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1111 Broadway

Within 1,000 feet, records since 2016 | parcel 2-97-42

SUMMARY

24-storey office building at 1111 Broadway, Oakland, last sold in 2021 with a county-assessed value of \$338,101,503.

THE BUILDING

- 1 office building (American President Lines Bldg), 24 storeys, 26,406 sq ft footprint
- Alameda County class: over-five-story office building (class 9500)
- Zoning: D-DT-C with Affordable Housing combining district (ordinance 13812)
- Located 761 ft from Frank Ogawa Plaza

VALUE & TAXES

- County assessed value: \$338,101,503
- Last sold: 2021-08-16
- Property tax rate: 1.28% in tax rate area 17-022; produces \$4,320,599 a year in ad valorem tax (direct charges not included)

NEARBY DEVELOPMENT

- 73 planning records within the radius; 10 moved in the last two years
- Largest approved projects: 51 9th St (557 homes, approved twice); 1523 Harrison St (496 homes, withdrawn)
- 29 affordable housing properties within 2641 ft containing 2,569 affordable units

AREA RECORDS

- Police incidents: 11,560 over 10 years (8.9x a same-size Oakland area), trend flat
- Parking citations: 69,464 (12.8x city rate)
- 311 cases: 12,768
- Health inspections: 108 at 79 food facilities since 2024-09-01; most common violations involve food contact surfaces, floors/walls/ceilings, and vermin-proofing

HAZARDS

- Liquefaction susceptibility: Moderate
- Landslide susceptibility: None
- Not in a designated fire hazard severity zone or Alquist-Priolo earthquake fault zone
- Outside mapped wildland-urban interface; NEHRP soil class CD; no mapped serpentine bedrock

WORTH A LOOK

- Property is in D-DT-C zoning with an Affordable Housing combining district
- Moderate liquefaction susceptibility at this address
- 73 nearby planning records, including two approvals for 557 homes at 51 9th St
- Ad valorem tax figure excludes direct charges levied per parcel
- City publishes design reviews and planning applications but no building permits

THE BUILDING ON RECORD

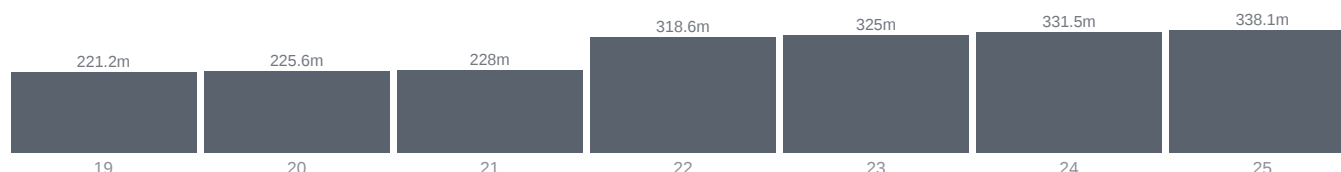
USE

Over five story office building

Assessed value	\$338,101,503
Land	\$21,224,000
Improvements	\$316,877,503
Last sold	2021-08-16

An assessment is not a valuation.

Under Proposition 13 this figure is anchored to the last sale and rises at most about two per cent a year, so a long-held building carries a number far below what it would sell for, and a seller's tax bill says nothing about a buyer's. The county publishes no lot size, no year built and no room count on the roll, so this report does not carry them.



Assessed value by roll year. The steps are Proposition 13 increases; a jump means the property changed hands or was reassessed after work.

■ THE HOUSING AROUND IT

Owned by whoever lives there	25% (+/- 9)
Rented	75% (+/- 20)
Standing empty	20% (+/- 10)
Homes in the tract	662
Houses and single units	4%
Small buildings, 2 to 9 homes	3%
Larger buildings, 10 or more	93%
Median value of owner-occupied homes	\$608,900

Buildings, not people.

This section describes the housing stock around the address and deliberately says nothing about who lives in it. The same survey publishes race, household composition and marital status; this report does not request those figures and will not show them. Characterizing a neighborhood's residents is how a Fair Housing steering claim begins, and it would land on whoever forwarded this report.

American Community Survey 2019-2023 estimates for census tract 403100, which covers several blocks and not just this one. These are survey estimates rather than counts, and the margin shown is the survey's own.

