

FOR LEASE

# 8393 CAPWELL DR

Oakland, CA 94621



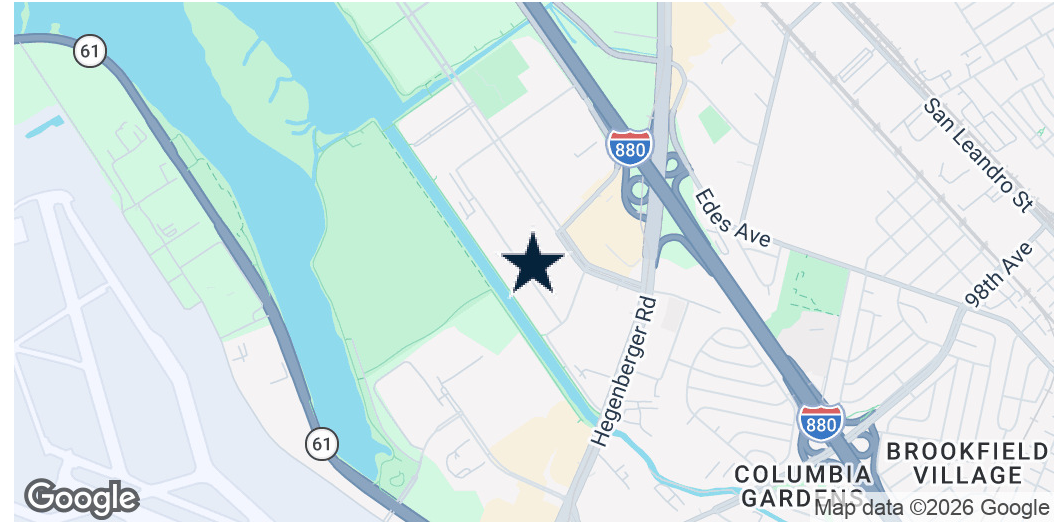
*Exclusively Listed by*

**Brad Banker**

510.763.7090 x215

[bbanker@lcbassociates.com](mailto:bbanker@lcbassociates.com)

8393 Capwell Dr Oakland, CA 94621



## OFFERING SUMMARY

|                |                                            |
|----------------|--------------------------------------------|
| Lease Rate:    | \$1.75 SF/month (Full Service)             |
| Building Size: | 21,328 SF                                  |
| Available SF:  | Suite 200: 1,500 SF<br>Suite 220: 1,700 SF |
| Lot Size:      | 43,456 SF                                  |
| Year Built:    | 1972                                       |
| Zoning:        | D-CO-5                                     |

## PROPERTY OVERVIEW

Professional Office Space with abundant free parking in Oakland's Airport subdistrict. Suites feature HVAC, elevator access, and a secure entry system. Building owner on-site.

