



# 8105 CAPWELL DRIVE

Oakland, California 94621

Offering Memorandum

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# Executive Summary



Approximately 18,000 SF two-story commercial building in Oakland's Edgewater Market area.

Large private parking field with more than 70 off-street spaces.

Strong access to Oakland International Airport, I-880, I-580, BART, and regional commercial corridors.

Flexible layout with large assembly areas, offices, conference rooms, commercial kitchen, elevator, and ADA-accessible restrooms.

Current owner-provided income totals \$114,000 annually across existing in-place revenue sources.

Opportunity for an investor, owner-user, church, school, event operator, or institutional user to reposition and lease underutilized space.



Building Area  
**±18,000 SF**

Parking  
**70+ Spaces**

Current Income  
**\$114,000/Year**

Current NOI  
**\$9,117/Year**

Levels  
**2 Stories**

Tenancy  
**In-Place Income**

# Property Overview

Selected highlights based on owner-provided information; buyer to verify all details.



Designated Opportunity Zone location.

Conference and meeting rooms for flexible office or institutional use.

Commercial kitchen on the first floor and break room on the second floor.

ADA-compliant restrooms, some with shower facilities.

Elevator service, multiple stairwells, upgraded electrical components, and fire sprinklers.

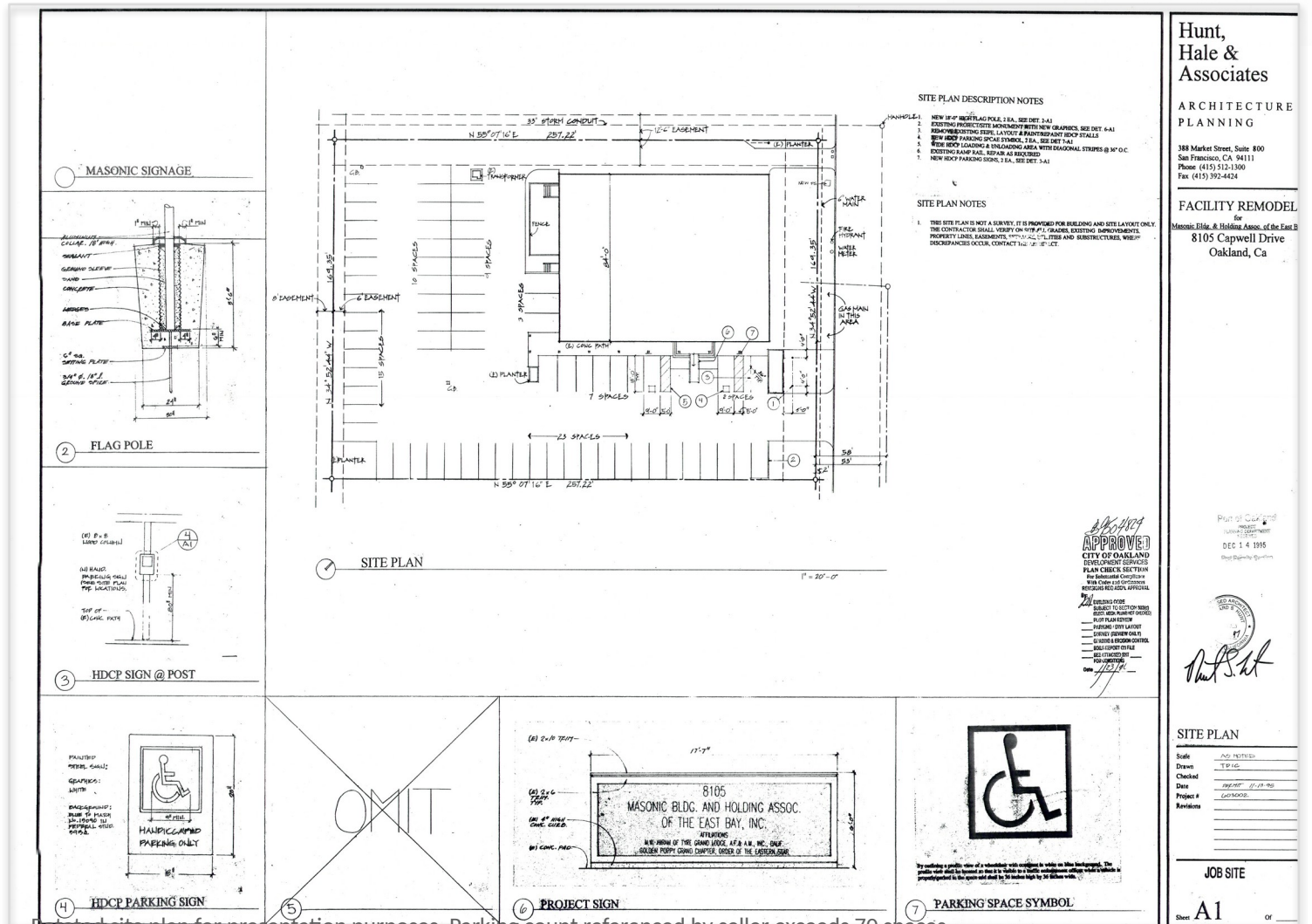
Suitable for owner-user occupancy, investment hold, or future lease-up/repositioning strategy.



