



FOR SALE

SCOTTISH RITE TEMPLE

Rare Landmark Redevelopment Opportunity on Lake Merritt
First Time on the Market in 100 Years

ICONIC TROPHY ASSET IN PRIME OAKLAND LOCATION





SCOTTISH RITE TEMPLE

Colliers is proud to exclusively present the Scottish Rite Temple — a generational opportunity to acquire and reimagine one of Oakland's most iconic properties. Situated directly on Lake Merritt, this ±85,000 SF building spans four levels and sits on a ±1.46-acre parcel, including an invaluable dedicated surface parking. The building offers expansive event and conference space, historical features, and multiple revenue-producing use options in the near term — while the parking lot presents a rare, buildable footprint for a future commercial or mixed-use development.

Having never been formally marketed in 100 years, the Scottish Rite Temple offers unmatched visibility and historical cachet and is ideally positioned for a creative investor or developer to unlock the next chapter of this landmark's life. This is a true once-in-a-generation opportunity in the heart of the Bay Area.



PROPERTY FEATURES

- ±85,000 SF Existing Building on ±1.46 acres
- Historical Registry Designation A1+ for building
- Trophy asset with deep historical significance
 - Strong civic & community identity in Oakland's history
 - Original historic features – library, lounge, billiards hall
 - On-site parking – a rare asset in this prime urban location
- ADA-compliant restrooms and accessibility
- Service elevator and food staging areas
- **Event/performance infrastructure**—auditorium, ballroom, commercial kitchens, AV equipment and security rooms
- **Short-term revenue potential**—Ideal for events, nonprofits, or cultural groups
- **Long-term redevelopment path**—Significant density potential with parking lot redevelopment



14TH STREET

MADISON STREET

LAKESIDE DRIVE



LOCATION OVERVIEW

1547 Lakeside Drive, Oakland, CA 94612

Located at the convergence of Oakland's most dynamic neighborhoods — Lake Merritt, Uptown, and Downtown — the Scottish Rite Temple benefits from unmatched access, visibility, and community presence. The property is walkable to three BART Stations, the Oakland Museum, and multiple dining and retail destinations, offering strong connectivity for any future use.

