

NEW CONSTRUCTION
COMMERCIAL CONDOS FOR SALE

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LIVE OAK

INDUSTRIAL PARK

WORK LOCAL



LIVE FULLY

5350 LIVE OAK AVENUE
OAKLEY, CA 94561

 CUSHMAN &
WAKEFIELD





Work Local. Live Fully.

Welcome to Live Oak Industrial Park, a one-of-a-kind opportunity to own flexible, modern commercial condos in Oakley, CA. With customizable layouts, private fenced yards, and excellent freeway access, you can grow your business while staying rooted in the community you call home. Whether you're an owner-operator or investor, these units offer unmatched value in a market with nothing else quite like it.

**16 BRAND-NEW COMMERCIAL
CONDOS (4,000 SF EACH)
ACROSS 8 BUILDINGS**



**FIRST DELIVERIES
EXPECTED Q2 2026**

- Customizable floor plans and layouts
- Convenient access to Highways 160 & 4
- 80 on-site parking spaces, including EV and ADA
- Flexible Light Industrial Zoning allows a multitude of industrial, commercial, retail, auto-related and warehousing uses



[Oakley Light Industrial Zoning](#) ↗

[Retail Business Zoning](#) ↗

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Retail Sales



Contractor's Warehouse



Professional Office

Examples of Approved Uses

Current LI zoning allows for a variety of commercial, industrial, and retail uses. Final use is subject to city permitting and licensing approval.



Auto-Related



Warehousing/Storage



Food & Beverage



Recreational



Medical & Dental Office

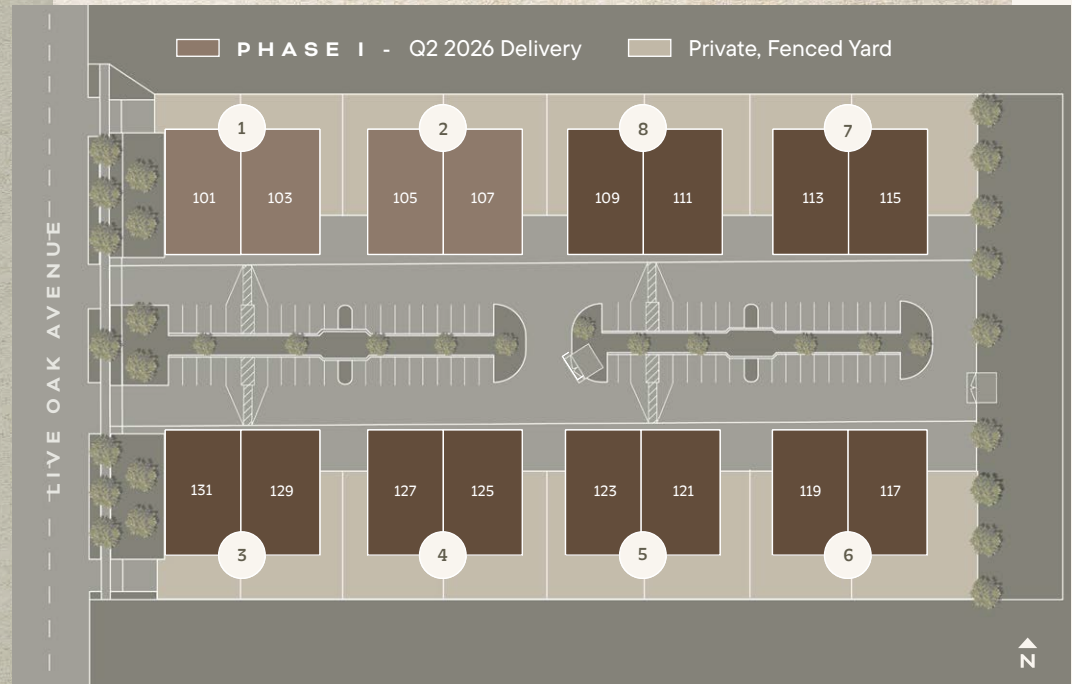
Where Your Business Can Finally Feel at Home

These customizable commercial condos are thoughtfully designed with the features you need and the comfort you didn't know you were missing. It can be a space that works for your business and your life.

