



A COMMERCIAL OFFERING · EASTLAKE, OAKLAND

821-839 International Blvd

A 27,664-square-foot, multi-tenant retail portfolio on a signalized hard corner of International Boulevard — two parcels offered together for the first time in nearly four decades of single-family ownership.

OFFERED AT

\$3,499,000

OAKLAND, CA 94606 · ALAMEDA COUNTY

APN 020-0121-011 & -012

BUILDING	LAND	PARCELS	IN-PLACE RENT	WALK SCORE
27,664 SF	0.73 AC	Two	\$206,400	88/100

TOURS BY APPOINTMENT ONLY · PLEASE DO NOT DISTURB
TENANTS

CAROLINE HOBBS & SCHEHERAZADE
KESSLER

A generational hold, brought to market.

Acquired in June 1985 and stewarded by a single family ever since, 821–839 International Blvd is the kind of corner that rarely trades on the open market. The offering pairs two contiguous Alameda County parcels — a 20,304 SF masonry anchor (APN 020-0121-011) and an adjacent 7,360 SF strip center (APN -012) — into a single 27,664 SF retail holding wrapped around a private parking court. Five income tenants are in place today; a 10,150 SF second-floor flex envelope and several ground-floor bays sit ready for a buyer to mark to market.

01 **Hard-corner asset on a transit spine**

Positioned at the signalized intersection of International Blvd & 9th Avenue — an arterial carrying AC Transit’s Tempo BRT line into downtown Oakland.

02 **In-place income with measurable upside**

Eight ground-floor bays — restaurant, laundromat, water store, salon and retail — plus a 10,150 SF upstairs flex floor positioned as the value-add core.

03 **Walkable, dense, irreplaceable infill**

Walk Score 88. Surrounded by new multifamily at Brooklyn Basin and the Lake Merritt Channel, within a census tract under sustained reinvestment.

OFFERING SNAPSHOT

LIST PRICE \$3,499,000 Two parcels, offered together	PRICE / BUILDING SF \$126 On 27,664 SF county-recorded	IN-PLACE GROSS RENT \$206,400 \$17,200 / mo · 5 income tenants
IN-PLACE GRM 16.9× ~2.9–3.5% in-place cap rate*	AVAILABLE SF 16,500 Incl. 10,150 SF upstairs flex	STABILIZED CAP RATE ~6.5–8.8%* On stabilized NOI · +\$250K–\$308K gross upside

All figures are gross rent. No representation is made as to net operating income or capitalization rate; operating expenses, taxes, tenant-improvement and lease-up costs are excluded. *Cap rates are illustrative, derived by applying stated operating-expense assumptions to gross/effective income (see Value-Add); actual NOI is not established. Buyer to verify all SF, leases and financials during due diligence. Sources: CoreLogic / Alameda County Assessor (2025) and ownership-provided rent roll.

A standing corner, held since 1985.

The asset comprises two connected single-story retail wings wrapped around a private parking court, with a second-floor flex envelope above the western wing. The configuration suits a creative reposition, owner-user occupancy, or continued multi-tenant operation. The larger parcel is masonry construction dating to 1962; the adjoining strip center is wood-frame, built 1997. Both have been held by the Tang family across four decades, with only intra-family transfers since the original 1985 purchase – a clean, long-tenured chain of title.

PARCEL COMPOSITION

PARCEL	APN	BLDG SF	LOT SF	STORIES	BUILT	CONSTRUCTION
International Plaza (anchor)	020-0121-011	20,304	14,007	2	1962	Masonry
Strip Center	020-0121-012	7,360	17,717	1	1997	Wood frame
Portfolio Total		27,664	31,724	0.73 acre combined site		

OWNERSHIP & SALE HISTORY

RECORDING DATE	INSTRUMENT	GRANTOR → GRANTEE	PRICE
Jul 02, 1985	Deed (Reg)	Blum, Laurel → Tang, Sin Man	\$810,000
Apr 2002 – 2006	Grant Deeds	Intra-family transfers (Tang)	Nominal
May 03, 2010	Quit Claim	Tang, Sin M → Tang, Peter	Nominal
Sep 29, 2016	Affidavit	Tang, Sin M → Tang, Peter	Nominal

Original acquisition basis of \$39.89/SF on the anchor building (1985). Current ownership: Tang, Peter. Source: CoreLogic recorded documents.