94

WALK
SCORE

Walker's Paradise

84

TRANSIT
SCORE

Excellent Transit Access





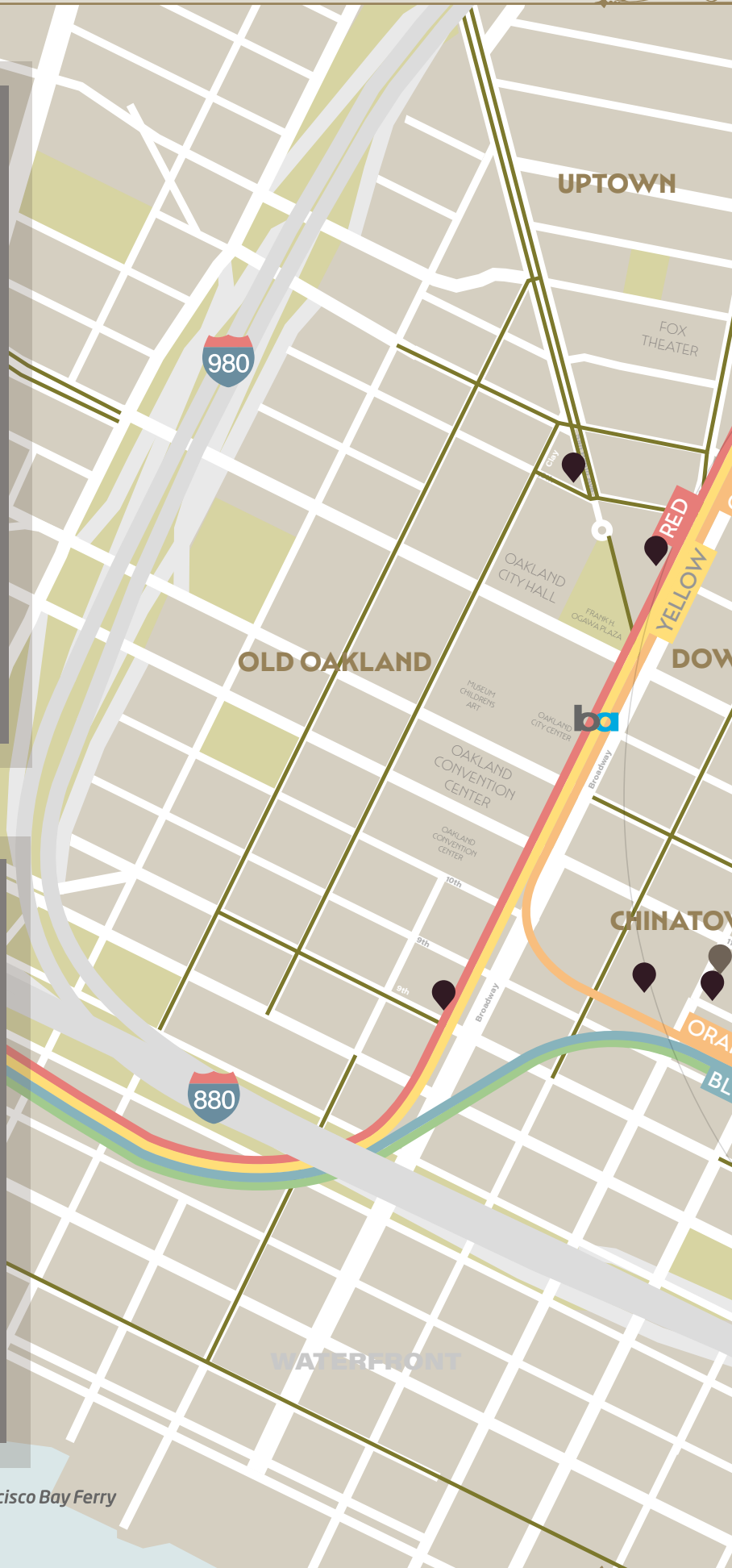
NEARBY NOTABLE RETAILERS & ATTRACTIONS

Whole Foods Market
Lake Chalet Seafood Bar & Grill
Kaiser Permanente Headquarters
Oakland Museum of California
Oakland City Hall & Civic Center
The Cathedral of Christ the Light
Blue Bottle Coffee HQ (Old Oakland)
Children's Fairyland
Grand Lake Theatre



NEARBY MULTIFAMILY RESIDENTIAL PROPERTIES

Alice House
Jackson Lake Apartments
Bay Apartment Advisors
Lake Park Senior Living
Ora Oakland
Atlas Apartments
Webster Eleven Apartments





NEARBY NOTABLE
DINNING AMENITIES

- The Lake Chalet
- McDonalds
- Mad Oak Bar N' Yard
- Shan Dong
- 19th Street Station
- Golden Lotus
- Maya Halal Taqueria
- Pintoh Thai
- Rush Bowls
- Awaken Café & Roasting
- Hot Boys Chicken
- Horn Barbecue
- Peony Seafood





INVESTMENT HIGHLIGHTS

- Flexible Redevelopment Upside – residential, hospitality, or mixed-use potential
 - Site Area: ±1.46 Acres Total
 - Parking Lot: ±0.62 AC
- Available Parking: ±70 surface spaces
 - Zoned: D-DT-RX
 - Height: 65'
 - Max Non-Residential FAR: 5.0
 - Downtown Height Area: 8-65 feet
 - Base Height: Intensity Area (HIA): 8
- Zoning Incentive Program (ZIP): Same as (HIA): 8
- Dwelling Units: 1/250 SF or 108 Units on ±0.62 AC lot



OFFERING SUMMARY

Asking Price TBD

Parking Lot ±0.62 AC

County Use Code Lodgehalls and Clubhouses (6800)