■ FEMA FLOOD ZONE

Zone	X (AREA OF MINIMAL FLOOD HAZARD)
Special Flood Hazard Area	No
FIRM panel	0602980145A, effective 2021-03-23

This is the federal map, not the city's.

Being in or out of a federal flood zone is not the whole of a flood question, and it does not decide whether flood insurance is required. This report is not the statutory Natural Hazard Disclosure and does not replace it.

■ EARTHQUAKES ON RECORD NEARBY

Largest within 100 km	M7.9 - The 1906 San Francisco, California Earthquake, 1906-04-18
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Recorded at M4+ since 1900	184
At M6 or above	8

Recorded events from the USGS catalog, distances measured from each epicenter. The earthquake maps section is the opposite kind of thing - modeled scenarios for a future rupture. Neither is a prediction.

■ ON THE NATIONAL REGISTER NEARBY

Listings within the radius	4
Security Bank and Trust Company Building	341 ft, listed 1982
10th Street Market	560 ft, listed 2001
Clay Building	661 ft, listed 1978
Oakland City Hall	917 ft, listed 1983

Federal listing is not the city's designation.

Oakland's own landmark designations decide what may be altered and what review it needs, and they are a separate register from this one. A National Register listing opens federal rehabilitation tax credits and by itself restricts nothing. A listing near an address is not a fact about that address.

■ WETLANDS MAPPED HERE

Mapped where this address stands	None
Mapped within the radius	0

The federal inventory at the scale it was flown, not a delineation: only the Corps of Engineers sets a wetland boundary for a permit. A wetland on a parcel engages the Clean Water Act, which is why it is counted apart from what is nearby.

■ REGULATED BY THE EPA NEARBY

Sites with an EPA record within the radius	80
Out of compliance today	0
Formal enforcement actions nearby	1
1111 BROADWAY - Hazardous waste	16 ft
CHARLES PANKOW BUILDERS - Hazardous waste	193 ft
CMA ASSET MANAGERS INC - Hazardous waste	203 ft
1100 BROADWAY OWNER LLC - Hazardous waste	230 ft
1111 BROADWAY - Hazardous waste	249 ft

A record is a registration, not a hazard.

Most of these are small-quantity waste generators - a garage, a print shop, a dental surgery - and a dense commercial block has dozens. What carries meaning is the compliance state above the list, not the count. Sites registered under a name shaped like a person's are counted and not listed. The EPA publishes a risk screening for these sites and this report does not read it.

■ THE NEAREST OF EACH THING

Café - Highwire Coffee Roasters	97 ft, 1 min
Post office - The UPS Store	212 ft, 1 min
Bank or cash machine	215 ft, 1 min
Pharmacy - Walgreens	632 ft, 2 min
Clinic - Planned Parenthood Mar Monte	809 ft, 3 min

Convenience store - 14th Street Market	869 ft, 3 min
Library - Asian Branch Oakland Public Library	893 ft, 3 min
Food shop - Wah Hanb Market	898 ft, 3 min

Not within the radius: Hospital, Petrol station.

© OpenStreetMap contributors, under the ODbL. A volunteer map. The city's own records do not say what any nearby business is. This can, but it cannot promise a shop is still open.

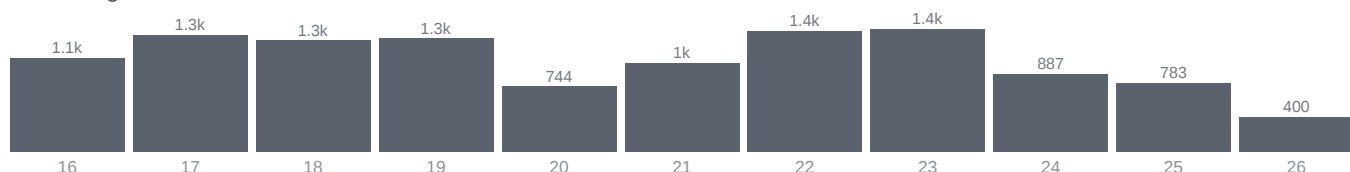
POLICE INCIDENT REPORTS

Total since 2016

11,560 (about 3 a day)

8.9x the Oakland average

An average area this size holds 1,304.



