



40/60 98th Avenue Oakland, CA

FOR SALE OR LEASE

TWO (2) PARCELS TOTALLING 1.1 ACRES

Parcel 1 (60 98th Ave): Existing 3-story office building ±30 parking stalls

Parcel 2 (40 98th Ave): Surface parking lot for ±90 vehicles

FOR MORE INFORMATION

John Cumbelich
john@cumbelich.com t. 925.935.5400 x101 CA DRE Lic #01006249

PARTNER  XTEAM
RETAIL ADVISORS

JohnCumbelich
& Associates



SAN FRANCISCO BAY
OAKLAND INTERNATIONAL
AIRPORT I X OAK

61

HEGENBERGER RD

880

AIRPORT ACCESS RD

98TH AVE

SUBJECT

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Excellent opportunity for
airport proximate warehouse,
logistics and commercial uses



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- Location** Located at 98th Avenue & Airport Access Road – Oakland, California
- Draw** Adjacent to Oakland International Airport (13 million passengers annually)
- Zoning** CR-1 ([View Zoning Information](#))
- General Plan** Regional Commercial
- Opportunity** Located in a **Designated Opportunity Zone** ([Learn More](#))
- Traffic** Six blocks from I-880 (204,000 ADT) Hegenberger Rd – 21,526 ADT
98th Ave – 47,981 ADT Doolittle Dr – 22,300 ADT
- Signage** Billboard lease income (Month-to-Month/Negotiable)



ADDRESS

40-60 98th Avenue
Oakland, CA 94603



PARCEL APN

40: 044-5020-3-70
60: 044-5020-3-68



LAND

47,916 SF
1.1 Acres



OWNERSHIP

Fee Simple
(Land & Building)



