

# 303 HUDSON ST.

OAKLAND, CA 94618



# SPECIALTY BUILDING FOR SALE

**AZIZ KHATRI, CCIM**

Director|BrokerAssociate  
DRE#:01050721

**MANO ACEBEDO, CCIM**

Investment Advisor  
DRE#:01872979

☎ (510) 368-8347

✉ aziz@kw.com

☎ (707) 246-9714

✉ macebedo@kw.com



**ARTIZAN**  
Commercial Advisors



KW COMMERCIAL - OAKLAND  
DRE# 02029039





# PROPERTY OVERVIEW

Artizan Commercial Advisors presents 303 Hudson Street, a  $\pm 5,350$  SF specialty building situated on a  $\pm 7,404$  SF corner lot in the heart of Rockridge.

Formerly a church, the property is located in a vibrant, highly walkable neighborhood and is zoned RM-4 with an S-13 combining designation under Oakland's Neighborhood Center Mixed-Use General Plan. This zoning supports a range of residential-oriented commercial uses, including retail, adaptive reuse, and owner-occupant opportunities.

This is a compelling opportunity for an owner-user or investor seeking a flexible, centrally located asset with distinctive historic character and strong long-term upside.

# PROPERTY SUMMARY

For Sale:

**\$2,400,000**

Total Building Sqft:

**± 5,350**

\$PSF:

**\$448.59**

Lot SQ Ft ± 7,404

Zoning: RM-4

Neighborhood Center Mixed Use

APN#:

**14-1251-5-3**



# PROPERTY HIGHLIGHTS



Prime Rockridge Corner Lot



Flexible Zoning & Use Potential



Strong Long Term Upside



Distinctive Historic Character





303, HUDSON ST.

OAKLAND CA

KitchenStory Oakland

Hudson St

College Ave

Manilla Ave

Oakland Public Library:  
Rockridge Branch

Google Maps











# OAKLAND, CA

Oakland, California, offers a dynamic environment for businesses and entrepreneurs seeking opportunity and innovation. Positioned at the heart of the Bay Area, the city provides unmatched access to major markets through the Port of Oakland, BART connections, and proximity to San Francisco and Silicon Valley. Oakland's economy is powered by diverse industries including technology, healthcare, green energy, and the creative arts, making it an attractive base for both established companies and emerging startups. The city's renowned diversity and progressive culture create a supportive ecosystem for socially-conscious enterprises, with a strong emphasis on sustainability and equity. A vibrant cultural scene, thriving food and arts districts, and access to outdoor recreation contribute to a high quality of life that draws top talent. With its blend of connectivity, innovation, and community, Oakland is a compelling destination for businesses looking to grow and thrive in the Bay Area market.

96

WALK SCORE



73

BIKE SCORE



60

TRANSIT SCORE



## TRANSIT HIGHLIGHTS

-  Rockridge Bart - 0.4 mi
-  Amtrak at Emeryville Station - 3.0 mi
-  SR 24 - 0.8 mi
-  I-580 - 1.5 mi
-  I-80 - 4.0 mi
-  Oakland International Airport - 19 min drive
-  SF International Airport - 28 minutes drive