# Site & Parking



Lot photographs illustrating the extensive paved parking area and side/rear access.



Rotated site plan for presentation purposes. Parking count referenced by seller exceeds 70 spaces.

# First Floor Plan

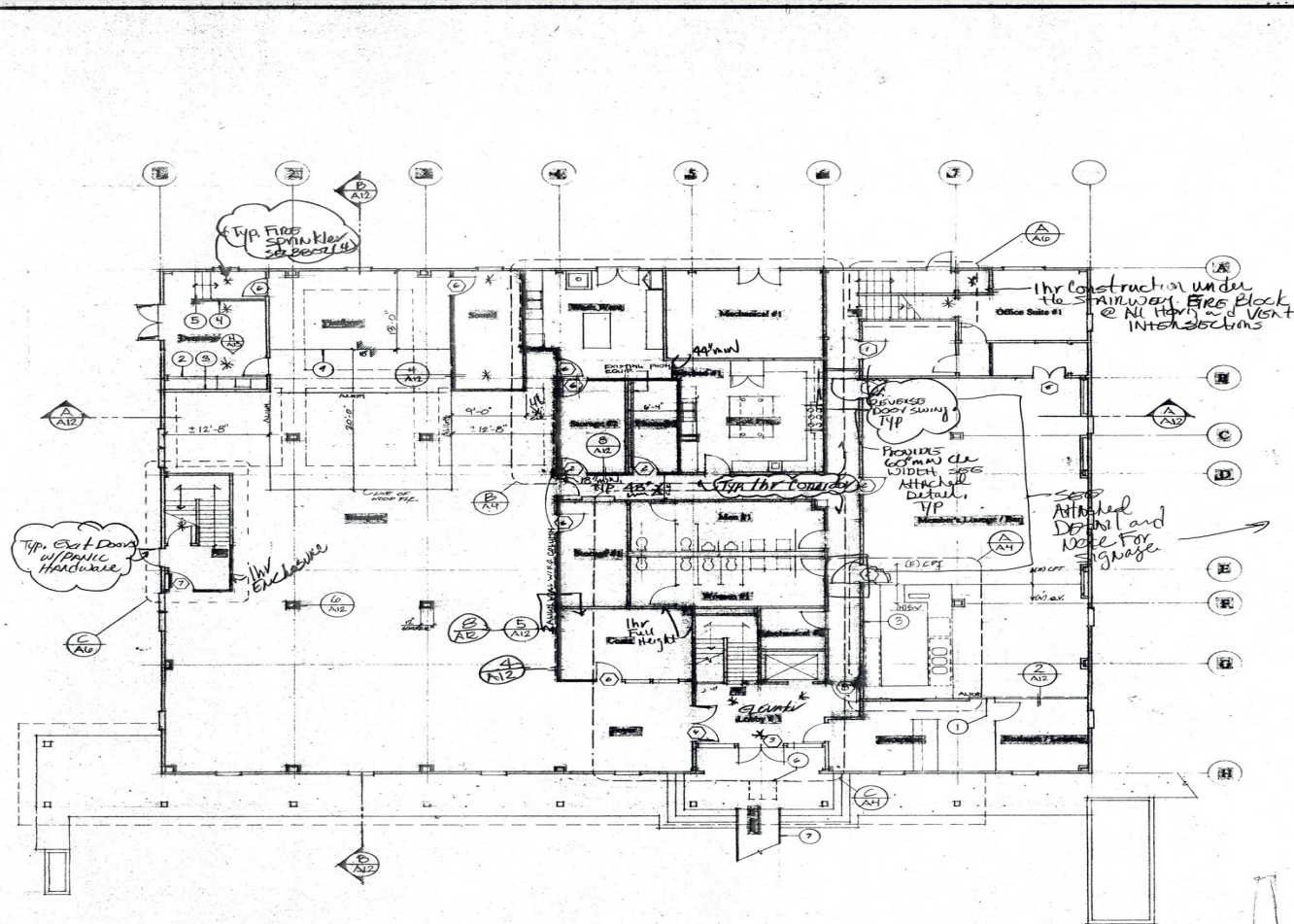
**Hunt,  
Hale &  
Associates**

**ARCHITECTURE  
PLANNING**

388 Market Street, Suite 800  
San Francisco, CA 94111  
Phone (415) 512-1300  
Fax (415) 392-4424

**FACILITY REMODEL**

8105 Capwell Drive  
Oakland, Ca



- FLOOR PLAN DESCRIPTION NOTES**
1. NEW / EXISTING DISCRETE PARTITIONS WITH FINISH CHANNELS AND GYPSUM BOARD PARTITION.
  2. NEW 3/4" HIGH VENEER, COUNTER TOP TO MATCH ADJACENT SURFACE.
  3. NEW 3/4" HIGH VENEER, COUNTER TOP TO MATCH ADJACENT SURFACE.
  4. NEW 3/4" HIGH VENEER, COUNTER TOP TO MATCH ADJACENT SURFACE.
  5. NEW 3/4" HIGH VENEER, COUNTER TOP TO MATCH ADJACENT SURFACE.
  6. NEW 3/4" HIGH VENEER, COUNTER TOP TO MATCH ADJACENT SURFACE.
  7. NEW 3/4" HIGH VENEER, COUNTER TOP TO MATCH ADJACENT SURFACE.
  8. NEW 3/4" HIGH VENEER, COUNTER TOP TO MATCH ADJACENT SURFACE.
  9. NEW 3/4" HIGH VENEER, COUNTER TOP TO MATCH ADJACENT SURFACE.
- FLOOR PLAN LEGEND**
- EXISTING WALL TO REMAIN (SEE DEMOLITION PLAN)
  - EXISTING WALL TO BE REMOVED (SEE DEMOLITION PLAN)
  - EXISTING PARTITION TO REMAIN, REPAIR AS REQUIRED (SEE DEMOLITION PLAN)
  - EXISTING PARTITION TO BE REMOVED (SEE DEMOLITION PLAN)
  - NEW 1/2" HIGH VENEER
  - NEW NON-RATED WALL