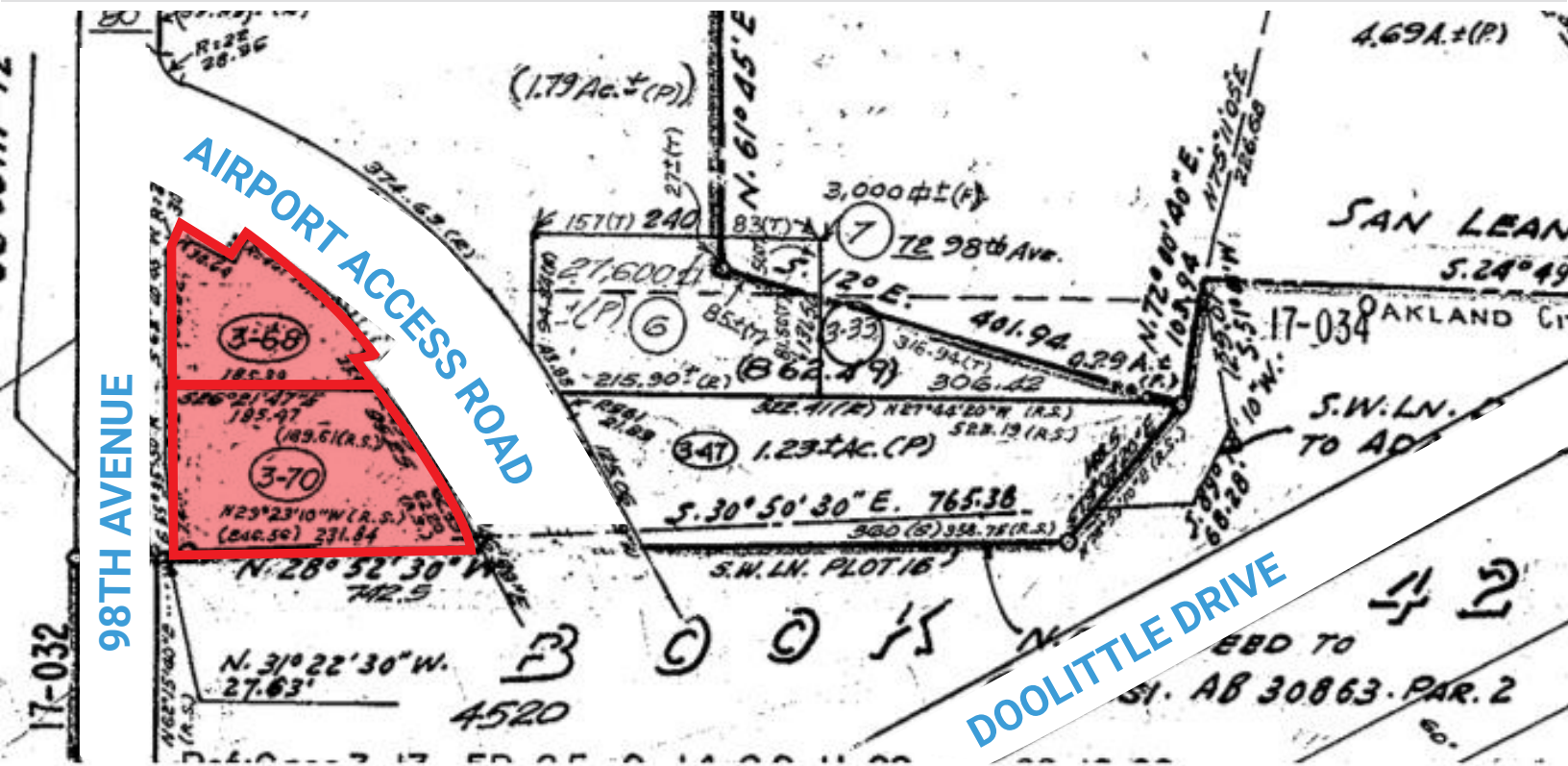
ZONING

CR-1



ACCESS

Entry/Exit on
Airport Access Rd



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Warehouse

- 1 Adams Business Center
- 2 Anchor Distributing Inc.
- 3 Annex Warehouse
- 4 Annex warehouses
- 5 Bay Area Warehouse Co
- 6 BSG Warehouse - San Leandro
- 7 CLF Warehouse
- 8 Costco Wholesale
- 9 Decathlon Warehouse
- 10 Golden Star trading Incorporated
- 11 Lancaster Warehouse
- 12 LKW WAREHOUSE
- 13 Oakland Foreign Trade Zone
- 14 Port Distribution & Warehousing Inc
- 15 San Francisco Chronicle
- 16 SB warehouse
- 17 SK Warehouse
- 18 Starsong & Co. Warehouse
- 19 STG Logistics
- 20 Takara Sake USA Inc. Warehouse

Logistics

- 1 Advanced Cargo Logistics
- 2 Alpha Cargo
- 3 Ambition Logistics
- 4 Apex Logistics
- 5 BAR Global Logistics, Inc.
- 6 C Trans, Inc.
- 7 CPM Logistics, LLC
- 8 DC LOGISTICS
- 9 Freightline Logistics
- 10 Matson Logistics
- 11 Oakport Transportation Services
- 12 PCC Logistics
- 13 PLI Logistics Inc
- 14 Port Z Logistics INC - Vehicle Transport
- 15 Prologistics Distribution, Inc.
- 16 Web to Door logistics
- 17 Well Trucking Inc
- 18 YONG'S LOGISTICS INC
- 19 Yong's Trucking

Distribution

- 1 Aero-Dyne Supply Co.
- 2 Anchor Distributing
- 3 ATC Distribution Group
- 4 Best Buy Distribution Center
- 5 BNF Distribution Enterprise
- 6 Cost-U-Less Distribution Center
- 7 DDC - Dependable Distribution Center San
- 8 Distribution Services
- 9 Frito Lay Distribution Center
- 10 Hudd Distribution
- 11 IMCD US
- 12 J & k distribution
- 13 Medallion Distributing
- 14 Nan Fang Distribution Group
- 15 Natural Choice Distribution Co
- 16 Port Distribution & Warehousing Inc
- 17 Raw Distribution
- 18 RDG Wholesale and distribution
- 19 Valley Distributing
- 20 X L Distribution Inc



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Oakland, CA

Oakland's diversified economy has gained national attention as a great place to do business. The City has become a major destination and employment center in its own right.