## 1 MILE DEMOGRAPHICS

MEDIAN HOUSEHOLD INCOME

**\$147,987**

MEDIAN NET WORTH

**\$303,004**

MEDIAN DISPOSABLE INCOME

**\$113,078**

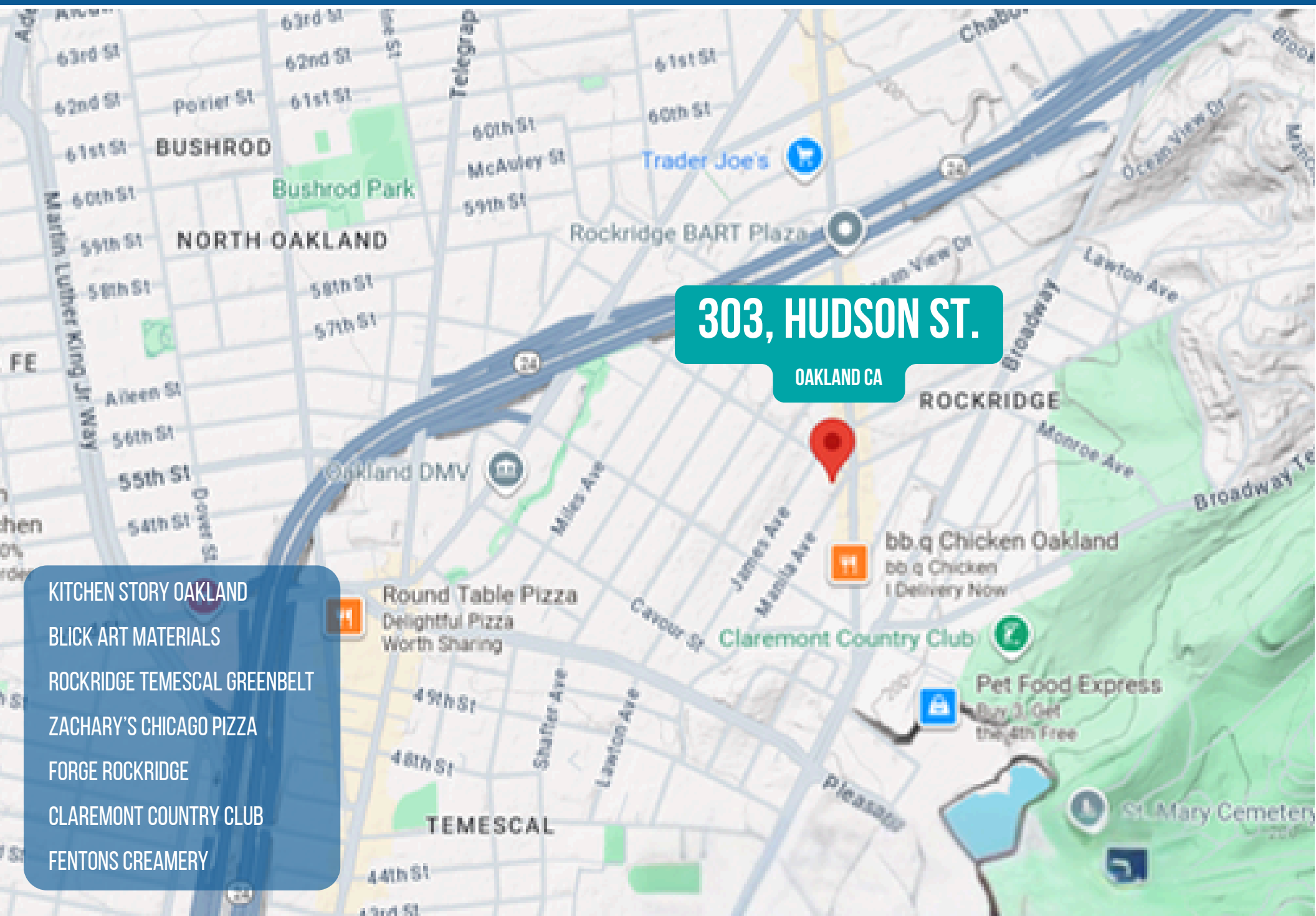
# FLOOR PLAN



\*This floor plan is for illustration purposes only and is not intended to provide precise layout or measurements of the home. Potential buyers should investigate these issues to their own satisfaction.\*



# LOCAL AMENITIES



**303, HUDSON ST.**  
OAKLAND CA

- KITCHEN STORY OAKLAND
- BLICK ART MATERIALS
- ROCKRIDGE TEMESCAL GREENBELT
- ZACHARY'S CHICAGO PIZZA
- FORGE ROCKRIDGE
- CLAREMONT COUNTRY CLUB
- FENTONS CREAMERY

# AZIZ KHATRI, CCIM

Director KWC | Broker Associate  
(510) 368-8347  
aziz@kw.com  
DRE#: 01050721

# MANO ACEBEDO, CCIM

Investment Advisor  
(707) 246-9714  
macebedo@kw.com  
DRE#: 01872979



## DISCLAIMER

All materials and information received or derived from KW Commercial Oakland, its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial Oakland, its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial Oakland will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial Oakland makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial Oakland does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.