

CITY OF OAKLAND

NOTICE FOR THE LEASING OF CITY-OWNED PROPERTY

THE CITY OF OAKLAND HAS A LEASING OPPORTUNITY FOR THE BELOW LISTED PROPERTY.

Deadline For Submittal: Friday, January 28, 2022, by 5:00 PM

Mail Proposal To: Real Estate Asset Management Division
City of Oakland
250 Frank H. Ogawa Plaza, Suite 4314
Oakland, CA 94612
Attn: John Monetta

Please submit any questions about this opportunity to jmonetta@oaklandca.gov and include "399 Burma Road" in the title. Responses to questions will be posted by Friday, January 14, 2022 at <https://www.oaklandca.gov/resources/city-owned-property>.

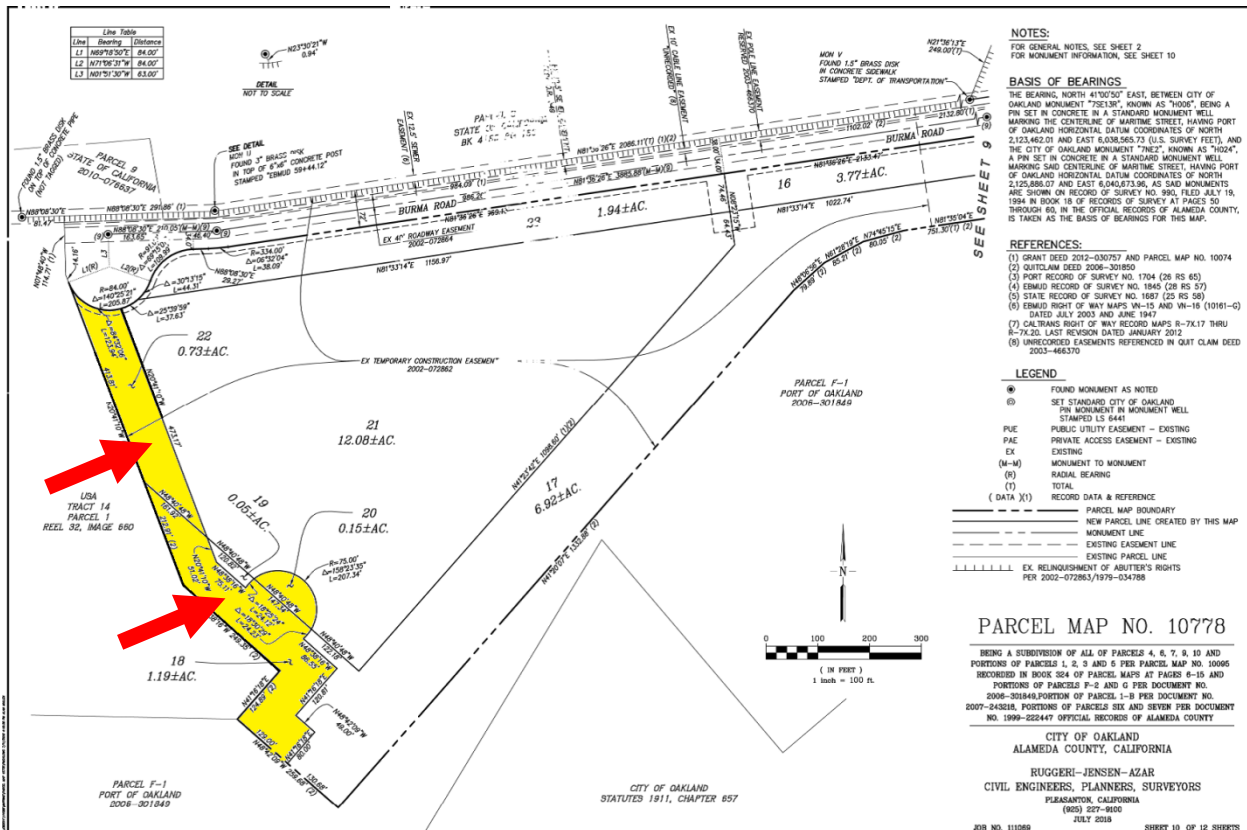
LEASING OPPORTUNITY

The City of Oakland invites you to participate in a leasing opportunity of the City-owned property located at 399 Burma Road, Oakland CA ("**Property**"). The lease is restricted to truck parking for drayage trucks operating in the Port of Oakland only. Those interested in leasing must send in their best and final proposal, including proposed monthly rent of no less than \$13,000 per month, to the City of Oakland at the address listed above by the deadline listed above. The City of Oakland will select the party offering the most competitive terms, and that party will sign a lease with the City of Oakland.

1. **LEASE TERMS:** The rent shall be no less than \$13,000 per month. The term of the lease will be one (1) year.
2. **BUSINESS INFORMATION:** The party with the successful proposal shall provide company information and financial documentation, including the last two years of IRS income tax returns sufficient to satisfy the City of Oakland of the party's capability to operate its business, maintain the property, and pay rent.
3. **TAXES:** All leaseholds are subject to the County's Possessory Interest Tax, City Parking Tax, and any other applicable tax, all of which are the sole responsibility of the tenant.

