

MONTCLAIR VILLAGE | 6201 Antioch Street, Oakland, CA | ±12,168 SF
Retail. Office. Residential. One Investment.

**OFFERING
MEMORANDUM**



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EXECUTIVE SUMMARY

MONTCLAIR VILLAGE
6201 Antioch Street, Oakland, CA | ±12,168 SF
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ASKING PRICE

\$7,300,000

NOI

\$438,000

PRICE PSF

\$599

CAP RATE

6.0%

TOTAL SF

±12,168 SF

100% LEASED

9 UNITS

Lockhouse Retail Group, as exclusive advisor, is excited to present 6201 Antioch Street for sale, a 100% leased mixed-use investment located in the heart of Montclair Village, one of Oakland's premier neighborhood business districts.

Situated on a prominent corner and comprising ±12,168 square feet of gross leasable area across four levels, the property offers a diversified income stream from retail, office, and residential tenants. The balanced tenant mix provides stable in-place cash flow while reducing reliance on any single tenant or industry.

Located within an affluent trade area and serving the broader Highway 24 corridor, the asset benefits from strong market fundamentals, high barriers to entry, and limited future supply.

Further enhancing the investment profile, the property's condominium ownership structure provides future flexibility for individual unit sales, phased dispositions, or continued operation as a single stabilized investment.

**Information is believed reliable but not guaranteed by Seller or Broker. Purchasers should conduct their own due diligence.*

PROPERTY SUMMARY

MONTCLAIR VILLAGE

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Prime Montclair Village Location

Prominent corner location in Montclair Village, a premier East Bay neighborhood business district serving one of Oakland's most affluent residential trade areas.

100% Leased Mixed-Use Asset

Stabilized four-story investment featuring retail, office, and residential condominium units with diversified cash flow and immediate in-place income.

Diversified Tenant Base

Tenants span medical, legal, wellness, retail, professional office, and residential uses, creating a balanced and resilient income stream.

Condominium Ownership Structure

Nine-unit condominiumized asset provides future flexibility for individual unit sales, phased dispositions, or continued operation as a single investment.

High Barriers to Entry

Limited developable land, restrictive zoning, and hillside topography continue to constrain new supply throughout Montclair Village.

Affluent Demographics

Average household incomes exceed \$174,000 within a one-mile radius, supported by a highly educated consumer base.

Regional Trade Area

Draws customers and professionals from Montclair, Piedmont, Rockridge, Orinda, Moraga, Lafayette, and the broader Highway 24 corridor.



INVESTMENT HIGHLIGHTS

ADDRESS	6201 Antioch St. & 2078 Antioch Ct., Oakland, CA 94611
ASKING PRICE	\$7,300,000 (\$599 PSF)
NOI / CAP RATE	\$438,000 / 6.00%
OCCUPANCY	100% Leased
PROPERTY TYPE	Mixed-Use Investment (Retail / Office / Residential)
UNIT MIX	9 Units: 2 Retail, 3 Office, 4 Residential
BUILDING	Four Levels / 1980 Built
GLA	±12,168 SF + 3,100 SF Parking Garage
LOT SIZE	±6,461 SF (±0.15 Acres)
ZONING	CN-1 / S-13 (Montclair Village Overlay)
PARKING	12 On-Site Stalls, Elevator Served
APN	048F-7354-009-01
COUNTY	Alameda County

BUILDING LEVEL DESCRIPTION

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LEVEL 1

USE / UNITS

Sophie's Cuppa Tea (1,555 SF)
Art Loft Framing (1,237 SF)
Common areas, utility

ACCESS & FRONTAGE

Frontage on Antioch Court (±50 LF),
Primary retail entrance

Ground-floor retail

LEVEL 2

USE / UNITS

Parking Garage (12 stalls, +/- 3,100)
Total Healthy Dental Care (1,360 SF)
Elevator and common area lobby, laundry room

ACCESS & FRONTAGE

Entry via inclined driveway off Antioch St. (±104 LF)
Internal stairway and elevator serve levels 2-4

