

FOR SALE OR LEASE

300  
GRAND  
AVE

Oakland, CA 94610



*Exclusively Listed by*

**Steve Banker**

*President*

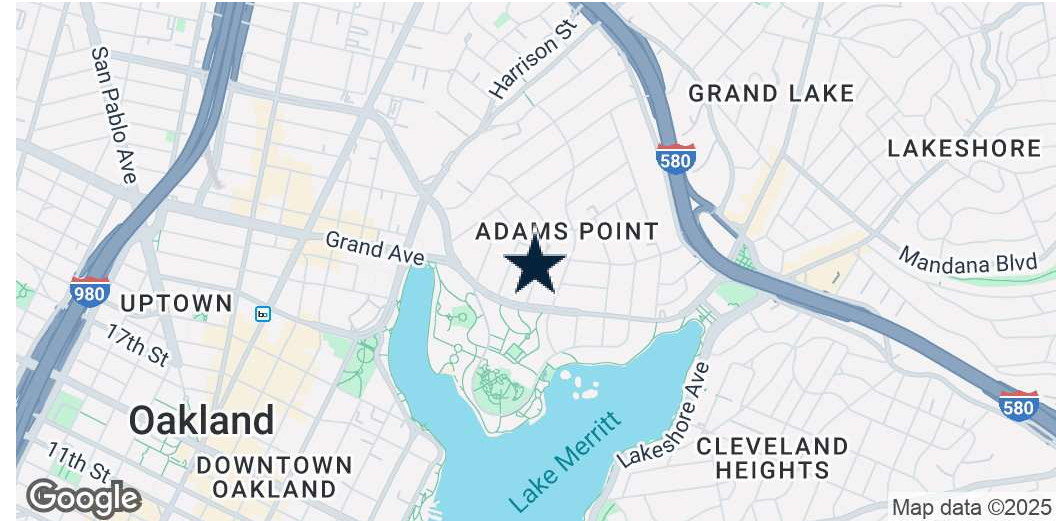
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# 300 Grand Ave Oakland, CA 94610



## OFFERING SUMMARY

Sale Price:	\$3,623,700
Lease Rate:	\$2.75 SF/month (Gross)
Building Size:	12,079 SF
Available SF:	12,079 SF
Lot Size:	15,062 SF
Number of Units:	1
Year Built:	1962

## PROPERTY OVERVIEW

Full building available for Sale or for Lease for office/medical users (tenant to confirm with City of Oakland) and +/- 30 onsite parking stalls. Building is currently fully vacant, providing a rare opportunity to purchase or lease a small scale Building with a large amount of secure parking. Building features a private office intensive layout with +/- 10,000 RSF of elevator served second floor space, and +/- 2,079 square feet of ground floor space.