  - EXISTING DOOR TO REMAIN
  - NEW OR REUSED DOOR, SEE SCHEDULE SET, A-3
- FLOOR PLAN GENERAL NOTES**
1. TYPICAL CEILING TO MATCH EXISTING (4'-0" APP. FIELD VERIFY) UGN. ON REFLECTED CEILING PLAN.
  2. VERIFY CLEARANCE UNDER HVAC EQUIPMENT AS REQUIRED FOR RECESSED LIGHT FIXTURE INSTALLATION. VERIFY ALL CONDITIONS AND NOTIFY PROJECT MANAGER OF ANY POTENTIAL PROBLEMS BEFORE THE START OF WORK.
  3. ALL EXPOSED SOUND INSULATION ABOVE CEILING SHALL MEET FLAME SPREAD PS 25 AND SMOKE DENSITY 20 AND REQUIREMENTS OF THE UIC.
  4. LOCATE ALL SMOKE DETECTORS IN THE CENTER OF TILES.
  5. PROVIDE ALUMINUM REDUCER STRIP AT CARPET AND RESILIENT FLOOR TRANSITIONS, TYPICAL.
  6. CONTRACTOR SHALL VERIFY THAT ALL CEILING JOINTS ARE CLASS A RATED WITH A FLAME SPREAD OF 25 OR UNDER. CONTRACTOR SHALL ALSO VERIFY THAT NO FLAMMABLE MATERIALS ARE EXPOSED IN PLUMBING SPACES. PROVIDE CTV. ED. LUBING AS REQUIRED.
  7. CONTRACTOR SHALL NOTIFY PROJECT MANAGER IMMEDIATELY OF ALL UTILITIES NECESSARY TO BE REMOVED WHICH HAVE NOT BEEN NOTED FOR REMOVAL IN THESE DOCUMENTS. CONTRACTOR SHALL REMOVE SUCH UTILITIES ONLY AFTER CONSULTATION WITH PROJECT MANAGER AND OWNER. DISCONNECT, CUT BACK TO SOURCE AND CAP ALL UTILITY SERVICES REMOVED. SEAL ALL PENETRATIONS.
  8. PATCH ALL FINISHES TO MATCH EXISTING ADJACENT SURFACES WHERE NEW CONSTRUCTION MEETS EXISTING, AND WHERE DEMOLITION OCCURS.
  9. ALL GYPSUM BOARD SHALL BE 5/8" TYPE X, TYPICAL.