Mid-building level at Antioch Street grade

LEVEL 3

USE / UNITS

Advanced Physical Therapy (2,347 SF)
Family Law Group (570 SF)
Residential Units 201-204 (lower level)
Suite A (879 SF) Suite B (902 SF)
Suite C (773 SF) Suite D (772 SF)
Lobby, internal stairway and elevator

ACCESS & FRONTAGE

Commercial elevator and stair access;
Residential Units / Separate gated entry

Residential units include private patios

LEVEL 4

USE / UNITS

Family Law Group (1,773 SF)
Residential Units 201-204 (upper level)

ACCESS & FRONTAGE

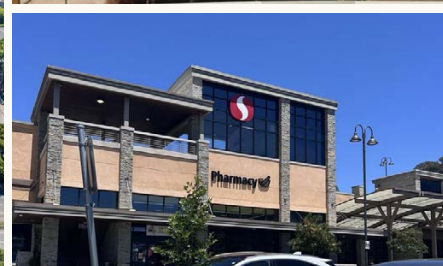
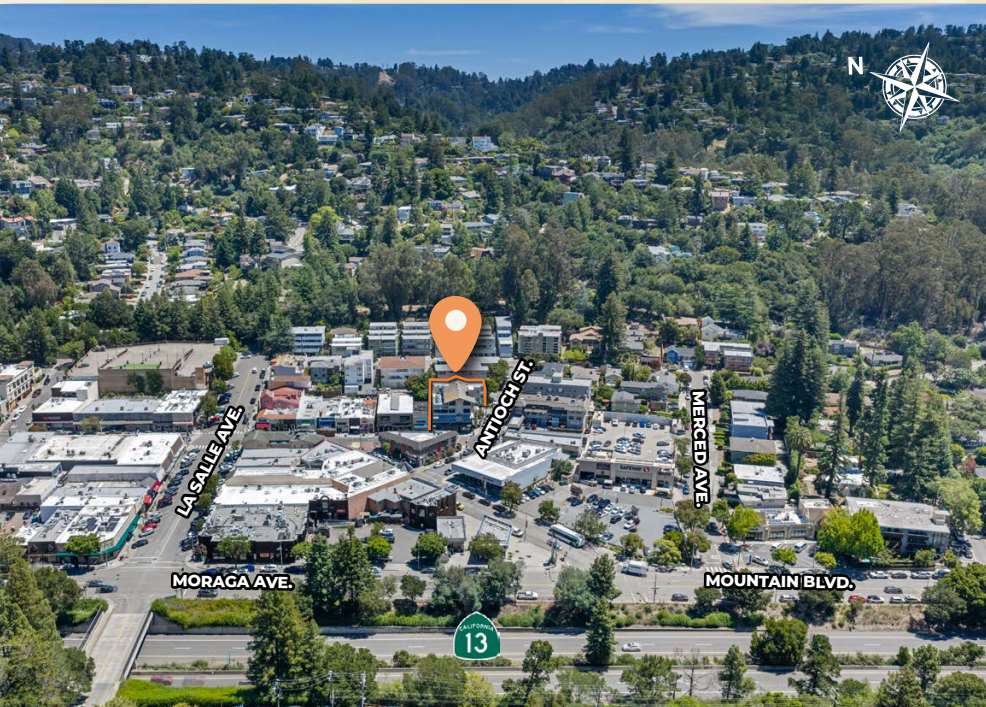
Commercial elevator and stair access

Hillside setting provides views.



LOCATION & MARKET OVERVIEW

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Montclair Village is among the East Bay's premier neighborhood commercial districts, comprising approximately 230 retail, restaurant, and service-oriented businesses. Anchored by daily-needs retailers and complemented by an exceptional collection of local merchants, the Village enjoys an unparalleled sense of character, walkability, and community engagement that continues to attract loyal patrons from throughout the Oakland Hills and beyond.

