

FOR SALE

ASKING PRICE | \$7,800,000

1950 N LOOP RD
alameda



OFFERING
MEMORANDUM

STATE OF THE ART ±4,350 SQUARE FOOT
REFRIGERATED STORAGE SYSTEM IN PLACE



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1950
N LOOP RD
alameda



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This Offering Memorandum was prepared by Cushman & Wakefield and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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EXECUTIVE SUMMARY



± 17,246

Square Footage
(per Alameda County Record)

3

Independently controlled
refrigerated storage areas
(±4,350 SF total storage area)

± 2,840

Office Square Footage
(potential of ±3,000 mezzanine
office expansion)

\$7,800,000

Asking Price

± 24

Warehouse Clear Height

1.3

Miles to the
Harbor Bay Ferry Terminal

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to purchase a warehouse/manufacturing building within the provincial Bay Area community of Alameda, California. 1950 North Loop Road is a high functioning ±17,246 square foot building, with dock and grade level loading capabilities, ±2,840 square feet of executive offices, and an additional ±3,000 square feet of structural mezzanine ready for custom applications. ±4,350 aggregate square footage of three (3) independently controlled refrigerated storage areas, with ±3,650 SF capable of storage at 24' clear height.

This is the first time the building has been offered for sale since construction was completed in 2007, and it previously served as the corporate headquarters and primary distribution point for Pacific Rim Produce's regional operations. The building's unique design features, which includes 800 AMPS of power at 277/480V, allowed the current owner to install three (3) independently controlled refrigerated storage areas within the warehouse, and these multi-million-dollar capital improvements are intended to be delivered with the building at the close of escrow.

The North Loop Center at The Waterfront is the development that the subject property is a part of, and it consists of eleven owner-user buildings that are generally occupied by their original owners. The Alameda submarket, given its lack of a mature industrial property base, presents significant barriers to entry for warehousing, manufacturing or R&D companies that desire to operate from one of the safest, amenity rich and geographically central markets in the Greater Bay Area. The active Harbor Bay Ferry Terminal is also walking distance from the building and affords the real prospect of Bay Area wide employee recruitment for a future occupier, a factor that led to recent influx of biotech and life science tenants in the immediate neighborhood.



PROPERTY OVERVIEW



ADDRESS: 1950 North Loop Rd, Alameda, CA 94502



APN: 74-1359-21



BUILDING TYPE: New concrete-tilt-up ("CTU") construction built in 2007, with high finish shell improvements. Suitable for R&D applications, specialty manufacturing (including food production), warehouse/distribution and other light industrial applications



SQUARE FOOTAGE: ± 17,246 SF (per Alameda County Record)



OFFICE SF ± 2,840 SF of ground office space w/ ± 3,000 potential mezzanine office expansion



LOT AREA: ± 1.04 Acres of paved parking & mature landscaping



PRICE: \$7,800,000



ZONING: Commercial Manufacturing ("CM") w/ Planned Development ("PD") zoning overlay