## PROPERTY HIGHLIGHTS

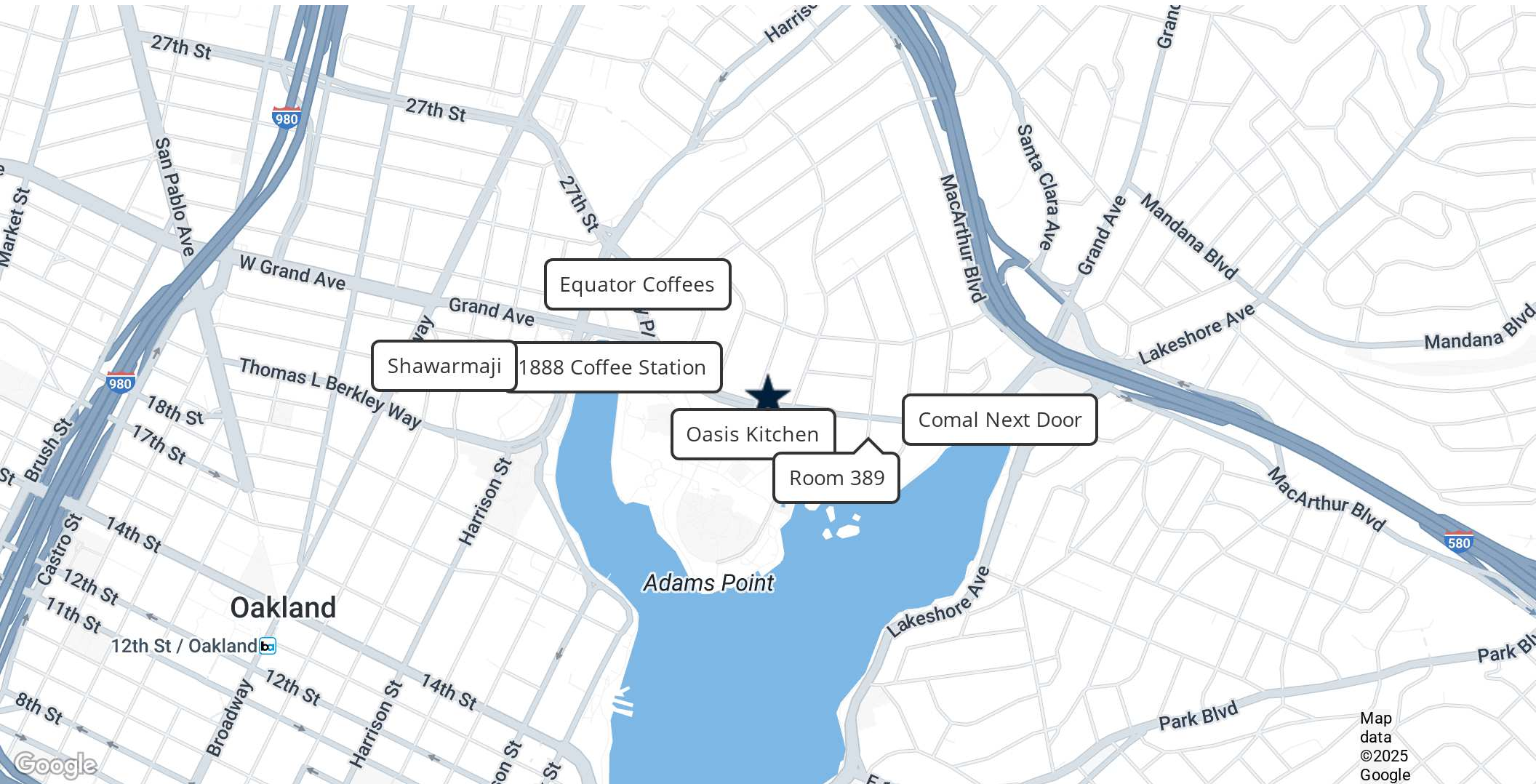
- HVAC
- High Ceilings
- Full Building Identity
- +/- 30 on-site gated parking stalls
- Elevator



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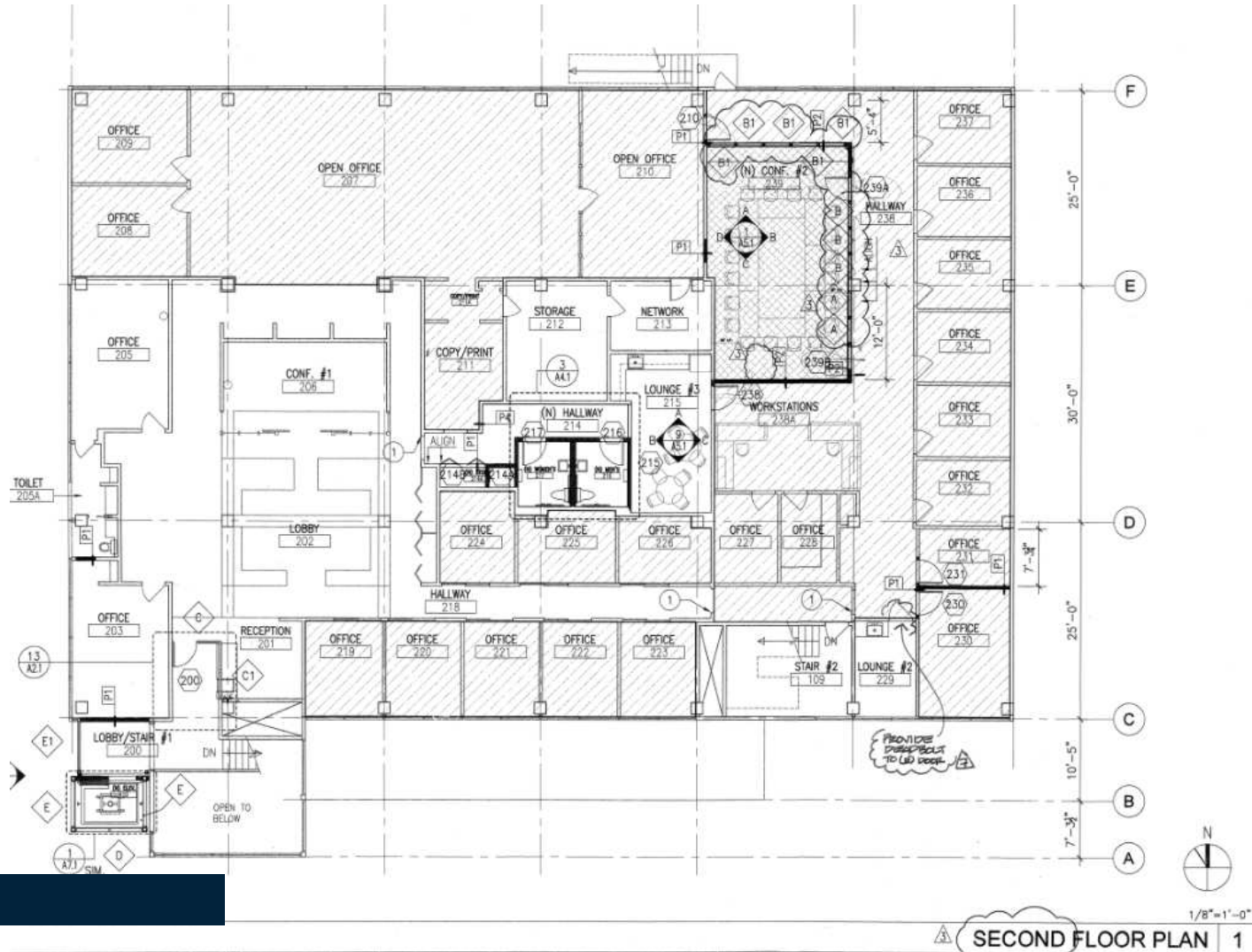
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**LEGEND**



