

## Retail Sale Comp

<b>Address:</b> 2523 Broadway Oakland, CA	
<b>Price:</b> \$1,200,000	<b>Cost per sq.ft.:</b> \$350.36
<b>Building Size:</b> 3,425 sq. ft.	<b>Parcel Size:</b> 3,485 sq. ft.
<b>Close Date:</b> May 7, 2015	<b>On Market:</b> 45 days
<b>Terms, Conditions, Comments:</b> Buyer paid all cash. No bank loan. Took building in "as-is" condition.	
<b>Seller:</b> Jane Tai	<b>Buyer:</b> Roasterdam, LLC
<b>Listing Broker:</b> Wilson Tai	<b>Selling Broker:</b> Scott Robinson & Ben Enos, Robinson Real Estate



Price:	\$1,299,999
Building Size:	3,425 SF
Price/SF:	\$379.56
Property Type:	Retail
Property Sub-type:	Street Retail
Property Use Type:	Vacant/Owner-User
No. Stories:	2
Year-Built:	1925
Lot Size:	0.08 AC
Listing ID	18747281
Last Updated	24 days ago

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### Highlights

- Flexible use, retail ground floor, housing above
- High ceilings
- Bicycle U-Lock and motorist parking meter installed by City of Oakland
- BART 19th Street Station is .05 miles walking distance
- HWY 24 / HWY 980 / HWY 580 within 1 mile
- Epicenter of Oakland Art Mural and Oakland Digital Technology sector.

### Description

Redevelopment opportunity:  
 C-40 Thoroughfare, Commercial zoning  
 2 bathrooms on ground floor  
 Ground Floor Storage room closet  
 Upstairs Office  
 Upstairs Storage room  
 Long rectangle showroom floor  
 Platform built on right side window display  
 Built 1925  
 3,425 sq. ft. building size  
 3,628 sq. ft. taxed lot size  
 Street metered parking  
 City installed bicycle U-rack in front  
 City installed 2014 parking meter  
 Seismic Retrofit completed 1993  
 ADA accessible bathroom