



FOR SALE.

PRICING | CONTACT BROKERS

WHERE WATERFRONT ACCESS
MEETS LIMITLESS POTENTIAL.



OFFERING
MEMORANDUM



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TABLE OF CONTENTS

03

EXECUTIVE
SUMMARY

04

PROPERTY
OVERVIEW

06

MAPS &
AERIALS

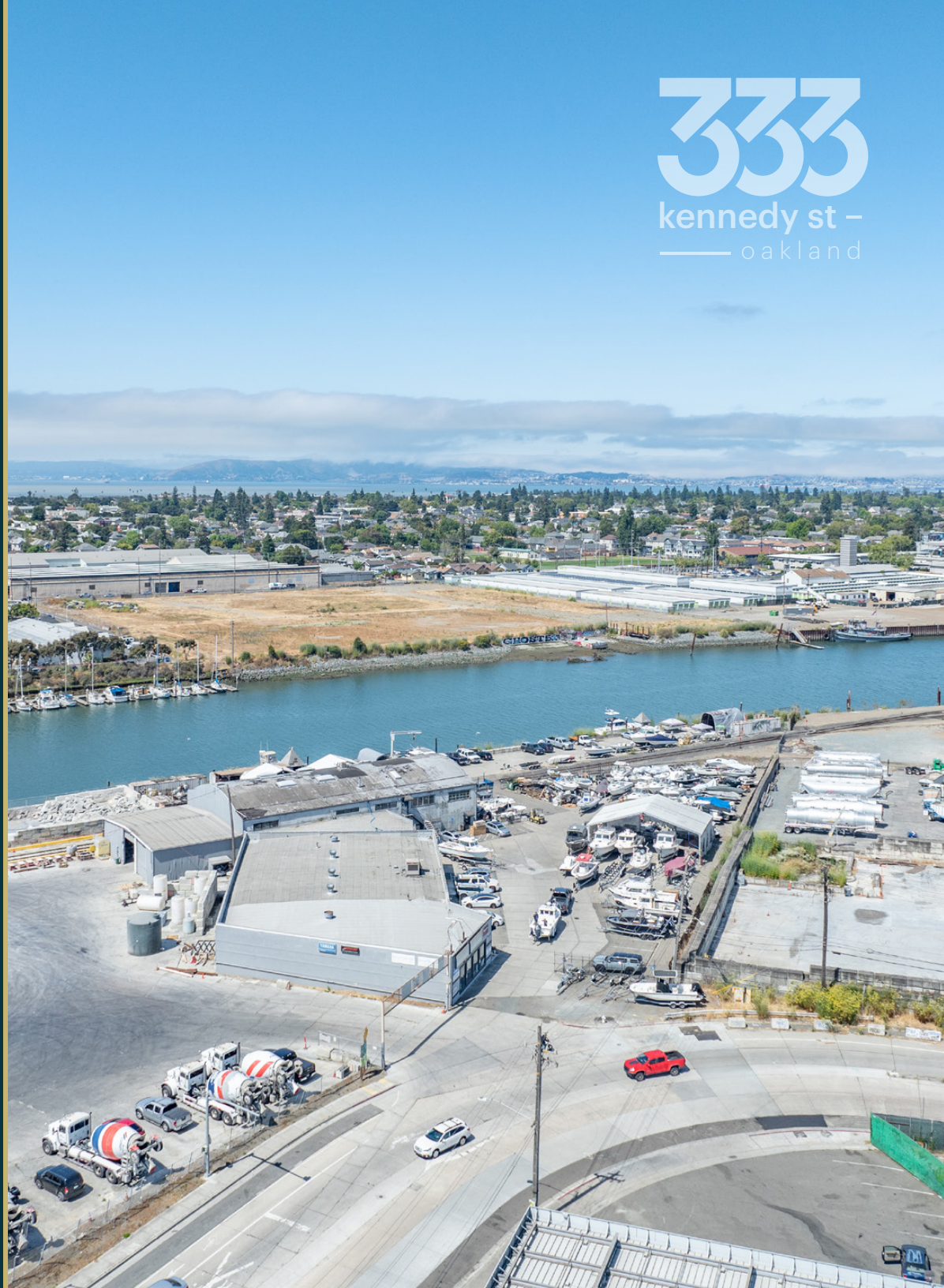
08

PROPERTY
PHOTOS

13

DEMOGRAPHICS
REPORT

333
kennedy st –
oakland



EXECUTIVE SUMMARY



Cushman & Wakefield, as the exclusive advisor, is pleased to present the opportunity to acquire **333 Kennedy Street**, located in Oakland, California—a strategically positioned asset within one of the East Bay’s most dynamic and evolving submarkets.