- PARTITION PLAN NOTES**
10. VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING FIELD MEASUREMENTS. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. NOTIFY PROJECT MANAGER OF ANY DISCREPANCIES PRIOR TO THE START OF WORK. DO NOT SCALE DRAWINGS TO LAYOUT WALLS.
  11. ALL DIMENSIONS NOTED "FIELD" SHALL BE STRICTLY MAINTAINED.
  12. ALL PARTITIONS SHALL BE BRACED AND FINISHED AS REQUIRED BY CODE. PROVIDE BRACING FOR PARTITIONS AND CEILING AS REQUIRED BY CODE.
  13. PROVIDE BRACING PLATE (AS REQUIRED) FOR ALL WALL MOUNTED ITEMS.
  14. VERIFY LOCATION OF EXISTING TELEPHONE / ELECTRICAL SERVICES PRIOR TO THE START OF WORK.
  15. EXAMINE EXISTING FLOORS AS WALLS, PATCH AND REPAIR AS REQUIRED TO RECEIVE NEW FINISHES.
  16. PROVIDE SPACER, WHERE REQUIRED AT THE TOP HANGER OF PARTITION TO ALLOW SLIDE CEILING TILE TO EXTEND OVER PARTITION.
  17. VERIFY ALL EXISTING VALVES AND / OR EQUIPMENT WHICH NEED ACCESS. NOTIFY PROJECT MANAGER AT ONCE TO LOCATE ACCESS PANELS.
  18. FIRE TAP, AND SEAL ALL PENETRATIONS AS REQUIRED AT EXISTING ONE-HOUR FIRE RATED CORRIDOR WALLS (ABOVE CEILING) AS REQUIRED. FIELD VERIFY EXTENT.

- FINISH PLAN NOTES**
20. PAINT WALLS AND CEILING PER FINISH SCHEDULE, SET, A5.
  21. PROVIDE NEW BASE AT NEW WALLS, MATERIAL AND COLOR TO MATCH EXISTING PER FINISH SCHEDULE, SET, A5.
  22. PATCH AND REPAIR DAMAGED CEILING TILES.
  23. PATCH, SANDPAP AND TRIM ALL CARPETS TO REMAIN.
  24. WHERE CARPETS OCCUR PROVIDE WALL COVERING AT WALL BETWEEN COUNTER AND LOWER CARPETS ONLY. DO NOT PROVIDE WALL COVERING FOR CTV. RED. W.L. BELOW COUNTER.
  25. PROVIDE ALUMINUM REDUCER STRIP WHERE VINYL TILE FLOOR MEETS CARPET OR OTHER MATERIAL.
  26. SUBMIT TWO 8" x 12" BRUSH OUTS OF EACH COLOR TO THE PROJECT MANAGER FOR APPROVAL PRIOR TO THE START OF WORK.
  27. ALL GYPSUM BOARD IS TO BE TAPLED, FILLED AND SANDER SMOOTH AT AREA TO RECEIVE NEW WALL COVERING. PREPARE SURFACE PER MANUFACTURER'S INSTRUCTION AT CARPETED AREAS. USE ONLY ONE LINE SET PER ROOM OR CORRIDOR. RUN OF TILE SHALL BE IN TRAFFIC DIRECTION.
  28. ALL EXISTING CEILING PANELS AND LIGHT FIXTURE LAYOUT TO REMAIN AS IS U.O.M.
  29. SUBMIT CARPET SEAMING DIAGRAMS TO PROJECT MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
  30. PREPARE SURFACES AND APPLY FINISHES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL OTHERS.
  31. VERIFY THAT SURFACES TO RECEIVE FINISHES HAVE BEEN PREPARED. NEW WALL SHOULD VARY NO MORE THAN 1/8" IN 10'-0". REPORT DEFECT IN WRITING TO PROJECT MANAGER.

FIRE EXTINGUISHERS AND  
EXIT SIGNS AS REQUIRED  
BY FIRE MARSHAL.

