



INNOVATION
PROPERTIES
GROUP

278 4th Street

Oakland, California

278

Manufacturing Warehouse in Jack London Square

8,620 SF

FOR SALE

Zoning C-45

Innovation Properties Group
181 2nd Street, San Francisco, CA
CL 02031924

Ivan Smiljanic | Partner
(510) 717-5008 | ivan@ipgsf.com
BRE 01995999

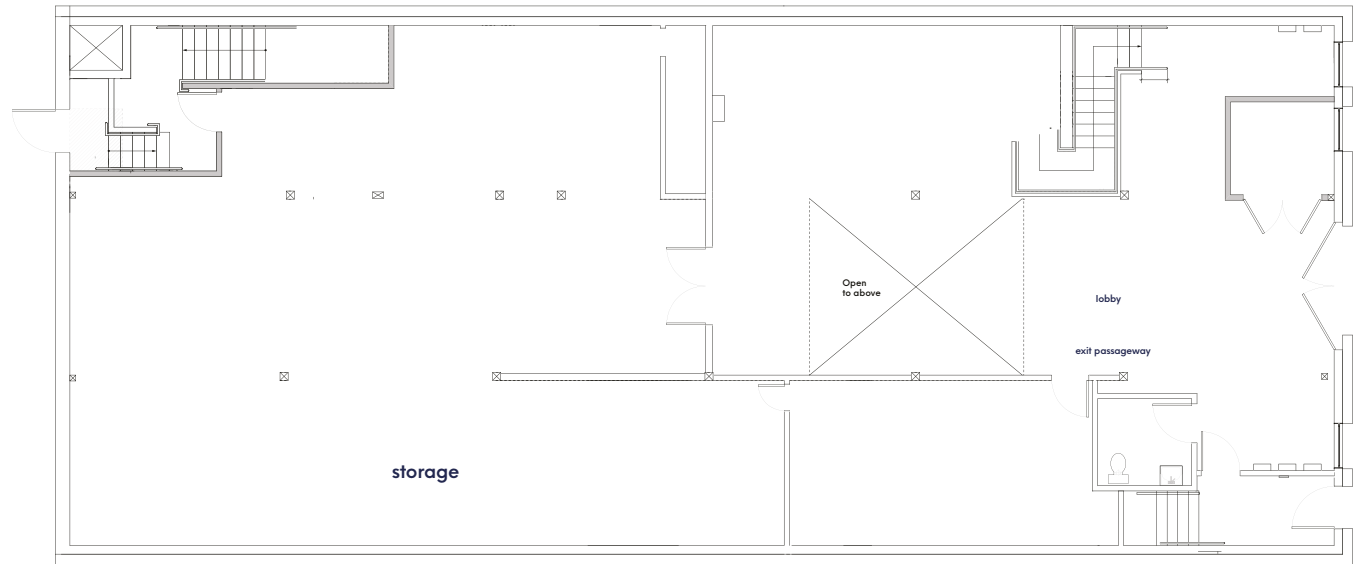
Johan Quie | Vice President
(415) 349-7738 | johan@ipgsf.com
BRE 01948103