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# 300 Grand Ave Oakland, CA 94610

## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	12,079 SF	Lease Rate:	\$2.75 SF/month

## AVAILABLE SPACES

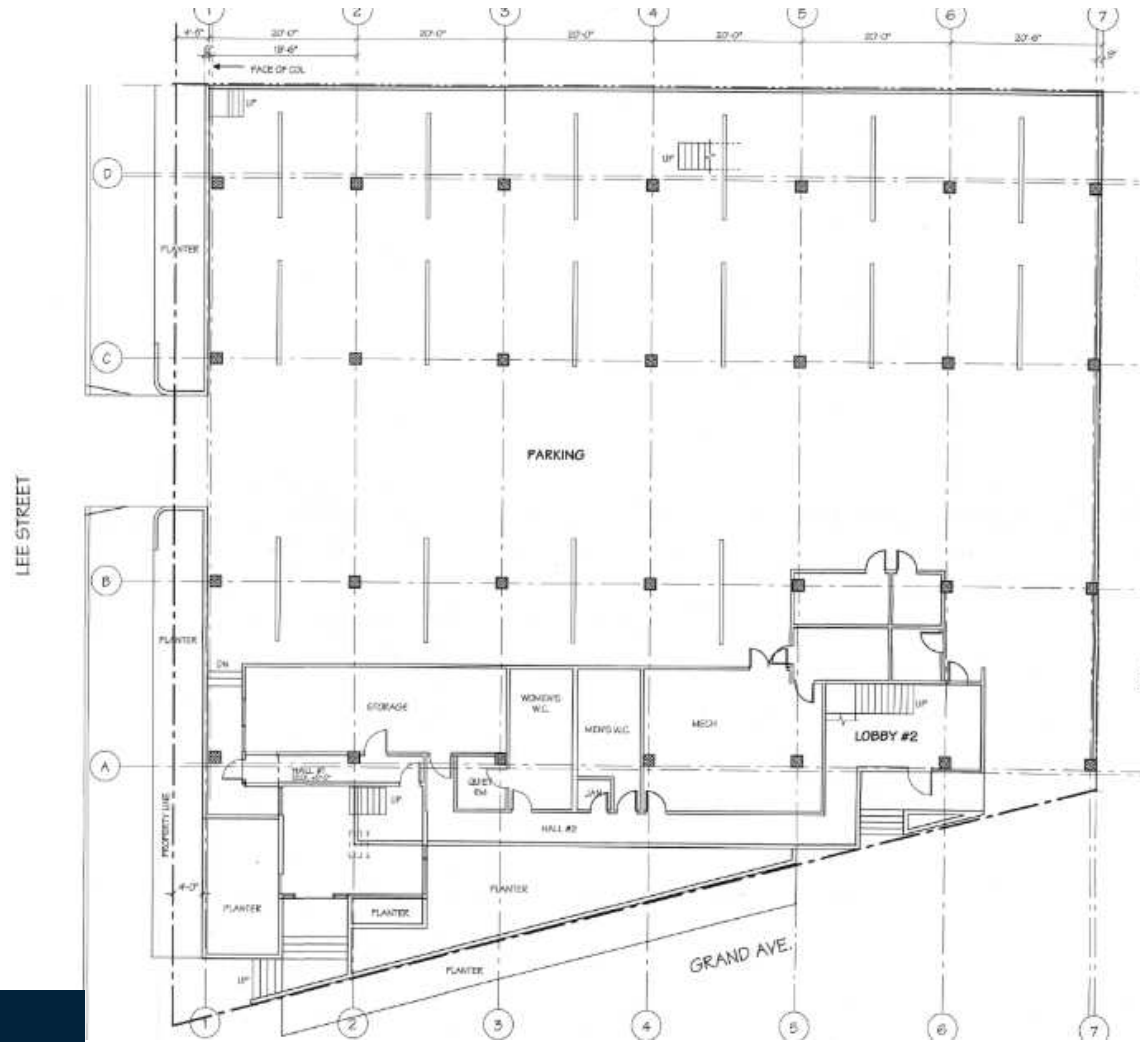
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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LEGEND