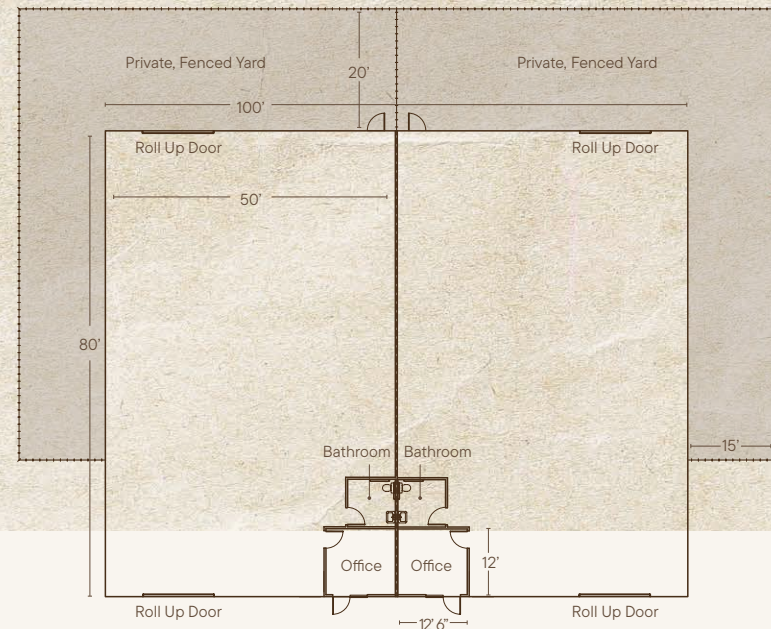
ASKING PRICE: \$1,200,000 PER UNIT (\$300/SF)

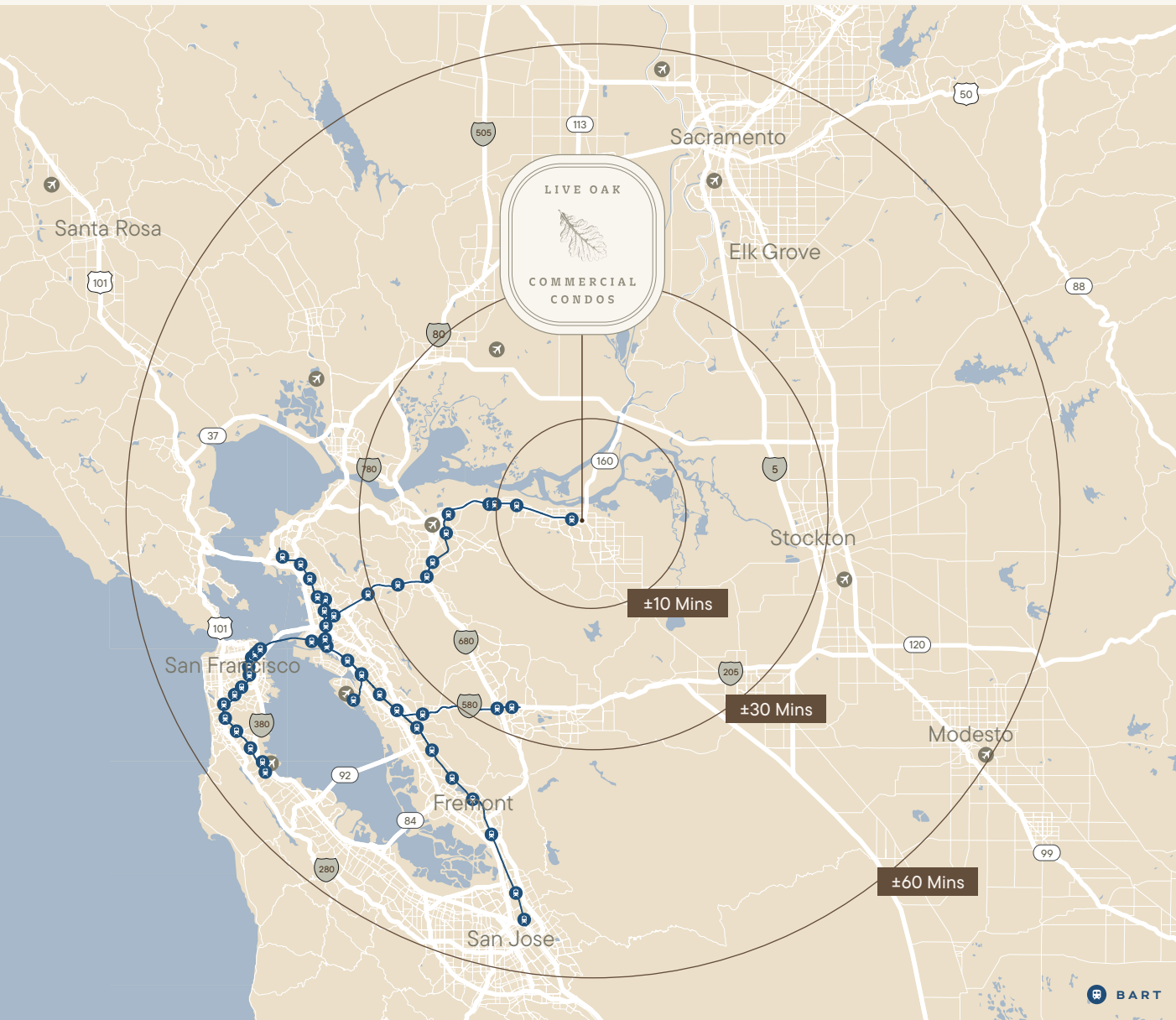
BUILDING 8,000 SF (DIVISIBLE INTO TWO 4,000 SF UNITS)