BUILDING CHARACTER

LAND USE	Strip Commercial Center	DESIGN QUALITY	Average · Rectangular
SITE CONFIGURATION	Two wings + parking court	FLEX ENVELOPE	10,150 SF · 2nd floor
FLOOD ZONE (250 FT)	No	CENSUS TRACT	4060.00

III RENT ROLL

In place, with upside.

Twelve commercial units across two parcels. Five tenants produce \$17,200 in monthly contract rent (\$206,400 annualized) on 8,510 occupied SF – a blended \$24.25/SF on income space. One bay is owner-operated; the balance, including the 10,150 SF upstairs flex floor, is available for lease-up.

UNIT	TENANT	STATUS	EST. SF	RENT / MO	ANNUAL	\$/SF/YR
INTERNATIONAL PLAZA · APN 020-0121-011 · 20,304 SF · 2 STORIES · 1962 · MASONRY						
821	–	VACANT	2,500	–	–	–
823	–	VACANT	2,500	–	–	–
825	Express (Convenience Store)	OCCUPIED	2,500	\$3,000	\$36,000	14.40
827	Flower Shoppe	OWNER-OP	2,654	–	–	–
827 Upstairs	Flex Floor – value-add core	VACANT	10,150	–	–	–
Subtotal · International Plaza			20,304	\$3,000	\$36,000	14.40
STRIP CENTER · APN 020-0121-012 · 7,360 SF · 1 STORY · 1997 · WOOD FRAME						
833 A/B/C1	International Coin Laundromat	OCCUPIED	2,000	\$2,700	\$32,400	16.20
833 C2	Yulu Hair Salon	OCCUPIED	600	\$1,400	\$16,800	28.00
833 D	–	VACANT	450	–	–	–
833 E	–	VACANT	450	–	–	–
839 A/B/C	KingKong Rotisserie Restaurant	OCCUPIED	2,600	\$7,600	\$91,200	35.08
839 D	Oakland Pure Water	OCCUPIED	810	\$2,500	\$30,000	37.04
839 E	–	VACANT	450	–	–	–
Subtotal · Strip Center			7,360	\$14,200	\$170,400	28.35
PORTFOLIO · Both Parcels			27,664	\$17,200	\$206,400	24.25

METHOD & NOTES

Building SF totals (20,304 + 7,360 = 27,664) are county-recorded. Per-unit SF is an allocation by storefront frontage – reliable in aggregate, ±15% on individual bays, tighter on anchors. Restaurant (839 A/B/C) and water store (839 D) were sized from rent to avoid an implausible per-SF rate; confirm against lease abstracts when available. The 827 Flower Shoppe is owner-operated with no contract rent and is excluded from \$/SF and blended-rate math. Blended \$/SF is computed on occupied (income) SF only.

IV VALUE-ADD

The upside, quantified.

In-place rent reflects roughly a third of the building leased, several tenants at legacy rates. The thesis is straightforward: mark vacant ground-floor bays to market and build out the 10,150 SF upstairs flex floor. The band below flexes market-rent assumptions and is best read as a band, not a forecast.

LEASE-UP ASSUMPTIONS

GROUND-FLOOR VACANT · MARKET RENT	\$24 / SF / yr	UPSTAIRS FLEX · LOW BUILD-OUT	\$12 / SF / yr
STABILIZED VACANCY & CREDIT LOSS	5.0%	UPSTAIRS FLEX · HIGH BUILD-OUT	\$18 / SF / yr

