

# Panoramic Interests Seeks \$80MM JV Equity Investment for First Phase of Apartment Development in Oakland

January 17, 2020



Rendering courtesy of Einwiller Kuehl

By [Jon Peterson](#)

San Francisco-based Panoramic Interests is looking for a joint venture equity partner to join its 500 Kirkham apartment development project in Oakland. For the first phase of the development, the amount of equity the firm is seeking is approximately \$80 million, according to sources familiar with the project. The selected partner on the development will also have the option for an additional \$70 million investment for phase two of the project. The two phases are slated to deliver 576 units to the Oakland market.

The equity capital raise for the project is overseen by the San Francisco office of Newmark Knight Frank. Among the people involved on this effort are Ramsey Daya, vice chairman, Chris Moritz and Michael Gausz, both senior managing directors. Newmark declined to comment when contacted for this story.

Panoramic Interests did not respond to a phone call seeking comment for this story, either.

500 Kirkham is a fully entitled site that would be ready to start development soon. It is also within a qualified opportunity zone.

The property has a very strong location from a mass transportation perspective. It stands just adjacent to the West Oakland BART station, which could be accessed in a three-minute walk to cover one-tenth of a mile. This BART stop is the only station in the system with a direct connection to every other station. During commute hours, trains to San Francisco come every two minutes.

The development will have a mixture of both multifamily units and retail space. The residential part of the first two phases of the project will include 576 for-rental units. The development will also have a third phase, which would commence at a later date that will bring an additional 456 units. The apartments will have options for units

Panoramic Interests Seeks \$80MM JV Equity Investment for First Phase of Apartment Development in Oakland - The Registry  
with two, three and four bedrooms. The overall retail portion of the development is for 35,000 square feet of  
ground floor retail.

The 500 Kirkham neighborhood has many restaurant and entertainment options. This includes both domestic  
and international food offerings and a Regal Cinemas operation that is nearby.

---

---