SEPARATE PERMIT REQUIRED FROM  
FIRE PREVENTION BUREAU FOR:  
Fire Sprinkler System or Modifications  
Fire Standpipes and Fire Hoses  
Fire Alarm System  
Spray Booth, or Flammable LUL  
Fire Code (Occupancy) Permits  
(Public Access)

**APPROVED**  
CITY OF OAKLAND  
DEVELOPMENT SERVICES  
PLAN CHECK SECTION  
By: [Signature]  
REVISIONS REG ADDL APPROVAL

ENCLOSURE CODE  
SUBJECT TO SECTION 1000  
REVIEW PLAN (NOT DOWNS)  
FLAT PLAN REVIEW  
PARKING / DRIVE LAYOUT  
SURVEY REVIEW ONLY  
DRAWING & EROSION CONTROL  
SOLID FORTIFY OF FILE  
SEE ATTACHED SET  
FOR COMMENTS

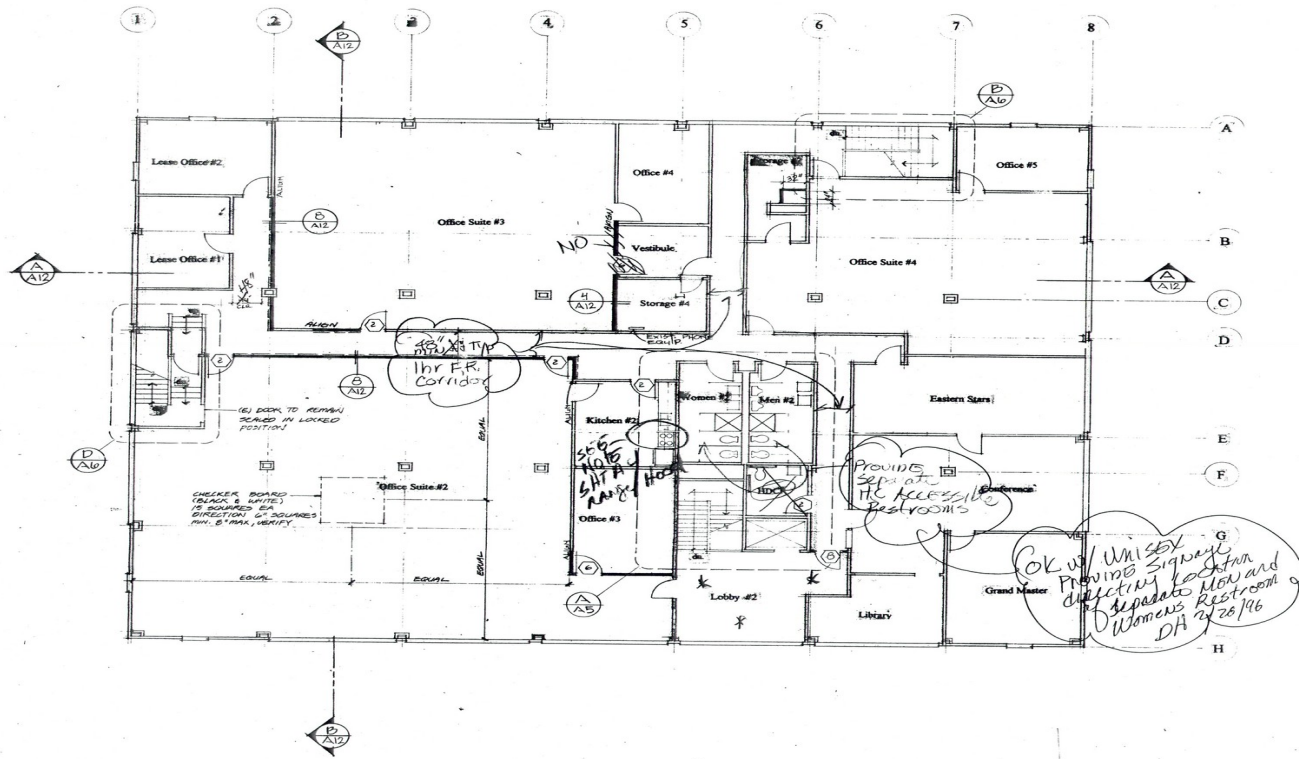


**MAIN FLOOR PLAN**

Scale: 1/8" = 1'-0"  
Drawn: T.P.C.  
Checked: [Signature]  
Date: 11-15-95  
Project #: 002002  
Revisions:

**JOB SITE**  
A2

# Second Floor Plan



## FLOOR PLAN DESCRIPTION NOTES

1. NEW / REUSED DEMOUNTABLE PARTITIONS WITH FURRING CHANNELS AND GYPSUM BOARD FINISH
2. NEW 2" EDGE VANITY, COUNTER TOP TO MATCH ADJACENT SURFACE
3. REUSE EXISTING MIRROR FROM PREVIOUS FACILITY
4. NEW 3" GUARDRAIL
5. NEW STAIRS WITH VINYL FINISH
6. 30" SQUARE BURGESS CAST IRON
7. EXISTING RAIL REPAIR AND PAINT AS REQUIRED
8. REUSE PLATFORM

## FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN (SEE DEMOLITION PLAN)
- EXISTING WALL TO BE REMOVED (SEE DEMOLITION PLAN)
- EXISTING PARTITION TO REMAIN, REPAIR AS REQUIRED (SEE DEMOLITION PLAN)
- EXISTING PARTITION TO BE REMOVED (SEE DEMOLITION PLAN)
- NEW 1 HOUR WALL
- NEW NON-RATED WALL
- EXISTING DOOR TO REMAIN - DOOR WITH 1HR CORRIDOR
- NEW OR REUSED DOOR, SEE SCHEDULE SHT. A-5

## FLOOR PLAN GENERAL NOTES

1. TYPICAL CEILING TO MATCH EXISTING (4' 9" AFF., FIELD VERIFY) UN. ON REFLECTED CEILING PLAN.
2. VERIFY CLEARANCE UNDER HVAC EQUIPMENT AS REQUIRED FOR RECESSED LIGHT FIXTURE INSTALLATION. VERIFY ALL CONDITIONS AND NOTIFY PROJECT MANAGER OF ANY POTENTIAL PROBLEMS PRIOR TO THE START OF WORK.
3. ALL EXPOSED SOUND INSULATION ABOVE CEILING SHALL MEET PLUMB SPREAD PS 25 AND SMOKE DENSITY SD 450 REQUIREMENTS OF THE UBC.
4. LOCATE ALL SMOKE DETECTORS IN THE CENTER OF TILES
5. PROVIDE ALUMINUM REDUCING STRIP AT CARPET AND RESILIENT FLOOR TRANSITIONS, TYPICAL
6. CONTRACTOR SHALL VERIFY THAT ALL CEILING TILES ARE CLASS A RATED WITH A PLUMB SPREAD OF 12 OR UNDER. CONTRACTOR SHALL ALSO VERIFY THAT NO FLAMMABLE MATERIALS ARE EXPOSED IN PLENUM SPACE. PROVIDE GYP. BD. LINING AS REQUIRED. CONTRACTOR SHALL NOTIFY PROJECT MANAGER IMMEDIATELY OF ALL UTILITIES NECESSARY TO BE REMOVED WHICH HAVE NOT BEEN NOTED FOR REMOVAL IN THESE DOCUMENTS. CONTRACTOR SHALL REMOVE SUCH UTILITIES ONLY AFTER CONSULTATION WITH PROJECT MANAGER AND OWNER. DISCONNECT, CUT BACK TO SOURCE AND CAP ALL UTILITY SERVICES REMOVED. SEAL ALL PENETRATIONS
7. PATCH ALL FINISHES TO MATCH EXISTING ADJACENT SURFACES WHERE NEW CONSTRUCTION MEETS EXISTING, AND WHERE DEMOLITION OCCURS.
8. ALL GYPSUM BOARD SHALL BE 5/8" TYPE X, TYPICAL.

## PARTITION PLAN NOTES

10. VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING FIELD MEASUREMENTS. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. NOTIFY PROJECT MANAGER OF CONFLICTS PRIOR TO THE START OF WORK. DO NOT SCALE DRAWINGS TO LAYOUT WALLS.
11. ALL DIMENSIONS ARE SHOWN TO FACE OF FINISHES, UNLESS NOTED OTHERWISE.
12. ALL DIMENSIONS NOTED "CLEAR" SHALL BE STRICTLY MAINTAINED.
13. ALL PARTITIONS SHALL BE ANCHORED FIRMLY AS REQUIRED BY CODE. PROVIDE BRACING FOR PARTITIONS AND CEILING AS REQUIRED BY CODE.
14. PROVIDE BACKING PLATES / BLOCKING FOR ALL WALL MOUNTED ITEMS.
15. VERIFY LOCATION OF EXISTING TELEPHONE / ELECTRICAL SERVICES PRIOR TO THE START OF WORK.
16. EXAMINE EXISTING FLOORS AD WALLS. PATCH AND REPAIR AS REQUIRED TO RECEIVE NEW FINISHES.
17. PROVIDE SPACER, WHERE REQUIRED AT THE TOP RUNNER OF PARTITION TO ALLOW SLINE CEILING TILE TO EXTEND OVER PARTITION.
18. VERIFY ALL EXISTING VALVES AND / OR EQUIPMENT WHICH NEED ACCESS. NOTIFY PROJECT MANAGER AT ONCE TO LOCATE ACCESS PANEL.
19. FIRE TAPE AND SEAL ALL PENETRATIONS AS REQUIRED AT EXISTING ONE-HOUR FIRE RATED CORRIDOR WALLS (ABOVE CEILING) AS REQUIRED. FIELD VERIFY EXTENT.

