



DISTRIBUTION DATE: February 9, 2023

MEMORANDUM

TO: HONORABLE MAYOR &
CITY COUNCIL

FROM: Sofia Navarro,
Interim Director, Economic
Workforce and
Development Department

SUBJECT: Sale of Former Raiders Headquarters
and Training Facility at 1150 and 1220
Harbor Bay Parkway, Alameda

DATE: February 6, 2023

City Administrator Approval

Date: Feb 9, 2023

INFORMATION

This informational memorandum is to share that the former Oakland Raiders Headquarters (Headquarters) and Training Facility (Training Facility) located at 1150 and 1220 Harbor Bay Parkway in Alameda is currently being offered for sale by County auction, which will occur July 10, 2023. The City of Oakland (City) and the County of Alameda (County) co-own the Headquarters and Training Facility, and pursuant to the Tenancy in Common Agreement between the City and County, the County is the lead agency administering the sale. Currently, the brokerage firm DCG Strategies is marketing the site. DCG Strategies has prepared the attached Official Offering Memorandum (see **Attachment A**), and the City has established a website for the offering at: <https://www.oaklandca.gov/projects/1150-1220-harbor-bay-parkway-alameda-ca>.

Property Overview

The property consists of the Headquarters and Training Facility and totals approximately 16.84 acres divided between two parcels. The Headquarters parcel consists of a two-story building built in 1986 and is located at 1220 Harbor Bay Parkway. The building contains approximately 100,607 square feet and sits on a 5.45-acre parcel.

The Headquarters parcel offers two elevators, a locker room, media and media production rooms, several private offices and conference rooms, restrooms, two indoor whirlpools with steam room, a large fenced and gated rear parking lot with electric vehicle charging stations, a loading dock, and many other features.

The Training Facility parcel consists of an approximately 18,240 square foot building and is located at 1150 Harbor Bay Parkway and sits on an 11.39-acre parcel. In addition, the property contains several outbuildings which previously housed equipment.

The Training Facility offers indoor fitness space, restrooms, an exterior pool, and expansive grass field with a maintenance building at the rear of the property.

For further information about the property and the offering visit the City's website at: <https://www.oaklandca.gov/projects/1150-1220-harbor-bay-parkway-alameda-ca>.

Property Sale Process

The City and County each own a fifty percent (50%) undivided fee interest in the property. Pursuant to the Tenancy in Common Agreement approved by the City Council in December 2020 (Resolution No. 13631 C.M.S.) and as amended in 2022, the County is the lead agency managing the property and its sale. During the County's process to meet the Surplus Land Act requirements and otherwise prepare the site for sale, the property has been leased to the Oakland Roots as their training facility on an interim basis. Because the property is located outside City jurisdiction, the Headquarters and Training Facility parcels will be following the County's disposition and public auction process as follows:

- Official bid form due on or before 4:30pm June 30th, 2023. The minimum bid price \$35,800,000.00.
- Bid deposit is due July 5, 2023, by 4:30pm.
- Open house tours starting February 8th (see schedule on Official Offering Memorandum)
- Written bids are due July 5, 2023, by 4:30pm on official bid forms.
- Auction date: Monday July 10, 2023, at 11am with location TBD.

Respectfully submitted,



SOFIA NAVARRO
Interim Director, Economic & Workforce
Development Department

For questions, please contact Larry Gallegos, Development Manager at lgallegos@oaklandca.gov or directly at 510-867-5868.

Attachment A: Official Offering Memorandum

1150 & 1220
HARBOR BAY PARKWAY
ALAMEDA, CA

2 BUILDINGS TOTALING 118,847 SF
ON 16.84 ACRES OF LAND
AVAILABLE FOR SALE
VIA PUBLIC AUCTION



EXCLUSIVE OFFERING MEMORANDUM

 DCG STRATEGIES
real estate. real solutions.