- Private, fenced, and paved yard area
- 1.25/1000 SF parking ratio (5 spaces per condo)
 - 4 ADA, 17 EV-charging
- Two (2) grade level loading door per condo
- 200 amps 120/208v 3-phase power per condo
- Fire sprinkler system
- 16'-24' warehouse clearance
- Each condo delivered with one office (±150 SF) and ADA restroom
- Customizations and additions can be negotiated



TYPICAL FLOOR PLAN





Live Oak Industrial Park offers a strategic East Bay location with convenient access to Highway 160 and Highway 4. The nearby Antioch BART station connects you directly to Oakland, San Francisco, and the greater Bay Area. Whether you're serving clients across the region or commuting into the city, this well-connected location makes it easy to stay rooted in Oakley while reaching everywhere you need to be.

CONCORD - 25 MINS
OAKLAND - 45 MINS
LIVERMORE - 50 MINS
SAN FRANCISCO - 60 MINS
MARIN - 60 MINS
SAN JOSE - 1 HR 15 MINS
SANTA ROSA - 1 HR 30 MINS

Bay Area Reach, Oakley Roots



LIVE OAK
 COMMERCIAL
 CONDOS

- HOTEL**
 1. Best Western Plus
- FITNESS**
 1. California Fitness
- SPECIALTY DRINKS**
 1. Starbucks
 2. Jamba
 3. Dutch Bros
 4. Willy's Bagels & Blends
 5. Starbucks
- FOOD**
 1. McDonald's
 2. Carl's Jr
 3. Wendy's
 4. Uncle Wong Chinese Restaurant
 5. Taco Bell
 6. Jack in the Box
 7. Round Table Pizza
 8. Popeye's
 9. Burger King
 10. Los Charros
- RETAIL**
 1. Dollar Tree
 2. The UPS Store
 3. Raley's
 4. Lucky
 5. Rite Aid

The Neighborhood

From quick lunch options and coffee runs to everyday errands and after-work dinners, everything you need is just around the corner.

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