## FINISH PLAN NOTES

20. PAINT WALLS AND CEILINGS PER FINISH SCHEDULE, SHT. A-5
21. PROVIDE NEW BASE AT NEW WALLS, MATERIAL AND COLOR TO MATCH EXISTING PER FINISH SCHEDULE, SHT. A-5
22. PATCH AND REPAIR DAMAGED CEILING TILES
23. PATCH, SEAMING AND TREAT ALL CARPETS TO REMAIN
24. WHERE CARPETS OCCUR PROVIDE WALL COVERING AT WALL BETWEEN COUNTER AND UPPER CABINETS ONLY. DO NOT PROVIDE WALL COVERING FOR GYP. BD. WALL BELOW COUNTER
25. PROVIDE ALUMINUM REDUCER STRIP WHERE VINYL TILE FLOOR MEETS CARPET OR OTHER MATERIAL
26. SUBMIT TWO 8" x 12" BRUSH OUTS OF EACH COLOR TO THE PROJECT MANAGER FOR APPROVAL PRIOR TO THE START OF WORK.
27. ALL GYPSUM BOARD IS TO BE TAPED, FILLED AND SANDED SMOOTH. AT AREA TO RECEIVE NEW WALL COVERING, PREPARE SURFACE PER MANUFACTURER'S DIRECTION AT CARPETED AREAS, USE ONLY ONE DIRECTION PER ROOM OR CORRIDOR. RUN OF TILE SHALL BEIN TRAFFIC DIRECTION
28. ALL EXISTING CEILING PANELS AND LIGHT FIXTURE LAYOUT TO REMAIN AS IS UNLESS NOTED OTHERWISE
29. SUBMIT CARPET SEAMING DIAGRAMS TO PROJECT MANAGER FOR APPROVAL PRIOR TO INSTALLATION
30. PREPARE SURFACES AND APPLY FINISHES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION
31. VERIFY THAT SURFACES TO BE REFINISHED HAVE BEEN PREPARED. NEW WALL, CEILING VARY NO MORE THAN 1/4" IN 10' IF REPORT DEFECT IN WRITING TO PROJECT MANAGER.

Hunt, Hale & Associates

ARCHITECTURE  
PLANNING

388 Market Street, Suite 800  
San Francisco, CA 94111  
Phone (415) 512-1300  
Fax (415) 392-4424

FACILITY REMODEL

for  
Masconic Bldg. & Hoblitzelle Assoc. of the East Bldg.  
8105 Capwell Drive  
Oakland, Ca

APPROVED  
CITY OF OAKLAND  
DEVELOPMENT SERVICES  
PLAN CHECK SECTION  
Per Submittal Compliance  
With Code and Ordinance  
REVISIONS REQUIRED APPROVAL  
DATE 1/27/16



## UPPER FLOOR PLAN

Scale 1/8" = 1'-0"  
Drawn T.D.C.  
Checked  
Date PERMIT 11-13-15  
Project # 400002  
Revisions

JOB SITE



For hand locations only

# Current Revenue Summary

Owner-provided revenue schedule; lease abstracts and supporting documents should be independently verified.



| Revenue Source  | Monthly Rent   | Annual Rent      | Reported Status                 |
|-----------------|----------------|------------------|---------------------------------|
| Banquet Hall    | \$5,000        | \$60,000         | In-place revenue                |
| Church          | \$3,500        | \$42,000         | Month-to-month                  |
| Meca Shrine Bar | \$1,000        | \$12,000         | In-place revenue                |
| <b>Total</b>    | <b>\$9,500</b> | <b>\$114,000</b> | <b>Current annualized total</b> |

Current annual gross income: \$114,000.

Current monthly scheduled income: \$9,500.

Seller has reported both month-to-month and term tenancy; buyer to verify leases, rent schedule, and occupied square footage.

Building appears materially underutilized relative to total area and parking capacity.

Gross Income  
**\$114,000**

Monthly Income  
**\$9,500**

Illustrative Occupancy Narrative  
**Underutilized Asset**

# Current Operating Snapshot

Based on owner-provided June 2026 expense schedule, taxes, insurance, and current annualized revenue.