Situated along the Alameda/Oakland estuary, the property offers rare permitted water access via existing docks and features low site coverage, providing significant functional value. The offering consists of approximately ±25,507 square feet across two (2) buildings, situated on ±2.25 acres (±97,574 SF) spanning two (2) parcels.

Ideally located near key transportation arteries—including Interstate 880, the Port of Oakland, and the amenities of the City of Alameda—the site provides excellent regional connectivity and logistical advantages.

The property’s waterfront access offers a strategic advantage for users with marine-related operational needs. The existing improvements are highly flexible, supporting continued single-tenant use or offering potential for repositioning into a multi-tenant configuration. A generous yard area further enhances the site’s utility, accommodating fleet operations, excess parking, or outdoor storage.

Zoned D-CE-6 (Central Estuary Commercial Zone), the site allows a broad range of industrial uses by right or conditionally. Prospective buyers are encouraged to consult the City of Oakland to verify allowable uses and entitlements.

As part of the transaction, the seller is seeking a short-term sale-leaseback on a portion of the property, to be structured at market terms.



PROPERTY OVERVIEW



ADDRESS: 333 Kennedy Street, Oakland, CA 94606



APN: 019-0072-012-00 & 019-0072-013-00



BUILDING TYPE: Bow-truss wood frame construction with wood siding built originally in 1961



SQUARE FOOTAGE: \pm 25,507 SF



LOT AREA: \pm 2.25 acres across two parcels that are presently bisected by an active UP rail line providing raw production materials to ConAgra and other rail users down the line



ACCESS/LOADING: Building-waterfront access/loading. Site access is maintained from Kennedy St via a gated entrance and dedicated approach. Building access is accommodated through a series of grade level doors. There are two (2) current path of travel transitions across the active rail line that provide access from the landlocked parcel to the waterfront parcel. The waterfront parcel has a permitted dock for birthing rights along the Oakland/Alameda Estuary



PRICE: Call brokers for pricing



ZONING: D-CE-6: Central Estuary District Industrial Zone



CLEAR HEIGHT: \pm 14' to 20' clear heights within the building

SITE PLAN



TRANSPORTATION MAP

MILL VALLEY



STEPS FROM THE WATER.
MINUTES FROM EVERYWHERE.



DRIVE TIMES	MILES	MINS
Park Street Bridge	0.2	1
880 On-Ramp	0.3	2
Park Street Alameda	0.5	3
Fruitvale Bart Station	1.1	6
Lake Merritt	2.5	7
Downtown Oakland	3.4	9
Harbor Bay Ferry Terminal	4.4	15
Oakland Airport	5.3	9
Main St Ferry Terminal	5.6	14
Emeryville	7.6	14
Berkeley	8.5	19
San Francisco	15.1	25
San Francisco Airport	25	31

PROPERTY
PHOTOS



PROPERTY
PHOTOS



DEMOGRAPHICS REPORT

2025 SUMMARY

	1-MILE	3-MILE	5-MILE
Population	35,047	283,521	513,157
Households	12,762	110,973	197,515
Families	7,568	61,151	108,019
Avg. Household Size	2.62	2.48	2.51
Owner Occupied Housing Units	27.8%	33.9%	36.4%
Renter Occupied Housing Units	64.3%	58.4%	56.2%
Median Age	38.9	39.4	38.7
Median Household Income	\$89,624	\$100,374	\$105,152
Avg. Household Income	\$131,053	\$144,632	\$154,881

2030 SUMMARY

	1-MILE	3-MILE	5-MILE
Population	35,864	286,808	520,027
Households	13,114	112,900	201,177
Families	7,790	62,077	109,942
Avg. Household Size	2.61	2.47	2.49
Owner Occupied Housing Units	27.3%	33.4%	35.9%
Renter Occupied Housing Units	64.2%	58.4%	56.4%
Median Age	39.9	40.8	39.8
Median Household Income	\$106,857	\$115,435	\$121,473
Avg. Household Income	\$148,724	\$161,139	\$171,901



DISCLAIMER

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 333 Kennedy St, Oakland, California (the "Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Cushman & Wakefield, Inc. ("Cushman & Wakefield") or the owner ("Owner"). The material is based in part upon information supplied by Owner and in part upon information obtained by Cushman & Wakefield from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Cushman & Wakefield, or any of their respective affiliates, as to the accuracy or complete-ness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

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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333

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