TABLE OF CONTENTS

3 OFFERING SUMMARY

7 PROPERTY OVERVIEW

10 PROPERTY PHOTOS

17 AREA OVERVIEW

OFFERING SUMMARY

Property Snapshot

Introduction

Bidding Process



OFFERING SUMMARY



OFFICE BUILDING
YEAR BUILT: 1986

TRAINING FACILITY
YEAR BUILT: 2015

PROPERTY SNAPSHOT

ADDRESS:	1150 Harbor Bay Parkway, Alameda, CA 94502
LOCATION:	Corner of Harbor Bay Parkway & Ron Cowan Parkway
MARKET:	East Bay/Oakland
APN:	74-1361-8
ZONING:	C-M-PD
PARCEL SIZE:	11.39 acres
BUILDING SIZE:	18,240 square feet
BUILDING HEIGHT:	1 story
PARKING:	None

ADDRESS:	1220 Harbor Bay Parkway, Alameda, CA 94502
LOCATION:	Corner of Harbor Bay Parkway & S Loop Road
MARKET:	East Bay/Oakland
APN:	74-1339-16
ZONING:	C-M-PD
PARCEL SIZE:	5.45 acres
BUILDING SIZE:	100,607 square feet
BUILDING HEIGHT:	2 stories
PARKING:	Approximately 300 spaces