[Learn more about Montclair Village](#)

6201 ANTIOCH STREET Benefits From:



Montclair Village
Location



Affluent
Demographics



Walkability



Neighborhood-Serving
Retail



Mixed-Use
Character

Images source: [instagram.com/highwirecoffee](https://www.instagram.com/highwirecoffee), [montclairvillage.com](https://www.montclairvillage.com), [facebook.com/sophiescuppatea](https://www.facebook.com/sophiescuppatea), [Yelp.com](https://www.yelp.com)

RENT ROLL

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Unit / Level	Tenant	Suite	SF	% SF of GLA	Lease Start / Expiration
1st Floor Retail	Sophie's Cuppa Tea	2078 Antioch	1,555	12.8%	1/1/14 - 12/31/29 No Option, NNN Lease, 3% Annual Increases
1st Floor Retail	Art Loft	2082 Antioch	1,237	10.2%	1/1/23 - 12/31/27 No Option ,NNN Lease, 3% Annual Increases
2nd Floor Office	Total Health Dental	102	1,360	11.2%	6/30/23 - 6/30/28 One 5-Year Option FMV, 3% Annual Increases
3rd Floor Office	Advanced Physical Therapy	200	2,347	19.3%	6/1/24 - 5/31/27 One 5-Year Option FMV, 3% Annual Increases
4th Floor Office	Family Law Group	300 & 300A	2,343	19.3%	12/1/14 - 12/31/30 No Option, 3% Annual Increases
3rd/4th Floors	Residential	6211 A	879	7.2%	8/1/19 - M2M
3rd/4th Floors	Residential	6211 B	902	7.4%	7/1/09 - M2M
3rd/4th Floors	Residential	6211 C	773	6.4%	4/1/26 - M2M
3rd/4th Floors	Residential	6211 D	772	6.3%	5/31/22 - M2M
			12,168	100%	Current Rent: \$552,265 + Reimburseables