Annual Gross Income

**\$114,000**

Annual Operating Expenses

**\$104,884**

Current NOI

**\$9,117**

Current Expense Ratio

**92.0% of revenue**

| Expense Category                       | Annual Amount    |
|----------------------------------------|------------------|
| Operating / Utilities / Admin          | \$53,575         |
| Property Taxes                         | \$23,377         |
| Insurance                              | \$27,932         |
| <b>Total Annual Operating Expenses</b> | <b>\$104,884</b> |

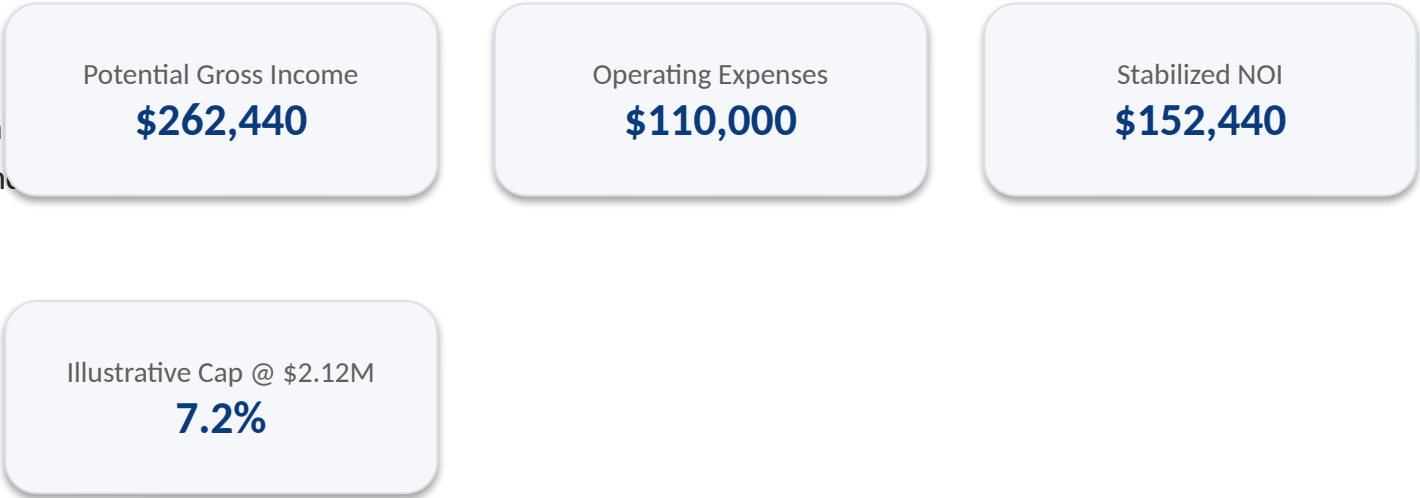
Private financing reported at \$750,000 interest-only at 10.50%; debt service is excluded from NOI. SBA loan balance reported at \$82,000 with no payments currently being made. Financial figures are preliminary and subject to review of leases, invoices, tax bills, and insurance declarations.

# Illustrative Stabilized Scenario

Preliminary estimate for presentation purposes only. Buyer should independently underwrite rents, occupancy, and expenses.



Assumed rentable area used for analysis: 18,000 SF.  
Assumed economic occupancy: 90%.  
Illustrative average gross rental rate: \$1.35/SF/month.  
Illustrative stabilized operating expenses: \$110,000 annual.  
Scenario is intended to demonstrate lease-up potential and not a representation or guarantee.



## Current vs. Illustrative Stabilized Annual Income



Rare combination of sizable building area and extensive on-site parking in Oakland.

Strategic infill location near airport, freeway access, and major transportation corridors.

Potential lease-up and repositioning opportunity supported by underutilized square footage.

Versatile physical improvements may support office, assembly, event, educational, religious, or service-oriented uses, subject to approvals.

This deck is formatted as an editable offering memorandum template and can be expanded with aerials, zoning information, demographics, lease abstracts, due diligence, and market data.



This Offering Memorandum has been prepared for discussion purposes only and does not constitute an offer to sell or a solicitation to purchase the property.

All information herein has been obtained from sources deemed reliable, including owner-provided materials; however, no representation or warranty is made as to its accuracy or completeness.

Prospective purchasers must conduct their own independent due diligence regarding physical condition, zoning, entitlement, occupancy, leases, income, expenses, taxes, insurance, title, and all other matters related to the property.

Any financial projections or stabilized scenarios are illustrative only and are not guarantees of future performance.

**Prepared by MetroCity Realty**





**Kennard McLeod**

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