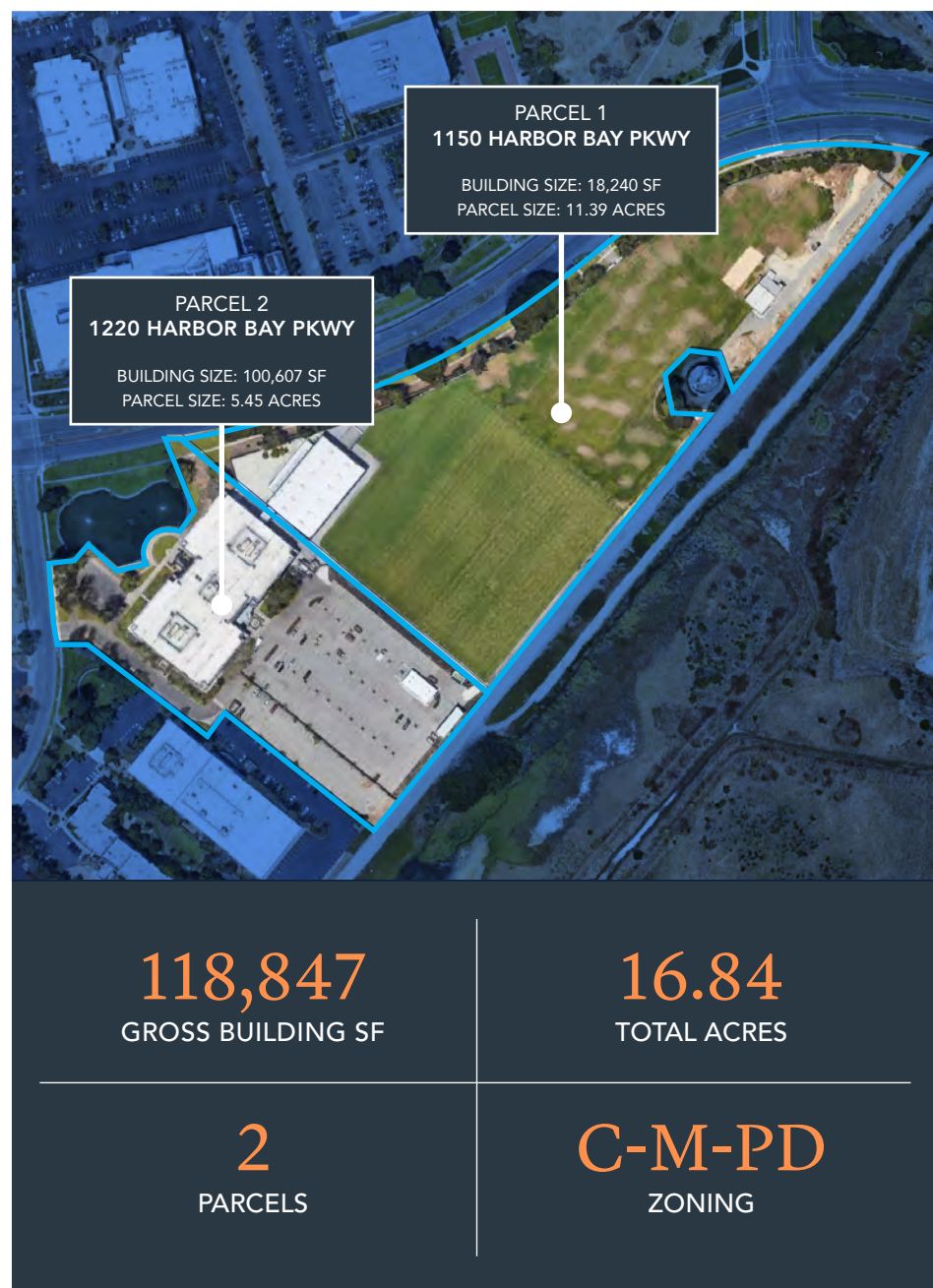
INTRODUCTION

The property consists of the former Oakland Raiders Headquarters ("Headquarters") and Training Facility ("Training Facility") and totals approximately 16.84 acres divided between two parcels. The Headquarters is a two-story building built in 1986 and located at 1220 Harbor Bay Parkway. The building contains approximately 100,607 square feet and sits on a 5.45-acre parcel.

The Headquarters offers two elevators, a locker room, media and media production rooms, several private offices and conference rooms, restrooms, two indoor whirlpools with steam room, a large fenced and gated rear parking lot with electric vehicle charging stations, a loading dock, and many other features.

The stand-alone Training Facility, an approximately 18,240 square foot building, is located at 1150 Harbor Bay Parkway and sits on an 11.39-acre parcel. In addition, the property contains several outbuildings which previously housed equipment.

The Training Facility offers indoor fitness space, restrooms, an exterior pool, and expansive grass field with a maintenance building at the rear of the property. Visit www.harborbayparkwayproperties.com for more information.



BIDDING PROCESS

PUBLIC AUCTION PROCESS

All bids will be received and reviewed through a written bid and public auction process. A detailed explanation of the process, bidder requirements, and official terms and conditions is included in the Official Invitation to Bid at Public Auction and Official Bid Form. All documents can be reviewed at: www.harborbayparkwayproperties.com.

It is the responsibility of prospective bidders to review all official documents, including deadlines, and ensure bid adheres to all rules and regulations.

BIDDER REGISTRATION