PHOTO PAGE

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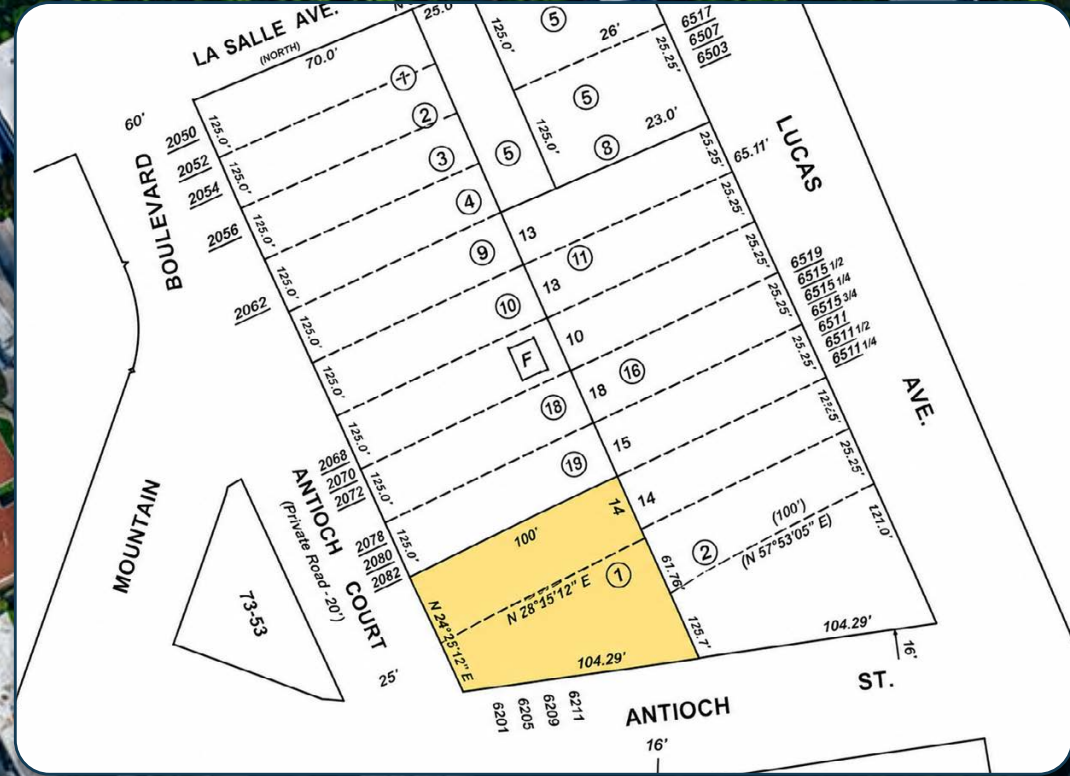
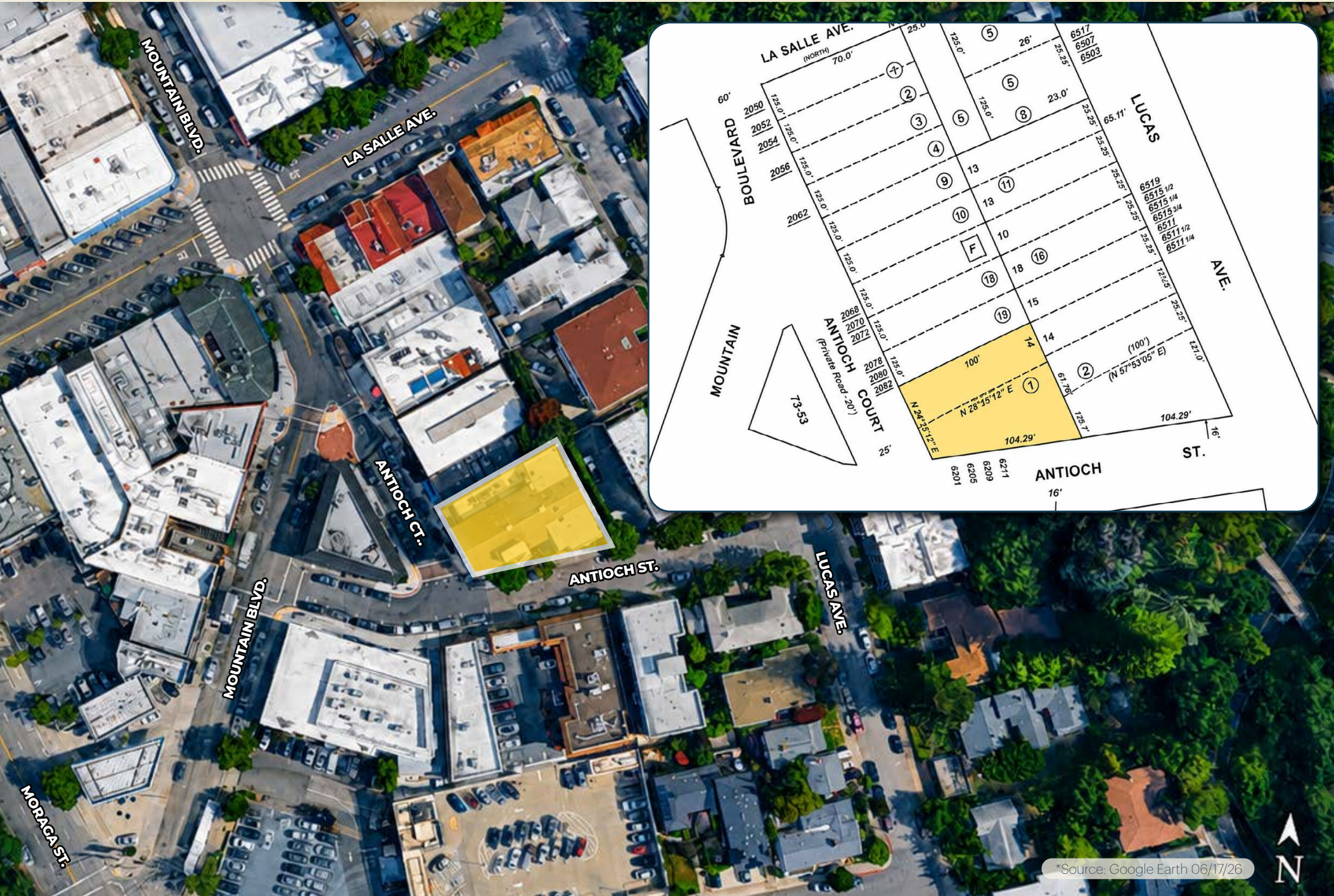
PARCEL MAP