LEASE-UP MATH

COMPONENT	SF	CONSERVATIVE	UPSIDE	BASIS
In-place rent (occupied today)	8,510	\$206,400	\$206,400	Rent roll portfolio total
Ground-floor vacant lease-up	6,350	\$152,400	\$152,400	Both scenarios at market
Upstairs flex lease-up	10,150	\$121,800	\$182,700	Low vs. high build-out
Gross potential rent	25,010	\$480,600	\$541,500	
Less: vacancy & credit loss	—	(\$24,030)	(\$27,075)	5.0% of gross potential
Stabilized effective gross rent	—	\$456,570	\$514,425	

**+\$250K—
\$308K**

INCREMENTAL GROSS RENT AT STABILIZATION

Stabilizing the portfolio lifts gross rent from \$206,400 in place to a \$456,570–\$514,425 band — an implied 7.7× to 6.8× gross rent multiple at the \$3,499,000 list price, versus 16.9× in place.

IMPLIED CAP RATE AT \$3,499,000

INCOME SCENARIO	EFFECTIVE GROSS	NOI @ 40% OPEX	CAP	NOI @ 50% OPEX	CAP
In-place (as-is)	\$206,400	\$123,840	3.5%	\$103,200	2.9%
Stabilized — Conservative	\$456,570	\$273,942	7.8%	\$228,285	6.5%
Stabilized — Upside	\$514,425	\$308,655	8.8%	\$257,213	7.4%

ON THE CAP RATE

The 40%–50% operating-expense band is an illustrative planning assumption, not a verified figure — modified-gross or NNN lease structures would lower landlord expense and raise these cap rates. The largest expense line is property tax: a sale triggers Proposition 13 reassessment to roughly 1% of price plus ~\$12,275 in special assessments. In-place cap reflects heavy vacancy and is shown for reference; the asset is priced to a stabilized basis. Excludes TI, leasing commissions and upstairs build-out cost. Buyer to underwrite NOI independently.

Particulars of record.

Compiled from CoreLogic public records and the Alameda County Assessor, assessment year 2025. Buyer to verify all dimensions and financials during due diligence.

INTERNATIONAL PLAZA · APN - 011

LAND USE	Strip Commercial Ctr
CONSTRUCTION	Masonry
STORIES	Two
GROSS BUILDING AREA	20,304 SF
LOT AREA	14,007 SF · 0.32 ac
YEAR BUILT	1962
% IMPROVED	79%
2025 ASSESSED	\$2,058,711
2025 TOTAL TAX	\$31,113

STRIP CENTER · APN - 012

LAND USE	Strip Commercial Ctr
CONSTRUCTION	Wood frame
STORIES	One
GROSS BUILDING AREA	7,360 SF
LOT AREA	17,717 SF · 0.41 ac
YEAR BUILT	1997
% IMPROVED	51%
2025 ASSESSED	\$1,145,536
2025 TOTAL TAX	\$22,110

COMBINED POSITION

COMBINED BLDG AREA	COMBINED SITE	LIST PRICE
27,664 SF	0.73 AC	\$3.499M
2025 ASSESSED (BOTH)	2025 TOTAL TAX (BOTH)	ZONING CHARACTER
\$3,204,247	\$53,223	Strip Comm.

TAX TREND (ANCHOR PARCEL)

Total tax on APN -011: \$31,243 (2023) → \$29,675 (2024) → \$31,113 (2025). Combined special assessments across both parcels total \$12,275 (2025), including Oakland Measures Q & AA, library, paramedic and violence-prevention levies. A change of ownership will trigger Proposition 13 reassessment to transaction value; buyer to model resulting tax basis independently.