All bidders must register in advance by acquiring the Official Bid Form on or before Friday, June 30, 2023 no later than 4:30 p.m. The Official Bid Form is available at www.harborbayparkwayproperties.com.

MINIMUM BID PRICE

Thirty-Five Million, Eight Hundred Thousand Dollars (\$35,800,000.00)

BIDDER DEPOSIT

A Three Hundred Fifty Thousand Dollar (\$350,000.00) cashier's check or certified check payable to "Old Republic Title c/o 1150 and 1220 Harbor Bay Parkway" must be delivered to Old Republic Title on or before Wednesday, July 5, 2023 by 4:30 p.m. Personal check or cash will not be accepted.

OPEN HOUSE

Prospective bidders will have access to tour and inspect the property during the following dates and times.

- February 8, 2023 from 12:00 pm to 1:00 pm
- March 8, 2023 from 12:00 pm to 1:00 pm
- April 12, 2023 from 12:00 pm to 1:00 pm
- May 10, 2023 from 12:00 pm to 1:00 pm
- June 7, 2023 from 12:00 pm to 1:00 pm
- June 28, 2023 from 12:00 pm to 1:00 pm

WRITTEN BID DUE DATE

Completed written bids are due Wednesday, July 5, 2023, by 4:30 p.m. A completed written bid consists of a fully completed and executed Official Bid Form (including all required attachments), an executed Purchase and Sale Agreement, and submitted Bidder Deposit.

AUCTION DATE/TIME

Monday, July 10, 2023 at 11:00 a.m.

AUCTION LOCATION

1220 Harbor Bay Parkway, Alameda, CA 94502

ORAL BID

During the Auction there will be a call for oral bids from any party that has made the Bidder Deposit and submitted the Official Bid Form by the required deadlines. The first oral bid, if any, must exceed the highest written bid by at least five percent (5%). After an initial oral bid is made, oral bidding may proceed in increments of at least one percent (1%) until the highest oral bid is finally made and accepted.

