



635 W GRAND AVE

OAKLAND, CA 94612



RETAIL FLEX SPACE FOR SALE

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KW COMMERCIAL - OAKLAND
DRE# 02029039



PROPERTY OVERVIEW

Artizan Advisors presents 635 West Grand Ave, a retail/flex building located in West Oakland. Built in 1966, the property consists of a +/-2,945 SF situated on a +/-5,175 SF lot. The building has a side roll up door and roll up door from the back to access the open flex space. The property is zoned D-DT-CX, S-13 per City of Oakland.

This is a high traffic area offering street visibility along one of Oakland's key thoroughfares. The property provides easy access to Downtown Oakland, Uptown, and major freeways, with close proximity to a diverse mix of local dining, retail, and entertainment options.

This property is ideal for an owner-user looking to establish a strong presence in the area undergoing rapid growth and redevelopment.

PROPERTY SUMMARY

For Sale:

\$1,200,000

\$PSF:

\$407.47

SF Building:

± 2,945

SF Lot:

± 5,175

APN#:

008-0659-026-00

Year Built:

1966

Zoning:

**D-DT-CX, S-13 (Downtown District
Mixed Commercial Zone)**

PROPERTY HIGHLIGHTS



Retail/Flex Space ideal for Owner-User



High Traffic Street Visibility