## PROPERTY HIGHLIGHTS

- HVAC
- Abundant Free Parking
- Secure Entry System
- On-site Ownership

**LCB**  
ASSOCIATES

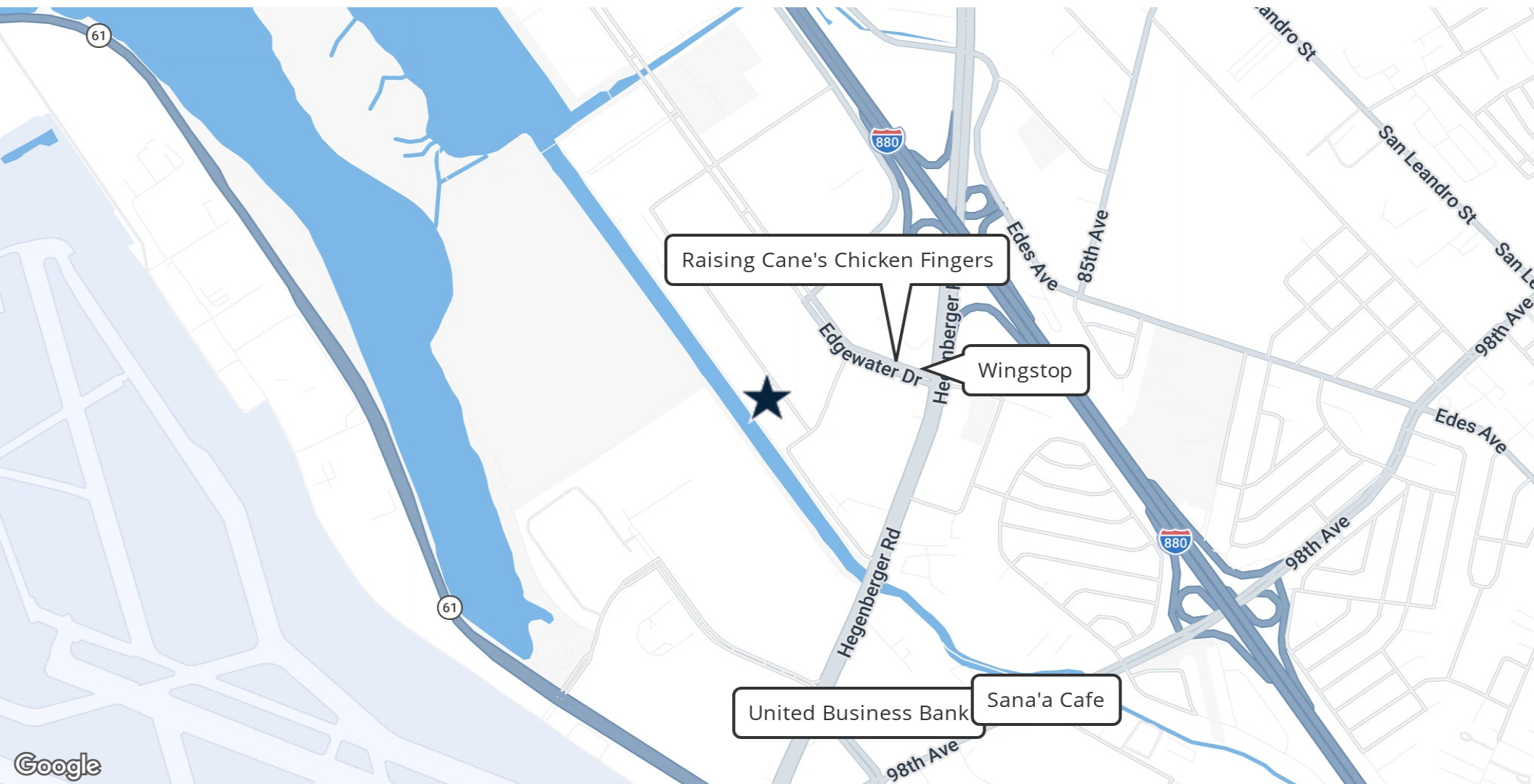
LCB Associates • 388 Seventeenth St., Suite 200, Oakland, CA 94612 • 510.763.7016

Brad Banker  
510.763.7090 x215  
bbanker@lcbassociates.com

lcbassociates.com

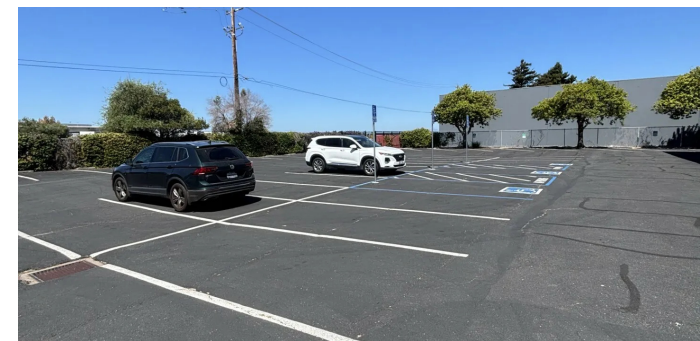
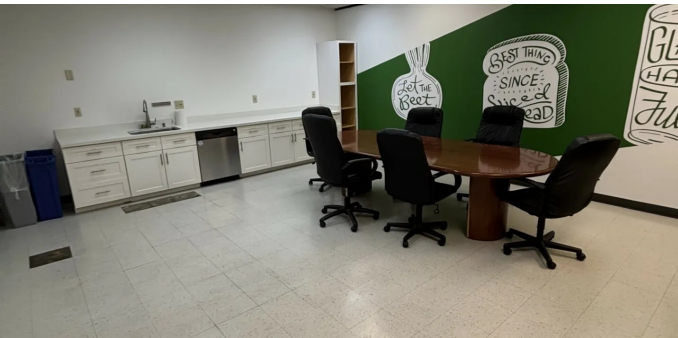
The above information has been obtained from sources believed to be reliable, but LCB Associates has not verified, nor has any knowledge regarding the accuracy or completeness of the information, and makes no representation or warranty concerning same. Therefore, LCB Associates disclaims all liabilities in conjunction with any inaccuracies or incompleteness.

8393 Capwell Dr Oakland, CA 94621



**LCB**  
ASSOCIATES

8393 Capwell Dr Oakland, CA 94621



**LCB**  
ASSOCIATES

Brad Banker  
510.763.7090 x215  
bbanker@lcbassociates.com

## 8393 Capwell Dr Oakland, CA 94621

| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 149        | 788       | 5,614  |
| Average Age          | 30.7       | 31.0      | 32.8   |
| Average Age (Male)   | 30.1       | 30.6      | 32.8   |
| Average Age (Female) | 30.8       | 31.1      | 33.1   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 34         | 172       | 1,294     |
| # of Persons per HH | 4.4        | 4.6       | 4.3       |
| Average HH Income   | \$92,535   | \$94,063  | \$91,565  |
| Average House Value | \$639,214  | \$612,157 | \$574,808 |

2023 American Community Survey (ACS)