**LCB**  
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## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
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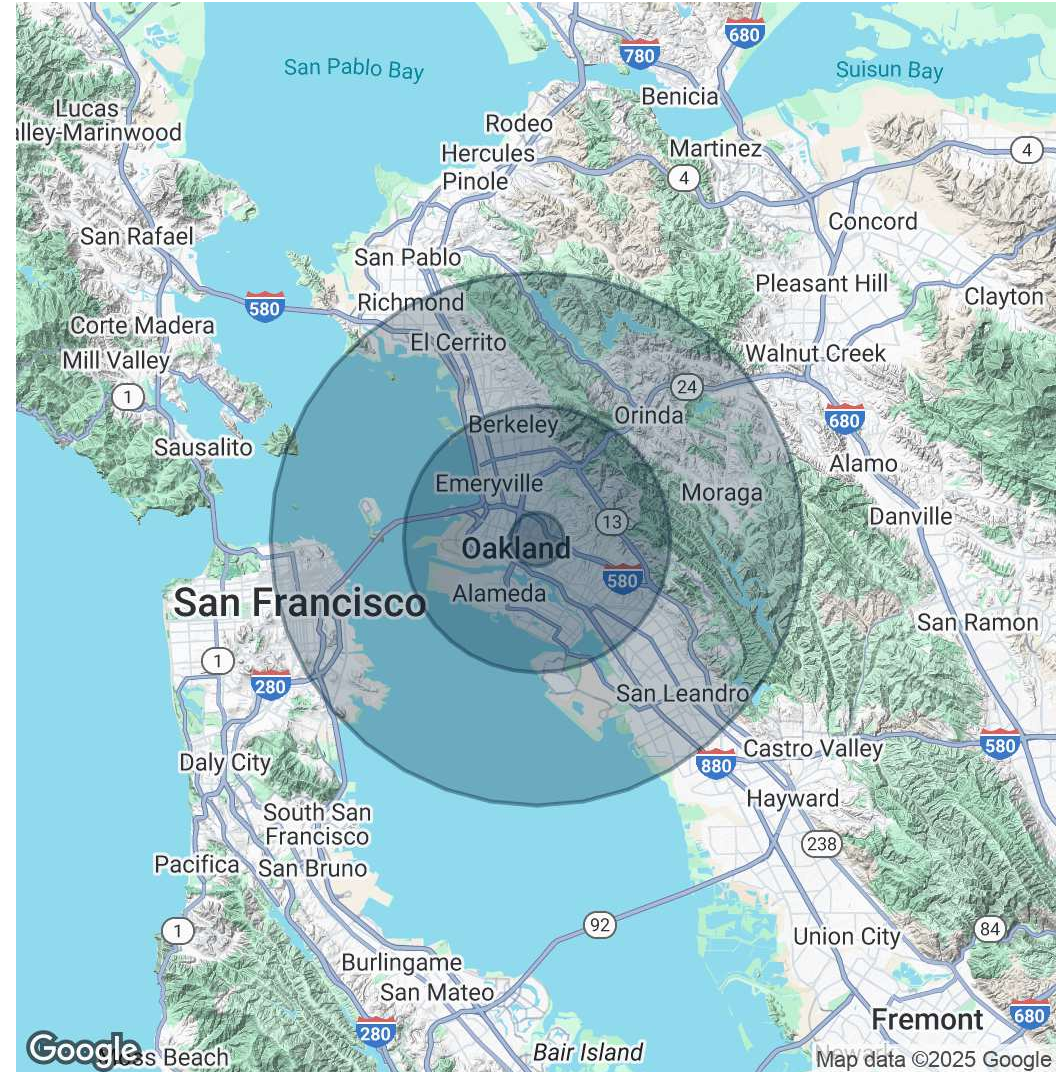
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## 300 Grand Ave Oakland, CA 94610

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	57,486	528,850	1,237,337
Average Age	39.4	37.5	38.8
Average Age (Male)	41.1	37.2	38.3
Average Age (Female)	39.4	38.5	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	33,122	223,333	549,097
# of Persons per HH	1.7	2.4	2.3
Average HH Income	\$96,993	\$117,381	\$130,106
Average House Value	\$510,881	\$763,737	\$800,875

2020 American Community Survey (ACS)



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