



## Property Highlights

### 1715 Poplar Street

### 1731 Poplar Street

\*Spaces can be combined for  $\pm 14,000$  SF

- |                                   |                         |
|-----------------------------------|-------------------------|
| • $\pm 5,000$ SF Space            | • $\pm 9,000$ SF Space  |
| • $\pm 1,000$ SF Office           | • $\pm 1,000$ SF Office |
| • 1 Dock Door                     | • 1 Grade Level Door    |
| • Heavy Power                     | • 1 Dock Door           |
| • Sprinklers Throughout           | • Heavy Power           |
| • Skylights                       | • Sprinklers Throughout |
| • Recently painted warehouse      | • Skylights             |
| • Clear Height: $\pm 12'$ - $14'$ |                         |

**Asking Rate: \$1.30/PSF, NNN**

**Sublease term through October 31, 2021**

### **Central East Bay location:**

- Adjacent to Union Pacific and BNSF Rail
- Walking distance to coffee shops and restaurants
- <1mile to West Oakland Bart
- 3min ride to 12th St City Center Station
- 7min ride to SF's Embarcadero Station
- 20min drive to Oakland Airport
- 45min drive to San Francisco Airport

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## Zoning CIX-1/S-19:

The primary purpose of the Commercial Industrial Mix-1 (CIX-1) areas is to:

- Provide a diversified economic base and a wide range of employment opportunities;
- Maximize Oakland's regional role as a transportation, distribution, and communications hub;
- Support Port operations and expansion by providing land for Port services such as trucking, warehousing, and distribution;
- Allow heavy-impact or large scale commercial retail uses on sites with direct access to the regional transportation system.



- |                              |                     |                         |
|------------------------------|---------------------|-------------------------|
| 1 Saildrone                  | 7 Pyka, Inc         | 13 Peets Coffee         |
| 2 PCC Logistics              | 8 American Steel    | 14 Mighty Building Inc. |
| 3 Home Depot                 | 9 Lyft              |                         |
| 4 IKEA                       | 10 USPS             |                         |
| 5 Impact Transportation      | 11 TerViva          |                         |
| 6 CalWave Power Technologies | 12 Revolution Foods |                         |

Port of Oakland	2.5 mi
Oakland Airport	11.5 mi
UC Berkeley	5.6 mi