



Incredible Investment Opportunity in the Heart of Uptown

1759 Broadway | 1802 Telegraph Avenue • Oakland, CA



EXECUTIVE SUMMARY

LCB Associates is pleased to present investors the opportunity to acquire 1759 Broadway & 1802 Telegraph Avenue, a fully leased, stable investment in the heart of Oakland's Uptown.

The Guaranty and Loan Association Building was originally built in 1931 as the Morris Plan Company headquarters. The building was fully renovated in 2010, including brand new glass facades and a new 800-amp electrical service. It is fully leased at current market rates with well-established tenants. The building is accessible from Broadway and Telegraph Avenue and sits a few steps from the 19th Street BART entrance. On the second floor there are five enormous skylights which sit a few feet above the fully restored original molding from the 1930's. The building features black and white marble entries, stairways and bathrooms complimented with wood flooring throughout.

PROPERTY SUMMARY

Address	1759 Broadway & 1802 Telegraph Avenue Oakland, CA 94612
Total Square Footage	12,600 sq. ft.
Total Rentable Square Feet	9,622 sq. ft.
APN	008-0640-004
Lot Size	4,281 sq. ft.
Price	\$5,500,000
Investment Highlights	<ul style="list-style-type: none">• Located in the heart of Uptown across from the FOX Theater entry doors• Fully occupied with long-term leases at current market economics• Just a couple steps to 19th Street BART• Walk Score 98 Transit Score 86 Bike Score 92



SIGNIFICANT DEVELOPMENTS, TRANSACTIONS AND LANDMARKS



1. Subject Property
2. 1700 Webster - 205 Units (Gerding Edlen)
3. 1721 Webster - 250 Units (Holland Partners)
4. 301 19th - 224 Units (Lennar)
5. 1640 Broadway - 254 Units (Lennar)
6. Atlas 1314 Franklin - 633 Units (Carmel Partners)
7. 14th & Alice - 260 Units (Holland Partners)
8. 2150 Webster - 244,000 SF Office (Lane Partners)
9. 1900 Broadway - 452 Units (Lincoln Property Co)
10. Uptown Station - Square Inc 350,000 SF
11. 1901 Harrison - CA Dept of Insurance 47,000 SF
12. Center 21 - Pandora Headquarters 90,000 SF
13. FOX Theater
14. Paramount Theatre
15. 19th Street BART
16. Lake Merritt

SQUARE INC LEASES 356,000 SF AT UPTOWN STATION



Excerpt from the San Francisco Chronicle:

Payments processor Square signed an office lease Thursday for Oakland's Uptown Station in one of the city's biggest real estate deals ever. The 356,000-square-foot expansion, taking all of the building's office space, gives Square room for up to 2,000 employees. Square is poised to become the largest tech company in Oakland, surpassing Pandora, which has about 1,000 employees. "We're excited to join the Oakland community as a partner, an advocate, a neighbor, and a customer of local businesses," Square CEO Jack Dorsey said in a statement. "As we continue to grow, we want to support our employees wherever they are so they can work and invest in the communities in which they live."

CONTACT

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LCB
ASSOCIATES

New Morris Plan Home

An architect is now preparing plans and specifications for a monumental type, classical design new home for the Oakland Morris Plan Company, which will be ready for occupancy about September 1. It will stand on the west side of Broadway near Nineteenth street.