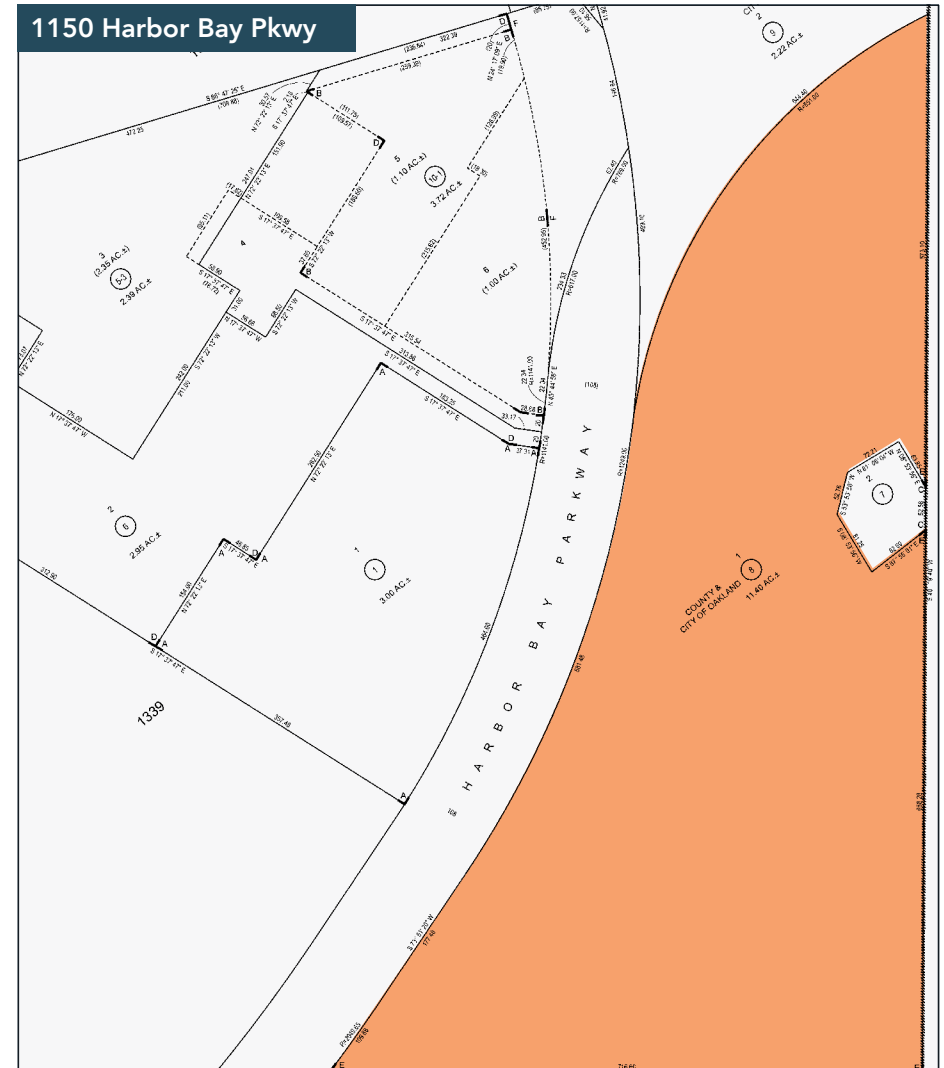
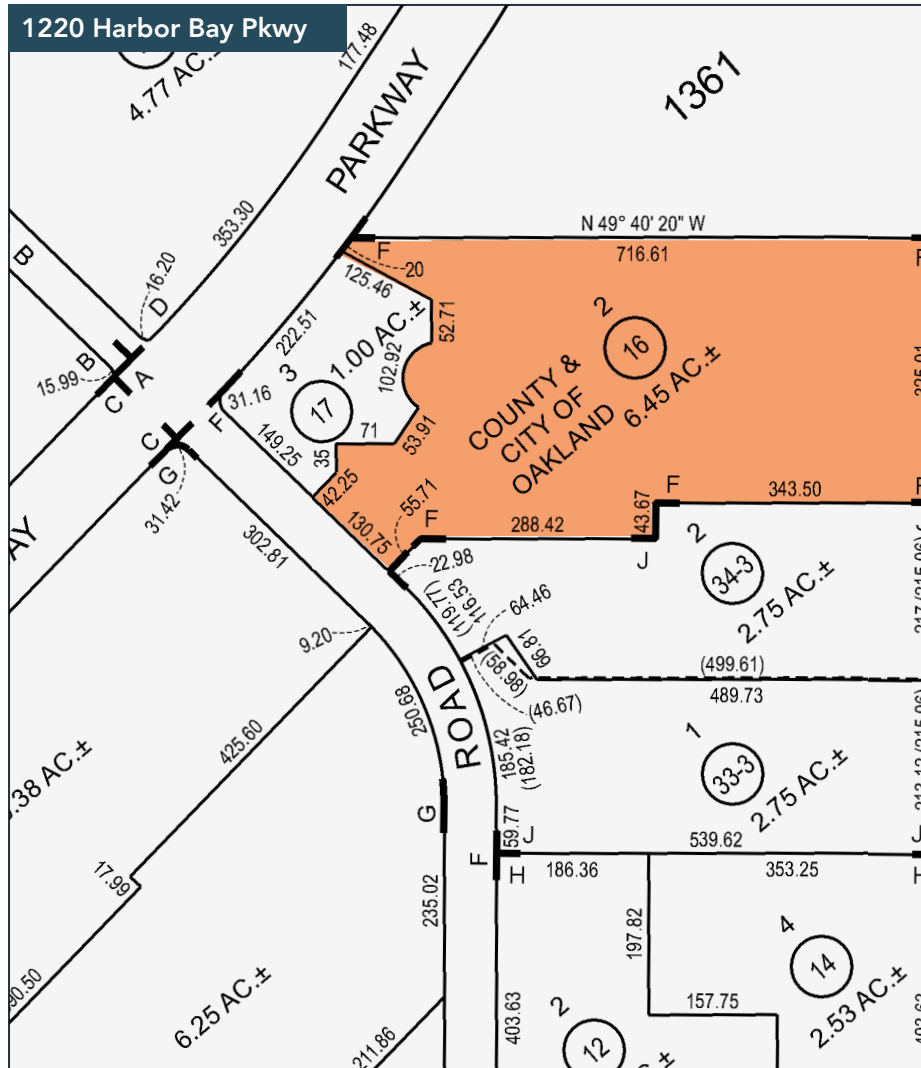
PROPERTY OVERVIEW