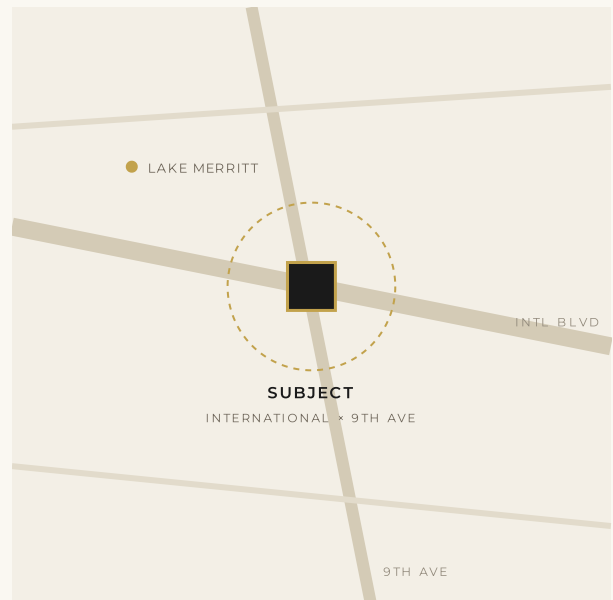
VI LOCATION

Eastlake, Oakland.

Half a mile from Lake Merritt and a short walk to the Lake Merritt BART portal, the site anchors a stretch of International Boulevard that has become the connective tissue between downtown Oakland and the Fruitvale. The corridor carries AC Transit's Tempo bus-rapid-transit line, and the immediate blocks have absorbed significant new multifamily at Brooklyn Basin and along the Lake Merritt Channel. With a Walk Score of 88, the location is dense, transit-rich infill of a kind that is effectively irreplaceable at this basis.

PROXIMITIES

Lake Merritt	0.5 MI
Lake Merritt BART	0.7 MI
Brooklyn Basin	1.1 MI
Jack London Square	1.4 MI
Downtown Oakland	1.6 MI
Downtown San Francisco	8.4 MI



37.7935° N, 122.2555° W · Schematic; not to scale.

COMMUNITY CONTEXT

Census tract 4060.00 · Oakland Unified School District · Walk Score 88 / 100. CoreLogic neighborhood median home value \$640,130 with a 5% two-year appreciation read. Figures describe the surrounding residential submarket and are provided for context only; they are not a representation of the subject's commercial value or performance.

Measured plates.

Floor plans across the addresses in the offering – 821, 809 and 839 International Blvd plus 831 E 14th St – were measured by CubiCasa. Full plates and the photographic plate set are available in the data room and at the offering website. Dimensions deemed reliable, not guaranteed.

821 International Blvd	Anchor building – 898 SF ground floor plus upper flex. Office, foyer, two upper flex rooms and a central open room (57'10" × 55'5").	Plate 1
809 International Blvd	Primary tenant footprint – two large open rooms (75'1" × 18'6" and 71'4" × 17'7") with private offices, bath and foyer.	Plate 2
809 International Blvd	Upper room plus bath – 36'6" × 36'0" open room with adjoining bath.	Plate 3
809 International Blvd	Retail / store layout – 49'4" × 18'8" store with three back rooms, hall and bath.	Plate 4
839 International Blvd	Retail bay A – two-room layout (20'10" + 8'9") with private bath.	Plate 5
839 International Blvd	Retail bay B – 17'1" × 11'9" and 21'1" × 10'10" rooms with bath.	Plate 6
839 International Blvd	Open slab – 97'9" × 38'1" clear-span slab; flexible build-out.	Plate 7
831 E 14th St	Open floor – single clear-span room, 89'6" × 104'9". Total 9,352 SF.	Plate 8

PLATE SET & PHOTOGRAPHY

An eight-plate aerial and ground photographic set – estuary & freeway context, the 9th Avenue hard corner, the rear courtyard and on-site parking, the north elevation, tenant storefronts and the second-floor flex space – accompanies this memorandum in the data room. Request access through either listing agent.

REQUEST THE OFFERING MEMORANDUM

Tours by appointment. Qualified buyers & 1031 exchange parties welcome.

Please do not disturb tenants. To schedule a tour, request the full data room,
or discuss the offering, contact either co-listing agent below.

Caroline Hobbs

LISTING AGENT · DRE #01901869

The Rise Group | Silicon Valley · Real Brokerage
carolinehobbs.com · @carolinehobbsre

Scheherazade Kessler

LISTING AGENT · DRE #02145835

The Rise Group | Silicon Valley · Real Brokerage

OFFERED AT

\$3,499,000

SCHEDULE A TOUR

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