ipgsf.com

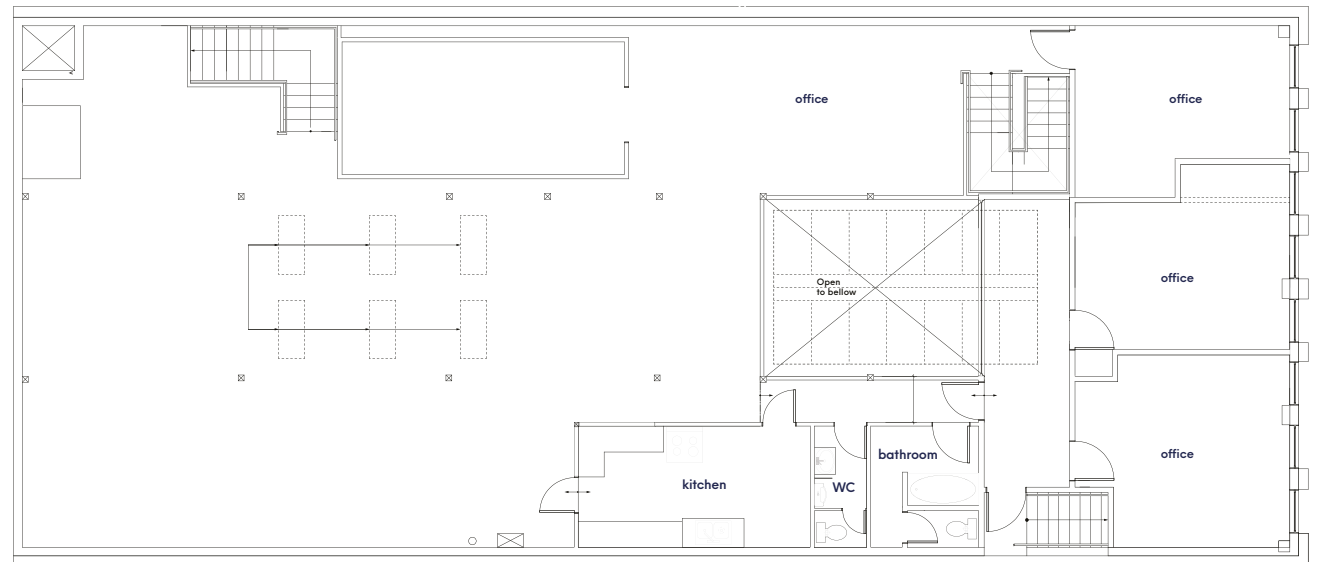
Total interior of 8,620 SF

- 5 Private Bathrooms
- Power: 240V, 3-phase at 200A
- 4 Private offices
- 1 Conference room
- Kitchen
- Mop Sink

1st floor



2nd floor



- APN: 1-153-9
- 4,983 Sqft land area
- Building delivered vacant at COE
- Wide variety of uses allowed under the C-45 community shopping commercial zone regulations

The provisions of this Chapter shall be known as the C-45 community shopping commercial zone regulations. The C-45 zone is intended to create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both long and short term needs in compact locations oriented toward pedestrian comparison shopping, and is typically appropriate to commercial clusters near intersections of major thoroughfares. These regulations shall apply in the C-45 zone.

✓ Permitted activities

• RESIDENTIAL ACTIVITIES:

- Permanent
- Residential Care occupying a One-Family Dwelling Residential Facility
- Semi-Transient

• CIVIC ACTIVITIES:

- Essential Service
- Limited Child-Care
- Recreational Assembly
- Community Assembly
- Community Education
- Nonassembly Cultural
- Administrative
- Health Care

• COMMERCIAL ACTIVITIES:

- General Food Sales
- Full Service Restaurant

- Limited Service Restaurant and Cafe
- Medical Service
- General Retail Sales
- Consumer Service
- Consultative and Financial Service
- Consumer Cleaning and Repair Service
- Consumer Dry Cleaning Plant
- Administrative
- Business, Communication, and Media Service
- Broadcasting and Recording Service
- Research Service

• INDUSTRIAL ACTIVITIES:

- Custom Manufacturing

✓ Conditionally permitted activities

• RESIDENTIAL ACTIVITIES:

- Residential Care, except when occupying a One-Family Dwelling Residential Facility
- Service-Enriched Permanent Housing
- Transitional Housing
- Emergency Shelter

• CIVIC ACTIVITIES:

- Utility and Vehicular
- Special Health Care Civic
- Extensive Impact Civic

• COMMERCIAL ACTIVITIES:

- Check Cashier and Check Cashing
- Fast-Food Restaurant
- Convenience Market
- Alcoholic Beverage Sales
- Mechanical or Electronic Games

- Group Assembly
- Personal Instruction and Improvement and Small Scale Entertainment
- General Wholesale Sales
- Transient Habitation
- Automobile and Other Light Vehicle Sales and Rental
- Automobile and Other Light Vehicle Gas Stations and Servicing
- Automotive and Other Light Vehicle Repair and Cleaning
- Automotive Fee Parking
- Animal Care
- Animal Boarding
- Undertaking Service

• INDUSTRIAL ACTIVITIES:

- Light Manufacturing

• AGRICULTURAL AND EXTRACTIVE ACTIVITIES:

- Plant Nursery
- Crop and Animal Raising

• OFF-STREET PARKING SERVING ACTIVITIES OTHER THAN THOSE LISTED ABOVE

• ADDITIONAL ACTIVITIES WHICH ARE PERMITTED OR CONDITIONALLY PERMITTED IN AN ADJACENT ZONE, ON LOTS NEAR THE BOUNDARY THEREOF



- 1 Jack London Square
- 2 Federation Brewing
- 3 Original Pattern Brewing
- 4 Starbucks
- 5 Peeress Coffee
- 6 Brooklyn West Winery
- 7 Buck Wild Brewing
- 8 Lake Merritt BART