Parcel Map

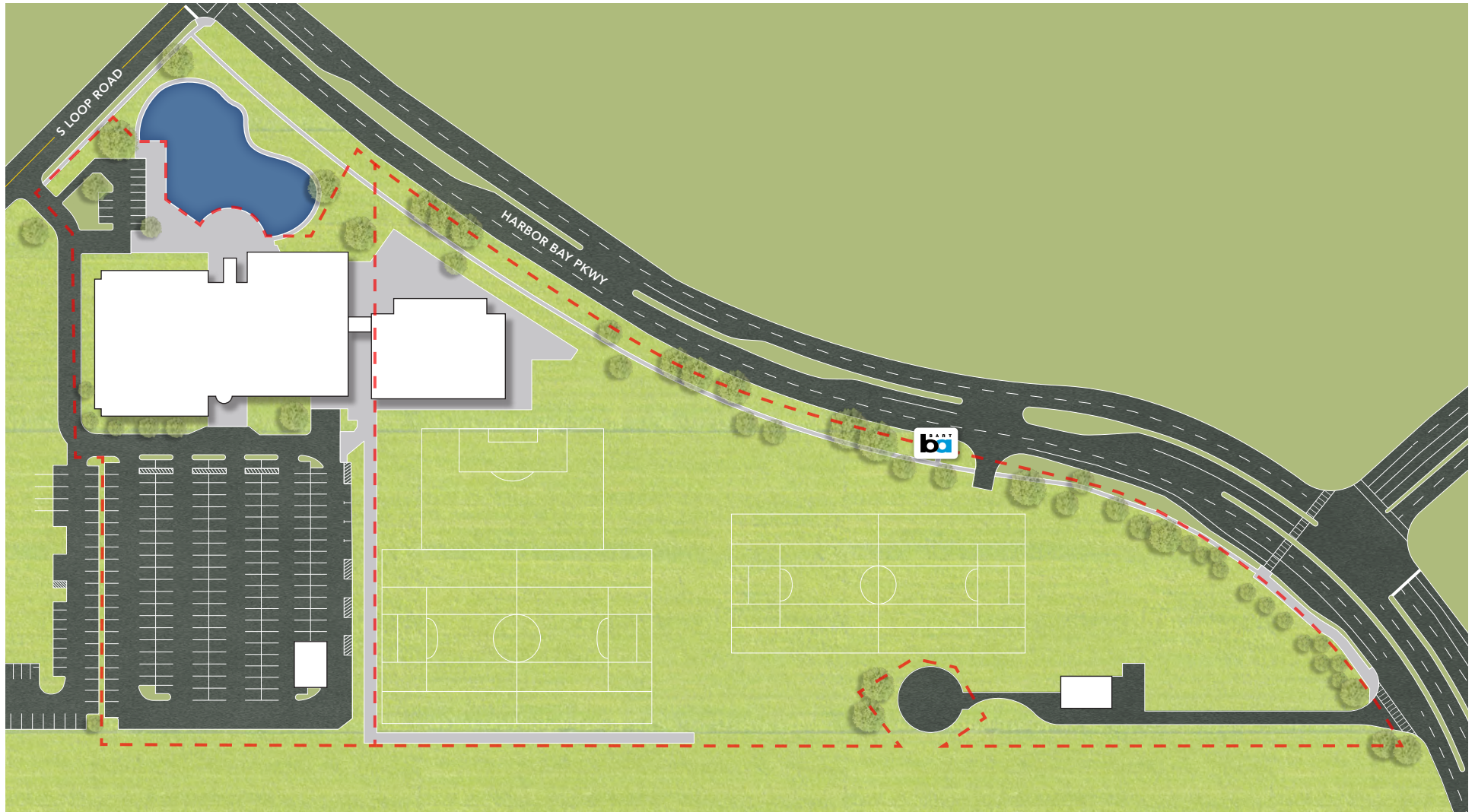
Site Plan



PARCEL MAPS



SITE PLAN



Map not drawn to scale. For visual purposes only.

PROPERTY PHOTOS

Drone Photos

Ground Photos















AREA OVERVIEW

Area Profile

Location Map

Key Demographics

Aerial map



AREA PROFILE

The Harbor Bay Business Park in Alameda is located at the geographic center of the Bay Area, with easy access to the East Bay's desirable communities, ferries to San Francisco and Oakland International Airport just 5 minutes away.

Harbor Bay is home to an array of prominent biotech and manufacturing businesses including Exelixis, Penumbra, Abbott Diabetes Care, Frito Lay, and Peet's Coffee.