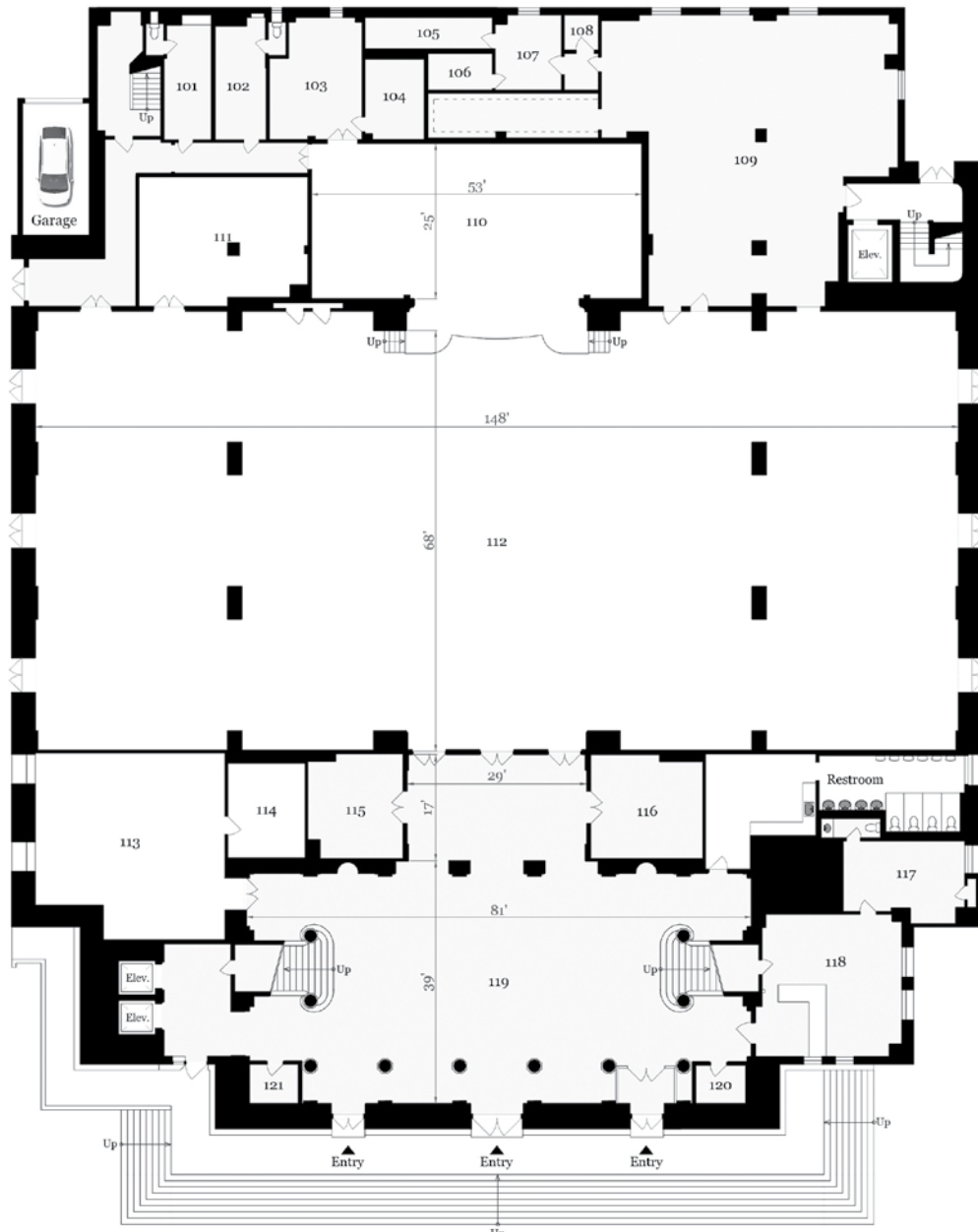
Land Use Code Clubs, Lodges, Professional Associations (4007)

Ownership Scottish Rite Temple Association of Oakland



FIRST FLOOR

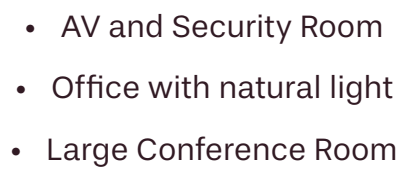
HISTORIC CORE



- Grand Ballroom (630–640 capacity)
- Configurable Event Seating (± 72 tables / 10-top)
 - ADA-Compliant Restrooms
 - Commercial Kitchen
- Upgraded Electrical for Large Power Draw
- Used by Facebook, Twitter, and Kaiser for past events