2023 to 2025

2% flat

Property crime

3,258

Violent crime

2,050

Drugs and disorder

330

Other and administrative

5,849

Filed incident reports, not calls for service. Location is published to the block, so nothing here is precise to an address, and reports with no location at all are absent rather than counted somewhere they did not happen.

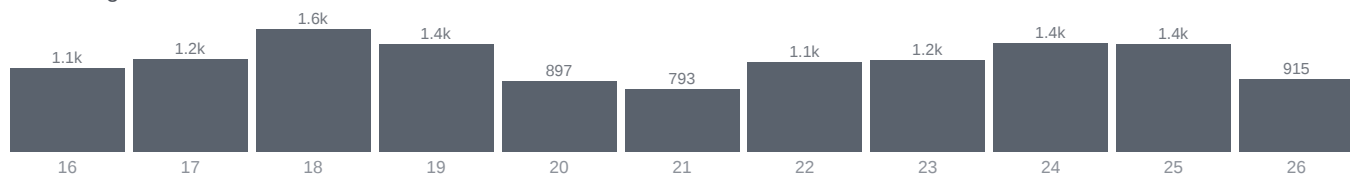
311 SERVICE REQUESTS

Total since 2016

12,768 (about 3 a day)

6.1x the Oakland average

An average area this size holds 2,093.



2023 to 2025

38% up

Parking - Meter Maintenance

1,607

Illegal Dumping - debris, appliances, etc.

1,189

City Bldg - Electrical Inside/Outside

1,024

City Bldg - Structural Issue

686

City Bldg - Clean / Custodial

604

Graffiti on Street, Street Light, Traffic Signal,

563

What residents reported, which is not the same as what happened. The coordinates are published as text rather than as a point, so the area count is a box the width of the radius rather than a circle.

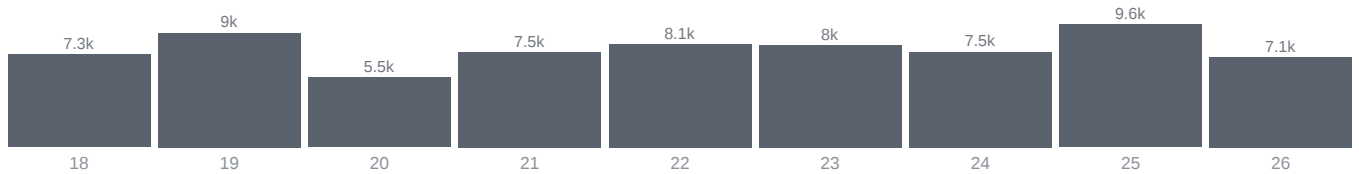
PARKING CITATIONS

Total since 2018

69,464 (about 22 a day)

12.2x the Oakland average

An average area this size holds 5,717.



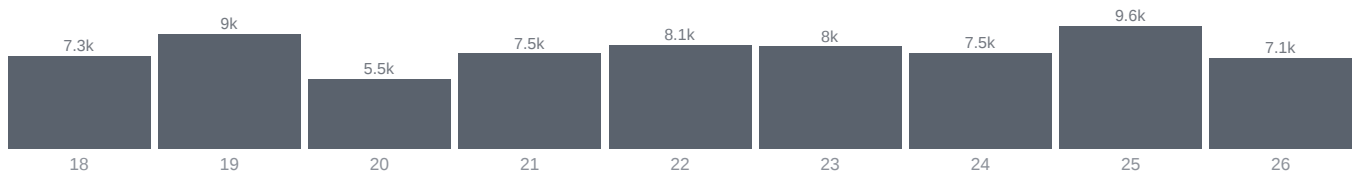
2023 to 2025	19% up
NO PARKING	20,579
NON DISPLA	16,206
METER VIOL	8,429
NON DISP PKG RECEIPT	7,657
NO PARK CERTAIN HRS	4,030
EXPIRED METER	2,390

A citation is a ticket written, not a ticket upheld. Dense near meters and street-sweeping routes, which says more about the curb than about the block.

The source's newest record was 2026-07-31, 37 days before this report ran. Recent bars are thin because publishing stalled, not because the area went quiet.