Close Proximity to Downtown Oakland



Roll up Doors & Yard space

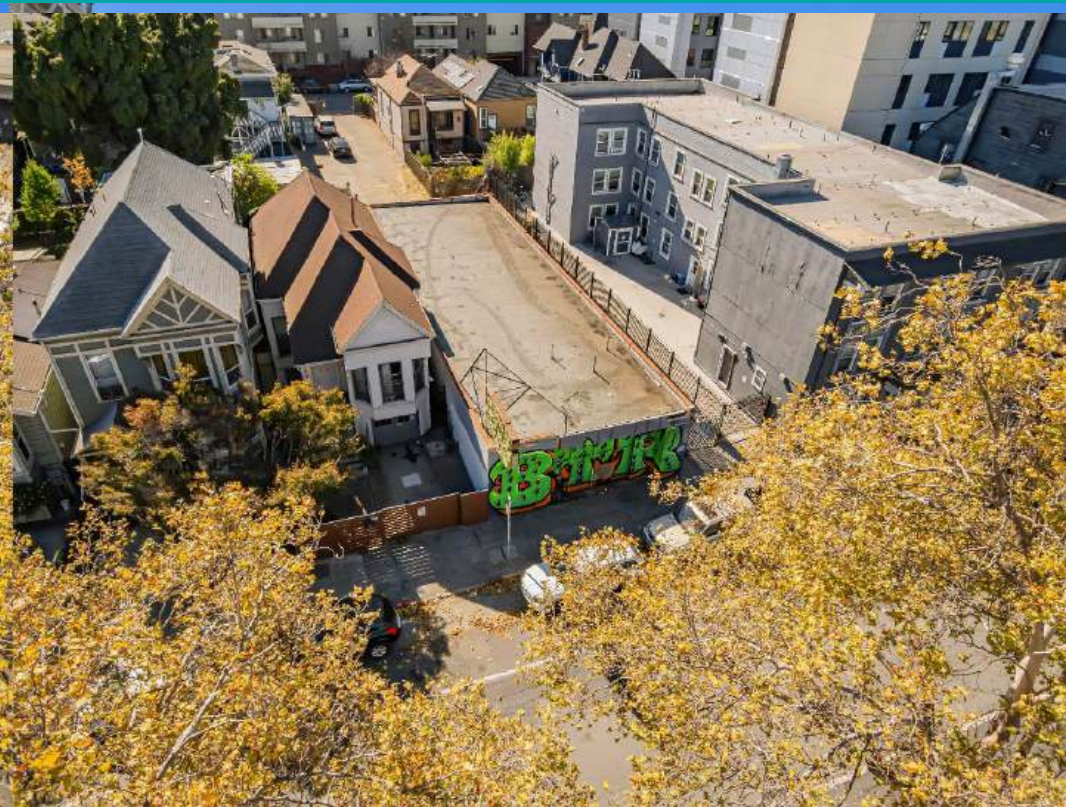


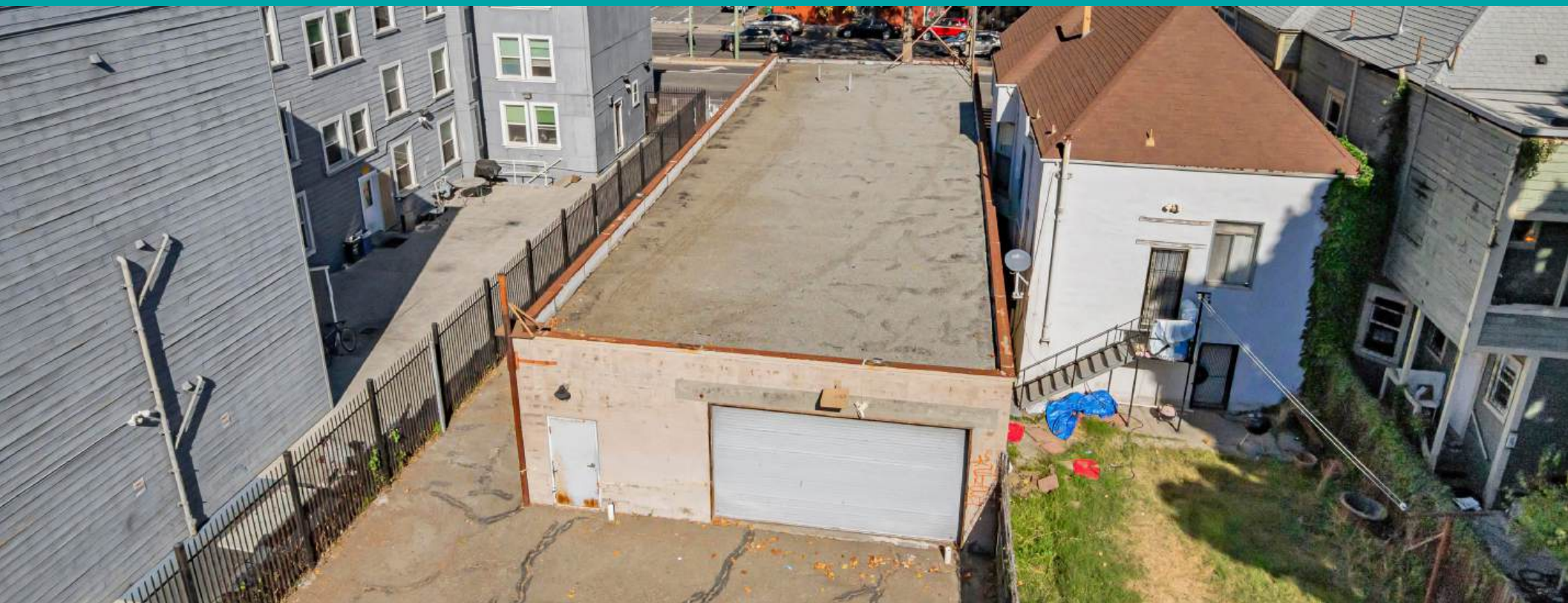
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OAKLAND, CA

Oakland, California's real estate market is characterized by its diversity, affordability, and strategic location in the San Francisco Bay Area. The city offers a wide array of housing options, from historic Victorian homes in neighborhoods like Rockridge and Temescal to modern condominiums and apartments in downtown and Jack London Square. Oakland's real estate market benefits from its proximity to San Francisco, attracting both homebuyers seeking relatively more affordable housing options and investors eyeing potential returns.

The city's thriving job market, cultural diversity, and vibrant arts scene further contribute to its appeal. However, like many parts of the Bay Area, Oakland faces challenges related to housing affordability and gentrification, prompting ongoing efforts to address these issues while promoting inclusive growth. Despite these challenges, Oakland's real estate market remains dynamic, offering opportunities for buyers, sellers, and investors looking