4. **REQUIRED TENANT IMPROVEMENTS:** There is an assortment of construction materials, shipping containers, k-rail, debris, and other personal property on the Property. The party with the successful proposal shall agree to lease provision(s) that require the successful party, as tenant, to properly dispose of all of the personal property located on the Property within the first 30 days of occupancy. In addition, the party with the successful proposal shall agree to lease provision(s) requiring the successful party, as tenant, to survey and stake the property line; and then install, offset from the property line by 1', an 8' post-driven chain link fence on the asphalt portion of the eastern property line of the Property within the first 45 days of occupancy.

5. **AS-IS:** The Property is being leased in an "AS-IS" condition. Parties are encouraged to inspect the Property before submitting proposals as current conditions may be different than as depicted in the attached property description. The City of Oakland provides no warranty as to the Property's condition for any intended use.



For Lease

West Gateway Parking Lot
Assessor Parcel No. 018-0508-015

Asking Rent: no less than \$13,000 per month



I. Features

- Located at 399 Burma Road
- Adjacent to the Port of Oakland
- Access from Maritime Street near West Grand Avenue

II. Available

- Open space land area of approximately 2.07 acres

III. Site Description

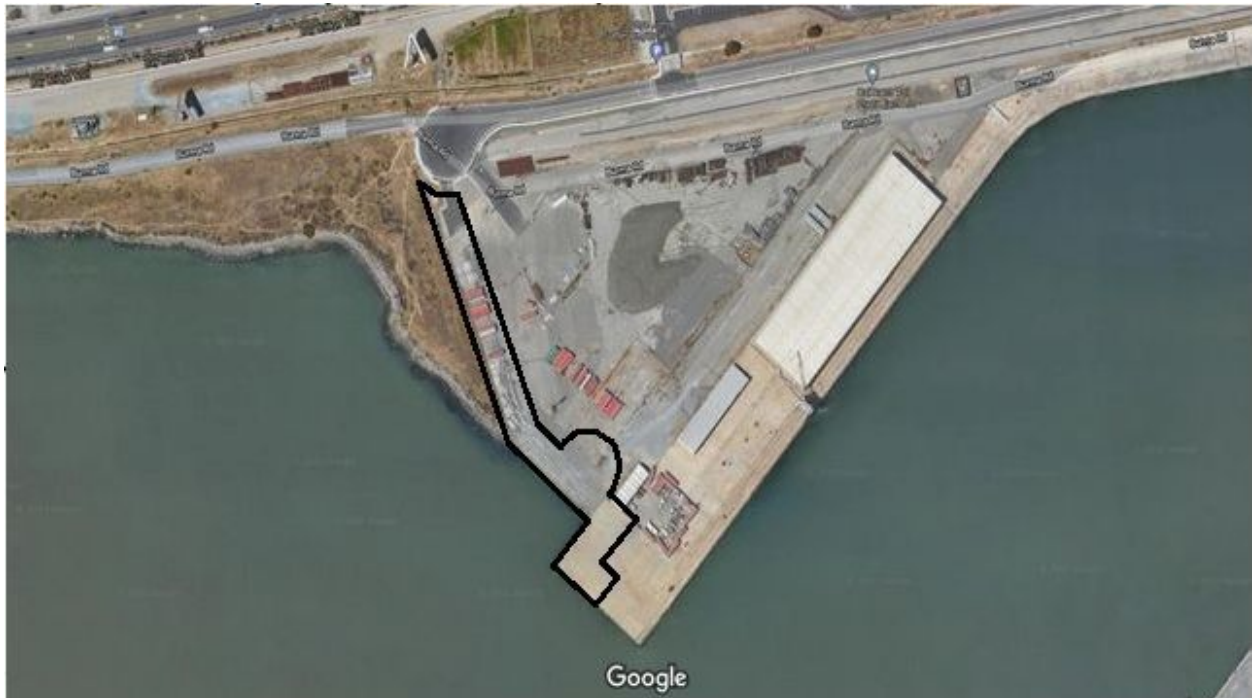
The property is located at the end of Burma Road. The total site area is $\pm 90,169$ sf. The site has asphalt on the majority of the site. There is a portion of the site that is concrete on wharf structure. There is an old chain link fence with barbed wire along the western edge of the site. There is a temporary construction-type chain link fence on the eastern edge that was placed there by the adjacent property user. There is an assortment of construction materials, shipping containers, k-rail, debris, and other personal property inherited from the Oakland Army Base Public Improvements Project.

IV. Improvements

The property is an improved parking lot with asphalt on most of the site, and concrete on wharf structure on a small portion of the site.

V. Aerial View

The following depiction is a rough approximation of the property boundaries.



LOCATION: 399 Burma Road, Oakland CA

ASSESSOR PARCEL #: 018-0508-015

ASKING RENT: No less than \$13,000 per month

LEASE TERMS: 1 Year

USE RESTRICTION: Parking for drayage trucks serving Port of Oakland

DESCRIPTION:

Size:	90,169 square feet
Shape:	An irregular, skinny rectangle
Topography:	Undulating/sloped asphalt parking lot
Zoning:	Gateway District Industrial Zone (D-GI)
Utilities:	None

Access:	Available from Burma Road
Improvements:	Land
Use:	Truck Parking