APN: 048F-7354-009-01

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*Source: Google Earth 06/17/26



CLOSE-UP AERIAL | TRADE AREA

MONTCLAIR VILLAGE

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FEATURED MONTCLAIR VILLAGE AMENITIES

Dining & Cafés

- Colonial Donuts
- Daughter Thai Kitchen
- El Agavero
- Farmstead Cheese & Wines
- Full Belly Bakery
- Highwire Coffee Roasters
- Montclair Egg Shop
- O Smoothie
- Oh G Burger
- Paddington Cafe
- Peet's Coffee
- Perle
- Silver Pizzeria
- Sophie's Cuppa Tea
- TGI Oni Sushi
- Italian Colors
- Yellow Door
- Yogafina Frozen Yogurt

Retail

- A Great Good Place for Books*
- Art Loft Framing
- Le Rouge Clothing
- McCaulou's
- Montclair Plaza
- Pelago
- Sola Lucy
- Montclair Hardware

Services & Wellness

- Artful Aesthetics
- Bank of America
- B12 LOVE
- Chase Bank
- Kumon
- Montclair Optometry
- Red Rover Adventures
- Various professional offices
- UPS Store
- U.S. Bank

Community Drivers

- Montclair Village Farmers Market
- Montclair Branch Library
- Montclair Village Art Walk
- Montclair Beer, Wine & Music Festival
- Village public parking fields



*Source: USA REGIS Online 06/11/26

REGIONAL AERIAL | TRADE AREA

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PROXIMITY TO MONTCLAIR VILLAGE

Berkeley	10 Min
Walnut Creek	15 min
Emeryville	15 min
Oakland Airport	20 min
Downtown San Francisco	30 min
San Francisco Airport	40 min

DEMOGRAPHICS

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1 MILE | 3 MILES | 5 MILES



POPULATION

1 MILE	3 MILES	5 MILES
13,729	177,202	537,361



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,540	78,297	223,349



EST. AVE. HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$3.86 M	\$2.07 M	\$1.66 M



EST. AVE. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$370,068	\$217,943	\$184,064



BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
84.1%	64.6%	58.4%



TOTAL RETAIL ANNUAL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$399.81 M	\$4.45 B	\$11.78 B

[Full Demographics](#)



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This Offering Memorandum ("OM") has been prepared by Lockehouse Retail Group as exclusive listing agent on behalf of the seller for informational purposes only. It is intended solely for the use of prospective purchasers evaluating the property located at 6201 Antioch Street, Oakland, CA 94611.

The information contained herein has been obtained from sources believed to be reliable, including the recorded Condominium Plan for Antioch Court Condominiums (January 2009, Moran Engineering), Alameda County assessor records, historic profit and loss statements, and third-party commercial data providers; however, no representation or warranty, express or implied, is made as to its accuracy or completeness.

The Antioch Street frontage (± 104 LF) is based on prior property records and has not been independently confirmed by survey. The Antioch Court frontage (± 50 LF) is per the recorded Condominium Plan. Prospective purchasers are encouraged to obtain an ALTA/NSPS survey for legal boundary confirmation prior to closing.

Recipients of this OM are required to (i) keep the contents strictly confidential, (ii) not reproduce or distribute this document without prior written consent of Lockehouse Retail Group, and (iii) conduct their own independent due diligence, including physical inspection, lease review, title examination, survey, and financial verification, prior to submitting any offer.

Neither Lockehouse Retail Group nor the seller shall have any liability for the accuracy or completeness of the information provided herein.