WALKSCORE

75

Walk Score



65

Bike Score



57

Transit Score



LOCATION HIGHLIGHTS

 .8mi Lake Merrit

 1mi. Downtown Oakland

 10mi San Francisco

TRANSIT HIGHLIGHTS

 .4mi 19th St Bart

 9.5mi OAK Airport

 0.8 mi AC Transit Line

 2 mi Amtrack Station

Most Diverse Cities in America

#4 of 229

Best Cities for Outdoor Activities in America

#14 of 229

POPULATION

437,825

MEDIAN HOUSEHOLD INCOME

\$94,389

MEDIAN HOME VALUE

\$883,800

MEDIAN RENT

\$1,849

AREA ATTRACTIONS



University of California Botanical Garden



Joaquin Miller Park



Oakland Zoo

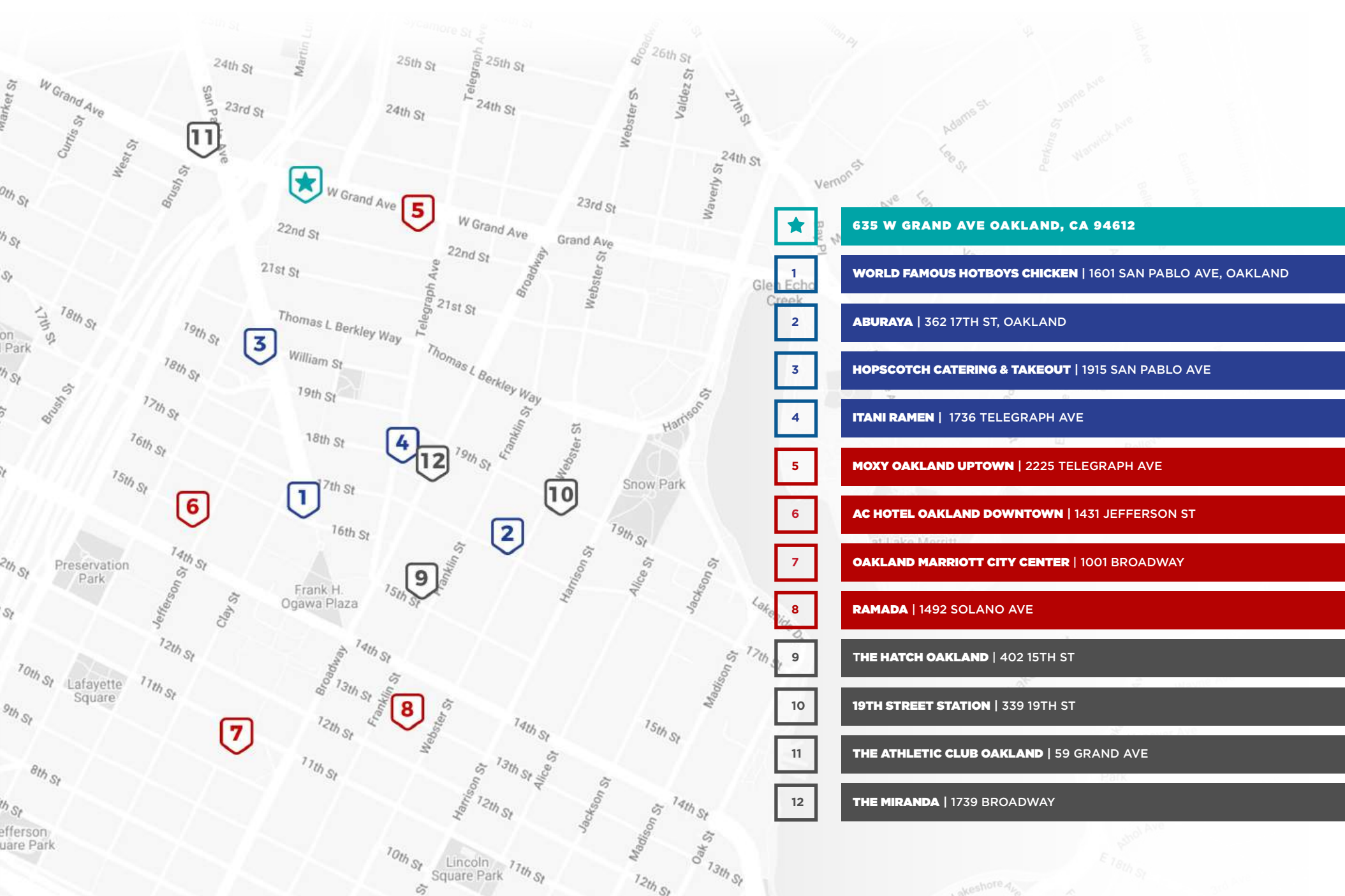


Sibley Volcanic Regional Preserve



Oakland Aviation Museum

LOCAL AMENITIES



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.