PARKING

Citations	69,464, about 21 a day (12.8x the city rate)
Metered spaces nearby	165
Residential permit area	No
Non disp pkg receipt	23,863
No park certain hrs	13,691
Expired meter	10,819
No parking red zone	4,790
No pkg yellow zone	4,129



WHAT CHANGED HANDS NEARBY

Parcels transferred since 2023	74
Sales	74
Middle price	\$405,000, the range \$214,500 to \$10,600,000
801 Franklin St (2025-03-18)	\$398,000 on the deed
585 9th St (2025-02-26)	\$445,000 on the deed
989 Franklin St (2025-02-13)	\$300,000 on the deed
1226 Broadway (2025-02-06)	\$3,175,000 on the deed
801 Franklin St (2025-02-06)	\$315,000 on the deed
1440 Broadway (2025-01-27)	\$5,500,000 on the deed
388 9th St (2024-12-24)	\$350,000 on the deed

One sale per parcel, the most recent.

The county's parcel record carries each parcel's last transfer rather than a history of them, so a parcel sold twice appears once, on the later sale, and this is not a complete record of every sale on these streets. Transfers with no price on the deed, between family, a quit-claim, a foreclosure, a transfer to a land bank, are left out rather than shown as sales for nothing. Parcels that moved on the same day for the same amount were sold together, so they count as one sale at that price rather than several.

SCHOOLS NEARBY

Nearest elementary	Lincoln Elementary - 1,947 ft, 7 min
Nearest middle	West Oakland Middle - 3,540 ft, 13 min
Nearest high	Gateway to College High at Laney College - 3,365 ft, 13 min
Downtown Oakland Science Academy	Mixed, grades 6-12, Charter - 1,506 ft
Oakland School for the Arts	Mixed, grades 6-12, Charter - 1,886 ft
Lincoln Elementary	Elementary, grades K-5, Public - 1,947 ft
American Indian Public Charter School II	K-8, grades K-8, Charter - 2,334 ft
Martin Luther King, Jr. Elementary	Elementary, grades K-5, Public - 3,072 ft
KIPP Bridge Academy	K-8, grades K-8, Charter - 3,259 ft
Gateway to College High at Laney College	High, grades 9-12, Public - 3,365 ft
West Oakland Middle	Middle, grades 6-8, Public - 3,540 ft

Distance and facts only.

This report does not rate schools or publish test scores. School quality is the most common proxy for characteristics the Fair Housing Act protects, and characterizing a neighborhood is how a steering claim starts.

INTERNET SERVICE

The internet-availability source could not be read for this report; the rest is unaffected.

GREEN SPACE

Frank Ogawa Plaza	761 ft, null acres
Lafayette Square Park	994 ft, null acres
Latham Square	1,276 ft, null acres
Lincoln Square Park	1,422 ft, null acres
Jefferson Square	1,624 ft, null acres
Chinese Garden Park	1,957 ft, null acres
Madison Square Park	2,295 ft, null acres
Snow Park	2,556 ft, null acres

Distance is to the edge of the park, not its center, which is how far you actually walk to be in it.

WHAT THIS REPORT IS

Almost every count here is a public record - held by the City of Oakland and the Alameda County Assessor, the U.S. Census, or the FCC - within a radius of the address asked about. The exceptions are the third-party estimates (market value, and a unit's likely rent), each labeled as that provider's and shown with its range. Nothing here is scored, predicted or interpreted.

Police data is anonymised to the block.

Oakland does not publish address-level incident locations, so nothing here describes a specific building, only an area. A count near an address is not a statement about that address.

■ **TERMS ACCEPTED WHEN THIS REPORT WAS RUN**

I understand this report is compiled from public records, describes an area and a parcel rather than any person, is not a consumer report and may not be used to screen tenants or make decisions about individuals, is not a valuation, appraisal or statutory natural hazard disclosure, and may be incomplete or out of date because its sources are.

Accepted by Sample - no account at unknown (terms 2026-08-b).

Registered sex offender information is deliberately excluded: California Penal Code 290.46(j)(2) makes it unlawful to use the Megan's Law database for purposes relating to housing. Consult www.meganslaw.ca.gov yourself, which is the use the law permits.

Compiled from the City of Oakland and the Alameda County Assessor public records on 2026-09-19. Nothing here is scored, predicted or interpreted.