HIGHLIGHTS



Convenient 880 Freeway access



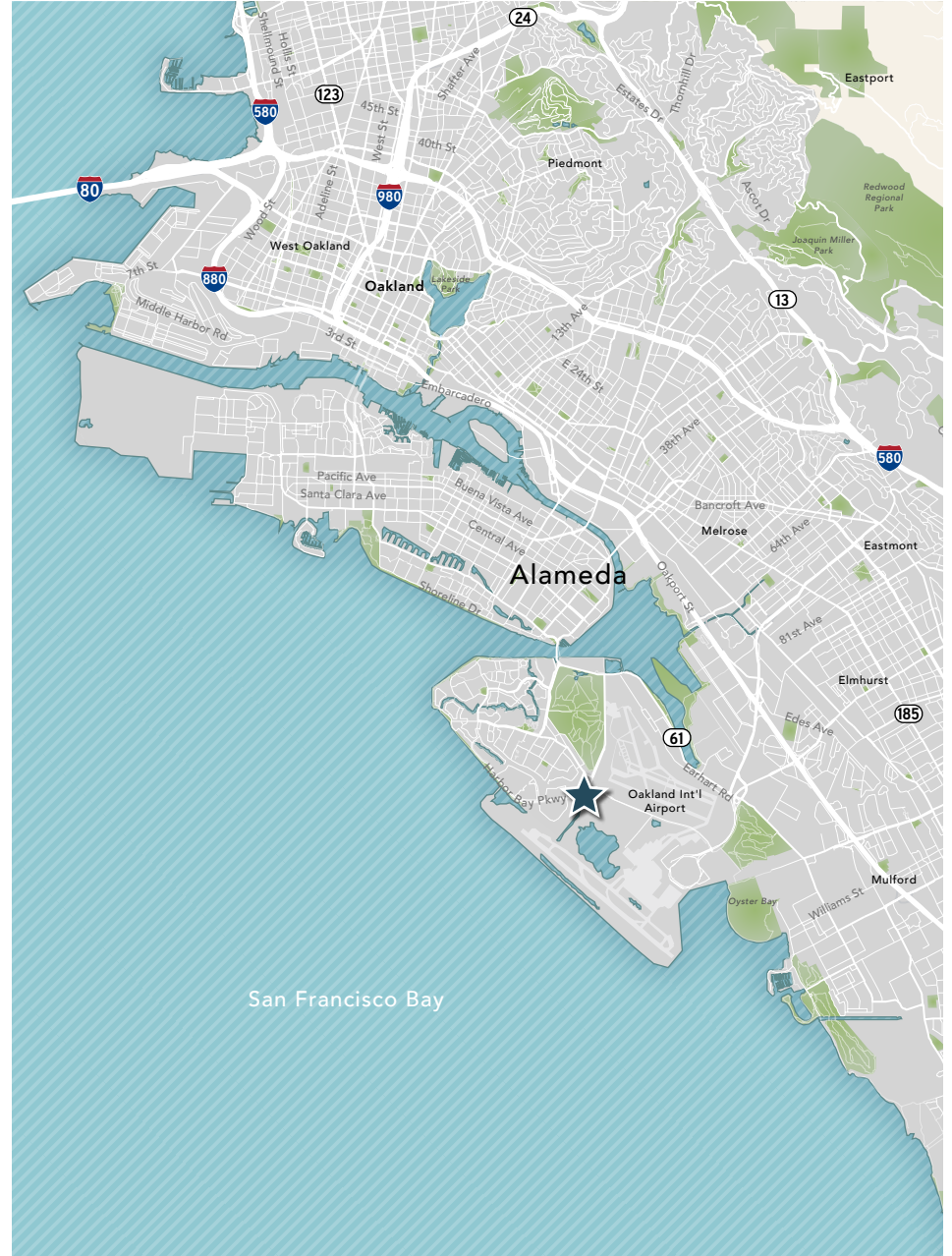
5 minutes from Oakland International Airport



Free BART Shuttle access on property



Minutes from the water ferry to SF



KEY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 POPULATION	5,518	53,241	333,960
HOUSEHOLDS	1,885	18,392	111,682
FAMILIES	1,343	12,336	73,548
AVERAGE HOUSEHOLD SIZE	2.91	2.80	2.91
OWNER OCCUPIED HOUSING UNITS	1,523	10,314	50,009
RENTER OCCUPIED HOUSING UNITS	362	8,078	61,673
MEDIAN AGE	45.1	41.4	36.6
MEDIAN HOUSEHOLD INCOME	\$158,384	\$119,291	\$81,456
AVERAGE HOUSEHOLD INCOME	\$193,038	\$164,592	\$117,035

AERIAL MAP



1150 & 1220 HARBOR BAY PARKWAY

ALAMEDA, CA

DCG STRATEGIES, INC.

925-237-9059

HARBORBAYPARKWAYPROPERTIES@DCGSTRAATEGIES.COM

The property is being sold in "AS IS" condition via public auction. All bidders must register in advance by acquiring the Official Bid Form on or before Friday, June 30, 2023 no later than 4:30 p.m. The Official Bid Form is available at: www.harborbayparkwayproperties.com.

While the information contained herein has been provided in good faith and in an effort to provide prospective purchasers with relevant property data, it is not binding on the County, the City of Oakland, nor DCG Strategies, and should not be considered a substitute for thorough due diligence by prospective bidders. Verification of the stated information is the responsibility of each prospective bidder. The County, the City of Oakland, nor DCG Strategies, make no representation or warranty with respect to the truth or accuracy of the information. All prospective bidders must take appropriate measures to verify all of the information set forth herein and are encouraged to make visual inspections prior to the auction.

Prospective bidders are responsible for performing their own due diligence and/or feasibility research in order to develop an independent understanding and acceptance of the property, including, without limitation, the property boundary, size, topography, environmental condition, and title prior to bid submission. Each prospective bidder is individually responsible to investigate and take into consideration the existing physical nature of the property, including, but not limited to, soils, geology, seismic, hazardous materials, ground water, liquefaction, archeology, biota, and other matters which bear on use suitability and development cost. The property is sold in "AS IS" condition.



DCG STRATEGIES

real estate. real solutions.