Significant investment has flowed into Downtown Oakland, but other areas have not experienced the same level of investment. The City wants to leverage Opportunity Funds to advance equitable economic development in our 30 Opportunity Zones.

Adopted Specific Plans for parts of East and West Oakland will help guide investment in many Opportunity Zone tracts and add a level of predictability for developers.

The Opportunity Zones are meant to spur economic development and job creation in distressed communities by providing tax benefits to investors.

Investors receive capital-gains tax deferral, reduction in basis for long-term investments and other tax incentives.

Investments made by individuals through Qualified Opportunity Funds in these zones would be allowed to defer or eliminate Federal taxes on capital gains.

You can get the tax benefits, even if you don't live, work or have a business in an Opportunity Zone. Investments are not administered or overseen by the City of Oakland. ([Learn More](#))

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		1-Mile	3-Mile	5-Mile	10 Minute Drive Time
POPULATION	2023 Estimated Population	5,850	41,181	139,746	115,830
	2028 Projected Population	5,530	39,166	133,232	111,009
	2020 Census Population	6,118	41,682	142,985	118,777
	2010 Census Population	5,311	37,453	129,984	106,663
	Projected Annual Growth 2023 to 2028	-1.10%	-0.98%	-0.93%	-0.83%
	Historical Annual Growth 2010 to 2023	0.78%	0.77%	0.58%	0.66%
	2023 Median Age	35	36	38	39
DAYTIME POPULATION	Adjusted Daytime Demographics Age 16 Years +	14,422	39,552	111,744	103,769
HOUSEHOLDS	2023 Estimated Households	1,446	11,501	44,300	36,984
	2028 Projected Households	1,386	11,136	43,133	36,221
	2020 Census Households	1,510	11,582	44,486	36,988
	2010 Census Households	1,421	10,958	42,132	35,015
	Projected Annual Growth 2023 to 2028	-0.8%	-0.6%	-0.5%	-0.4%
	Historical Annual Growth 2010 to 2023	0.1%	0.4%	0.4%	0.4%
RACE & ETHNICITY	2023 Estimated White	14.61%	17.32%	21.37%	23.30%
	2023 Estimated Black or African American	24.55%	17.79%	20.38%	14.97%
	2023 Estimated Asian or Pacific Islander	15.34%	22.99%	21.45%	27.12%
	2023 Estimated American Indian or Native Alaskan	2.24%	1.99%	1.79%	1.66%
	2023 Estimated Other Races	43.25%	39.91%	35.01%	32.95%
	2023 Estimated Hispanic	51.33%	47.46%	40.55%	38.06%
INCOME	2023 Estimated Average Household Income	\$108,293	\$121,256	\$131,095	\$139,693
	2023 Estimated Median Household Income	\$87,829	\$101,727	\$110,301	\$121,241
	2023 Estimated Per Capita Income	\$27,885	\$34,366	\$41,914	\$45,099
EDUCATION (AGE 25+)	2023 Estimated Elementary (Grade 0 -8)	19.6%	15.8%	12.8%	13.1%
	2023 Estimated Some High School (Grade 9-11)	8.5%	9.0%	8.2%	7.7%
	2023 Estimated High School Graduate	28.5%	27.5%	23.5%	21.7%
	2023 Estimated Some College	17.0%	17.2%	17.5%	17.5%
	2023 Estimated Associates Degree Only	6.9%	6.2%	7.2%	6.6%
	2023 Estimated Bachelors Degree Only	14.6%	16.2%	20.0%	21.8%
	2023 Estimated Graduate Degree	5.0%	8.0%	10.8%	11.6%
BUSINESS	2023 Estimated Total Businesses	794	2,120	5,628	5,124
	2023 Estimated Total Employees	12,511	27,038	68,579	68,218
	2023 Estimated Employee Population per Business	16	13	12	13
	2023 Estimated Residential Population per Business	7	19	25	23

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