:00 pm August 17, 2022 from 12:00 pm to 1:00 pm August 24, 2022 from 12:00 pm to 1:00 pm
WRITTEN BID DUE DATE	Completed written bids are due Tuesday, August 30, 2022, by 4:30 p.m. A completed written bid consists of a fully completed and executed Official Bid Form (including all required attachments), an executed Purchase and Sale Agreement, and submitted Bidder Deposit.
AUCTION DATE/TIME	Monday, September 12, 2022 at 11:00 a.m.
AUCTION LOCATION	286 14th Street, Oakland, CA 94612
ORAL BID	During the Auction there will be a call for oral bids from any party that has made the Bidder Deposit and completed the Official Bid Form. The first oral bid, if any, must exceed the highest written bid by at least five percent (5%). After an initial oral bid is made, oral bidding may proceed in increments of at least two percent (2%) until the highest oral bid is finally made and accepted.