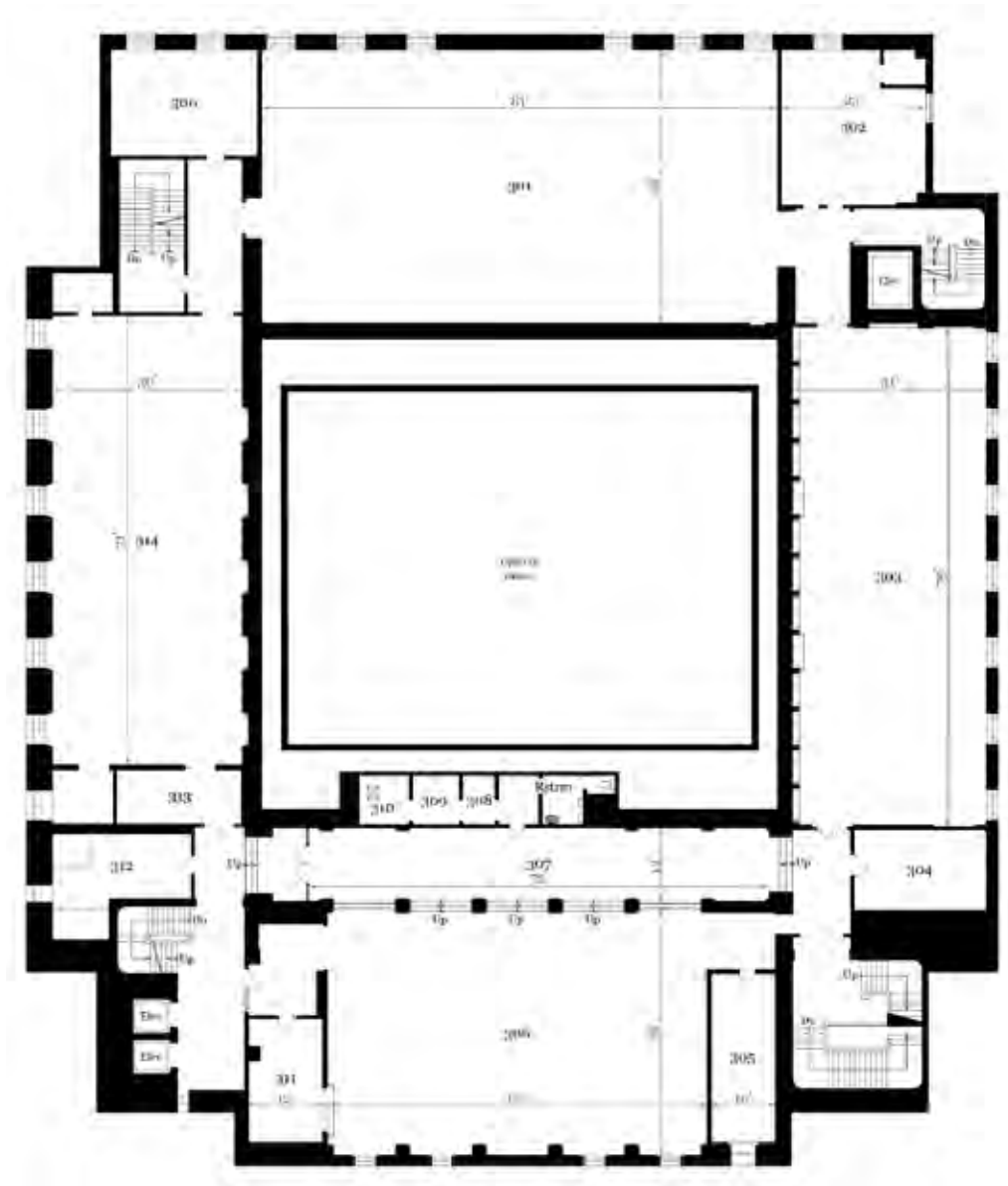
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THIRD FLOOR