POWER: 800 Amps @ 480v/277, distributed

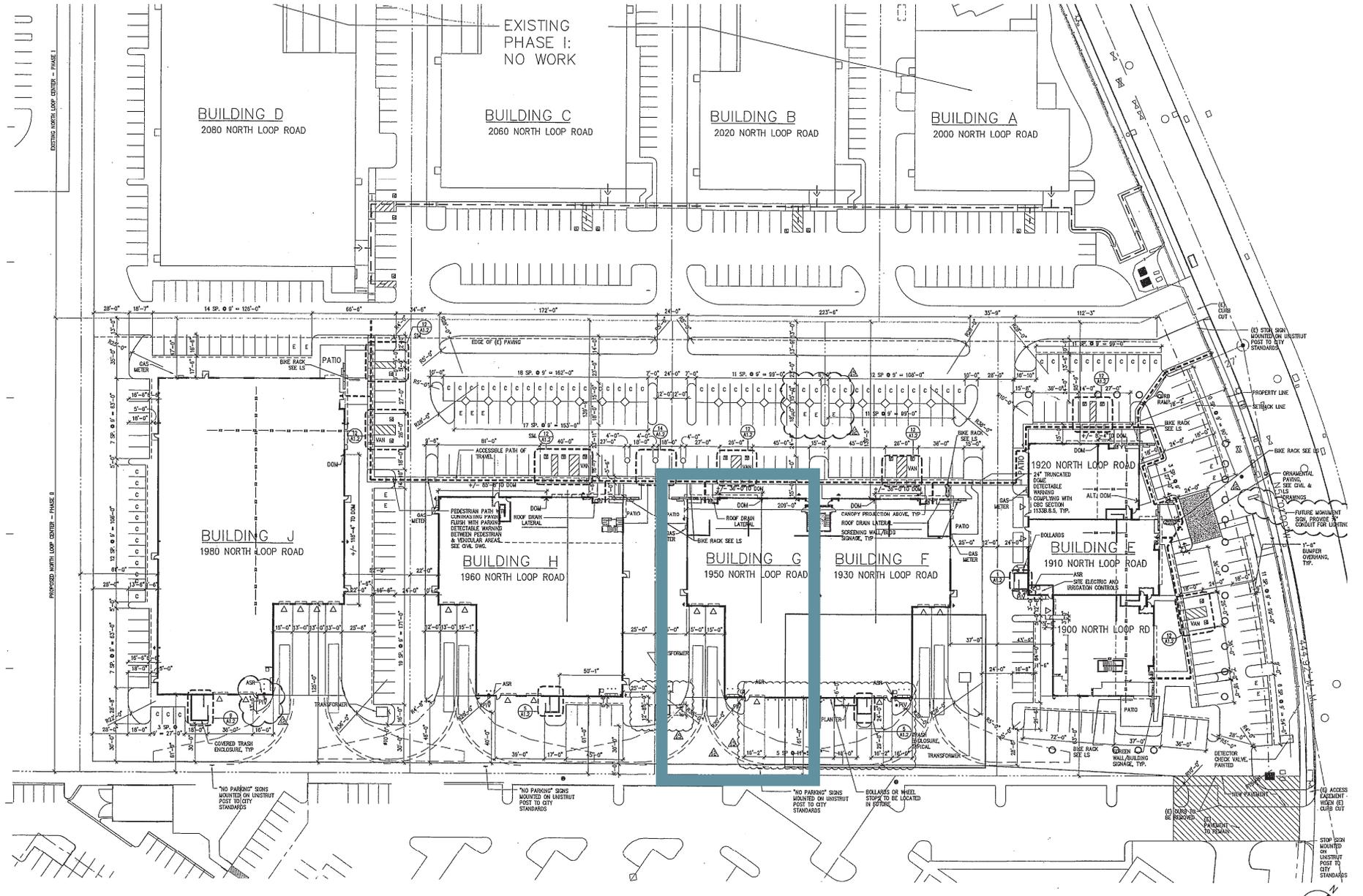


FAR: 38%



CLEAR HEIGHT: ± 24' clear height in the warehouse

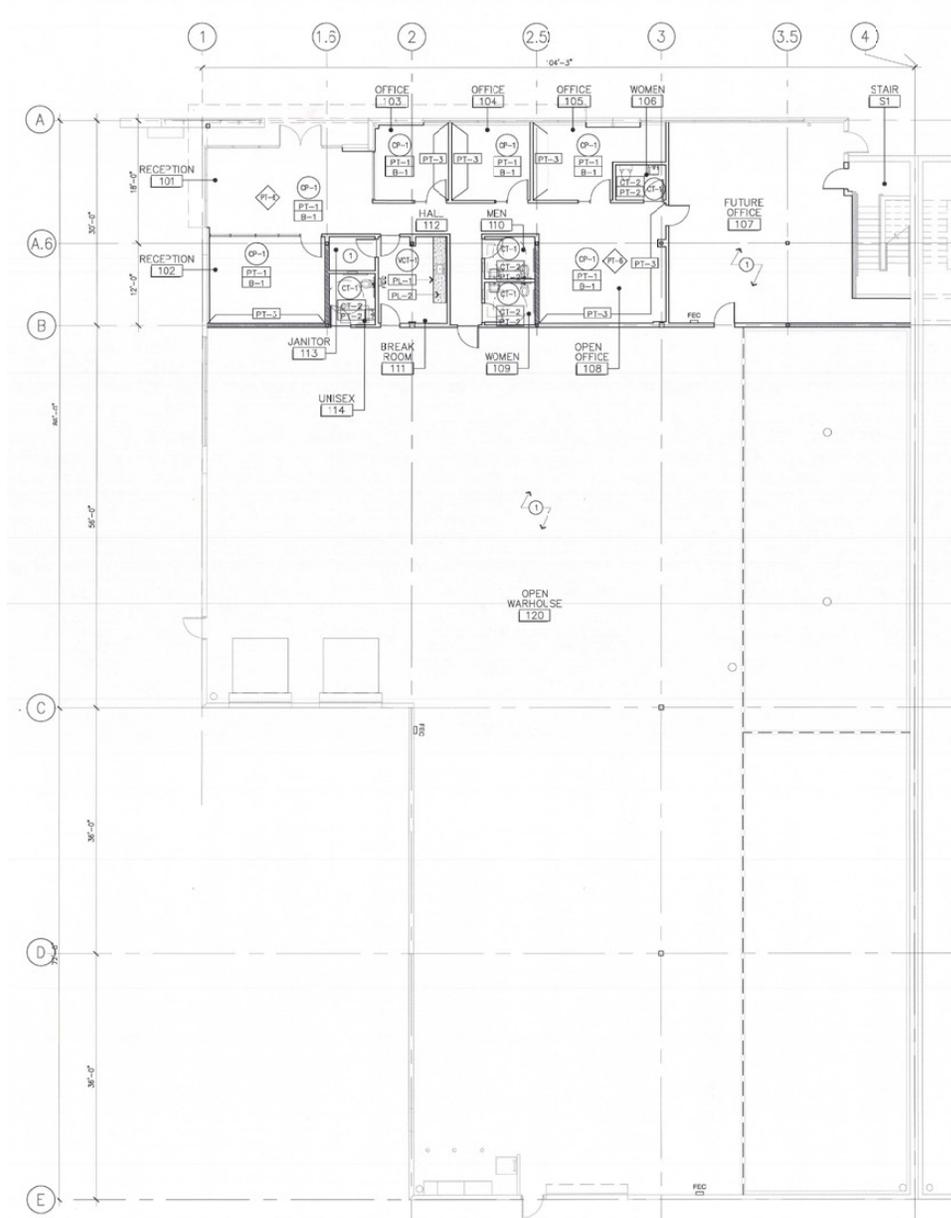
SITE PLAN



FLOOR PLAN

GROUND FLOOR

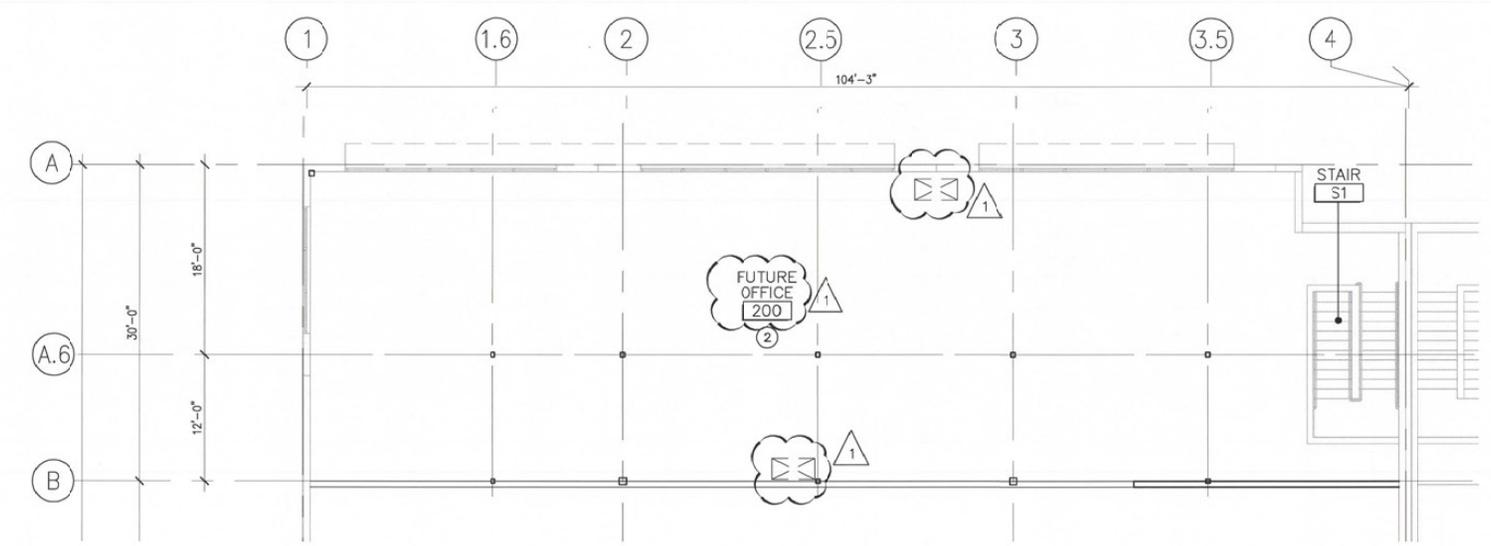
17,246 SF



FLOOR PLAN



2ND FLOOR 3,000 SF



TRANSPORTATION MAP



195C
N LOOP RD
alameda



DRIVE TIMES	MILES	MINS
Harbor Bay Ferry Terminal	1.3	4
Oakland Airport	1.7	4
Park Street Alameda	4.3	9
880 On-Ramp	5.1	10
Coliseum Bart Station	5.4	12
Main St Ferry Terminal	7.9	17
Lake Merritt	8.3	17
Downtown Oakland	11.2	18
Emeryville	15.7	20
Berkeley	16.6	24
San Francisco	23.1	28
San Francisco Airport	31.8	33

PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS REPORT



2024 SUMMARY

	1-MILE	3-MILE	5-MILE
Population	9,675	51,064	323,697
Households	3,378	19,245	108,819
Families	2,524	12,229	68,888
Avg. Household Size	2.83	2.59	2.89
Owner Occupied Housing Units	75.8%	50.9%	37.5%
Renter Occupied Housing Units	19.0%	42.3%	55.0%
Median Age	44.1	43.0	37.7
Median Household Income	\$200,001	\$144,340	\$86,330
Avg. Household Income	\$270,254	\$200,906	\$133,547

2029 SUMMARY

	1-MILE	3-MILE	5-MILE
Population	9,621	51,271	329,749
Households	3,312	19,052	109,981
Families	2,484	12,134	69,599
Avg. Household Size	2.87	2.63	2.92
Owner Occupied Housing Units	74.7%	50.7%	36.6%
Renter Occupied Housing Units	18.3%	41.3%	55.0%
Median Age	45.4	44.5	39.0
Median Household Income	\$200,001	\$166,351	\$105,879
Avg. Household Income	\$305,840	\$228,815	\$157,995



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exclusively listed by

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