EVENT SUITE



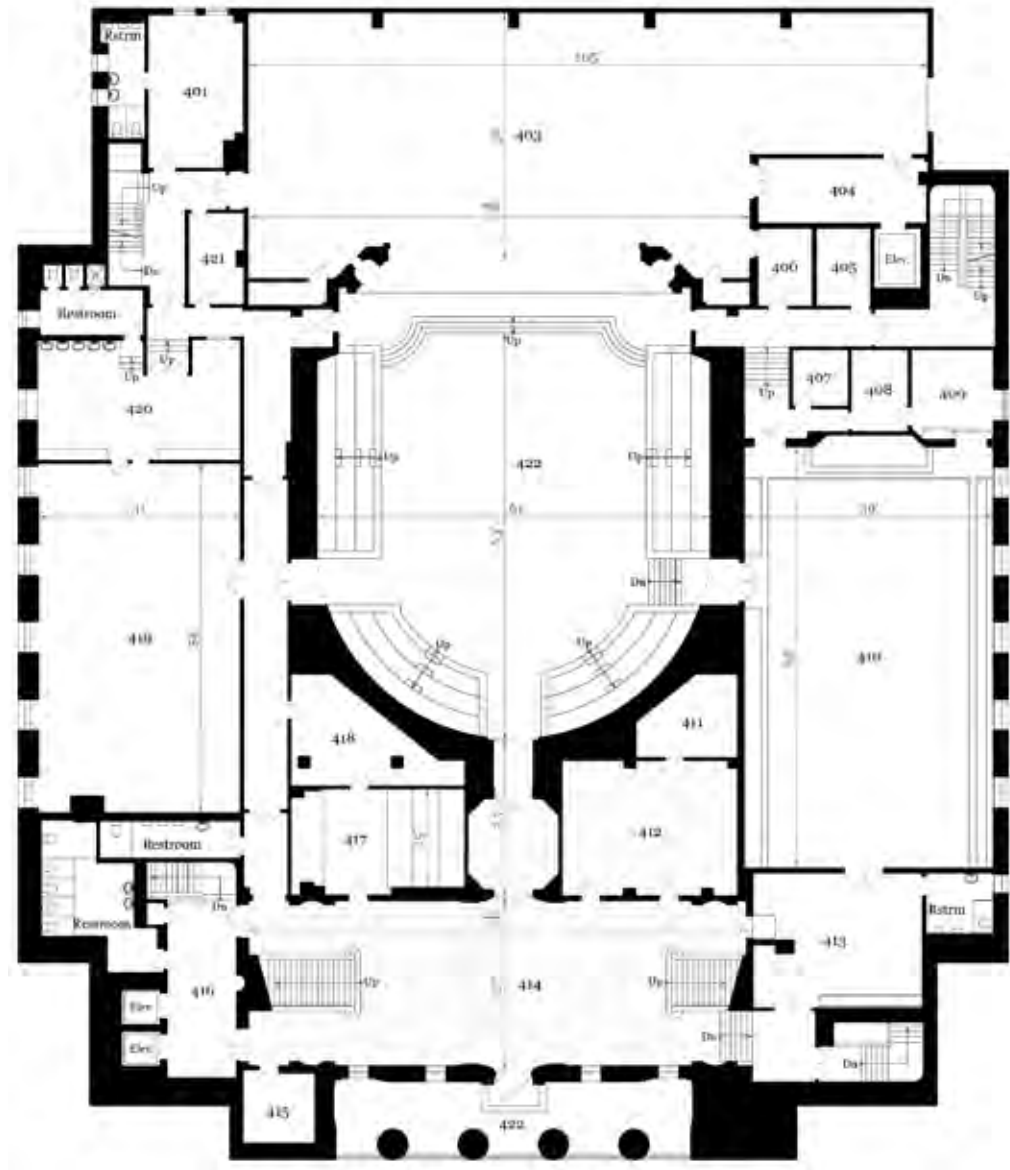
- "Blue Room" – flexible open-plan event space
- Banquet Room (seats ±250), overlooking parking area
 - Connected to Service Elevator and Kitchen
 - Commercial Kitchen
 - Library, Lounge and Billiards Hall





FOURTH FLOOR

AUDITORIUM LEVEL



- Auditorium ($\pm 1,145$ – $1,345$ seating capacity)
 - Lobby / Pre-function Area
- Outdoor Balcony (3,000-lb capacity)
- Multipurpose Room (± 120 seats)
- Food Staging & Prep Space







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