



SALE / LEASE

2501-2503 14th Avenue

2501-2503 14TH AVENUE
Oakland, CA 94606

PRESENTED BY:

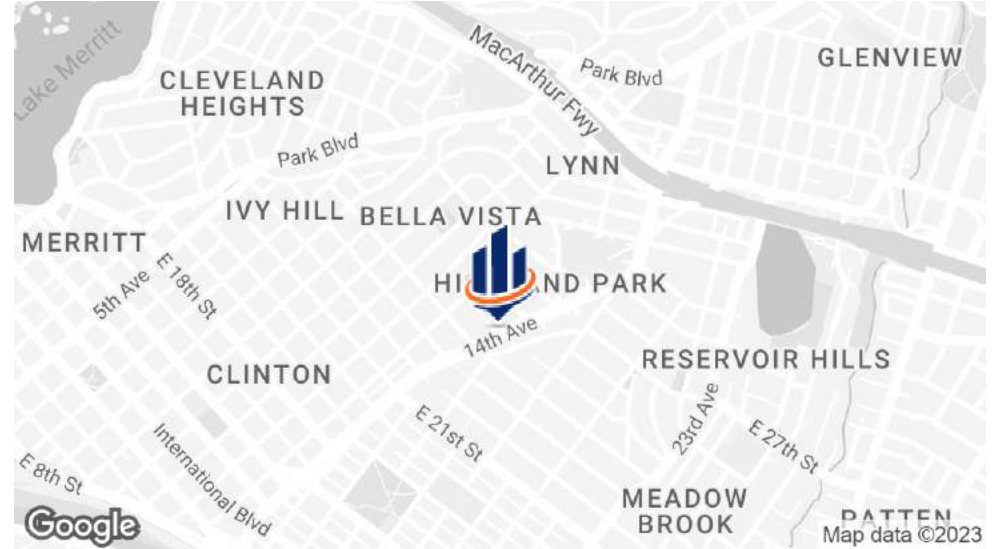
JUSTIN WONG

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KEVIN D. CHIN, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$399,000
BUILDING SIZE:	2,065 SF
LOT SIZE:	2,240 SF
PRICE / SF:	\$193.22
CAP RATE:	6.97%
YEAR BUILT:	1930
ZONING:	RM-3

PROPERTY OVERVIEW

One-story commercial building on a prime corner at 14th Avenue thoroughfare the I-580 and I-880 freeway. In close proximity to the Highland Hospital with heavy auto traffic and plentiful street parking. Ideal for a retail or commercial space, there are two suites readily available with little maintenance. Zoned as a great opportunity to develop into a live/work loft.

PROPERTY HIGHLIGHTS

- Ideal location for commuters between I-580 and I-880 Fwy
- Heavy street traffic
- Potential live/work loft upside

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	746 - 1,145 SF	LEASE RATE:	\$1.75 SF/month

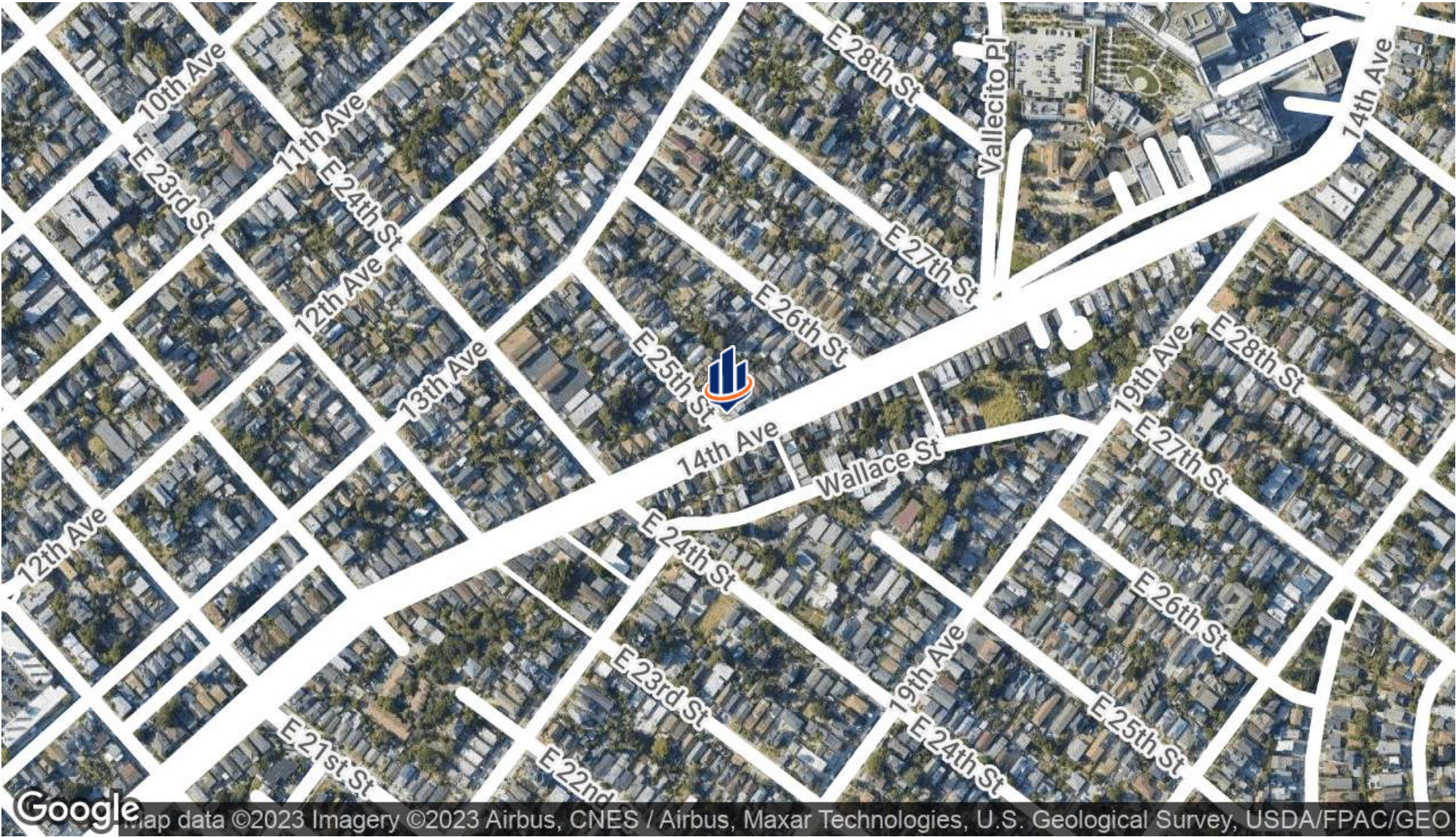
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2501 14th Avenue	Available	746 SF	Modified Gross	\$1.75 SF/month
2503 14th Avenue	Available	1,145 SF	Modified Gross	\$1.75 SF/month

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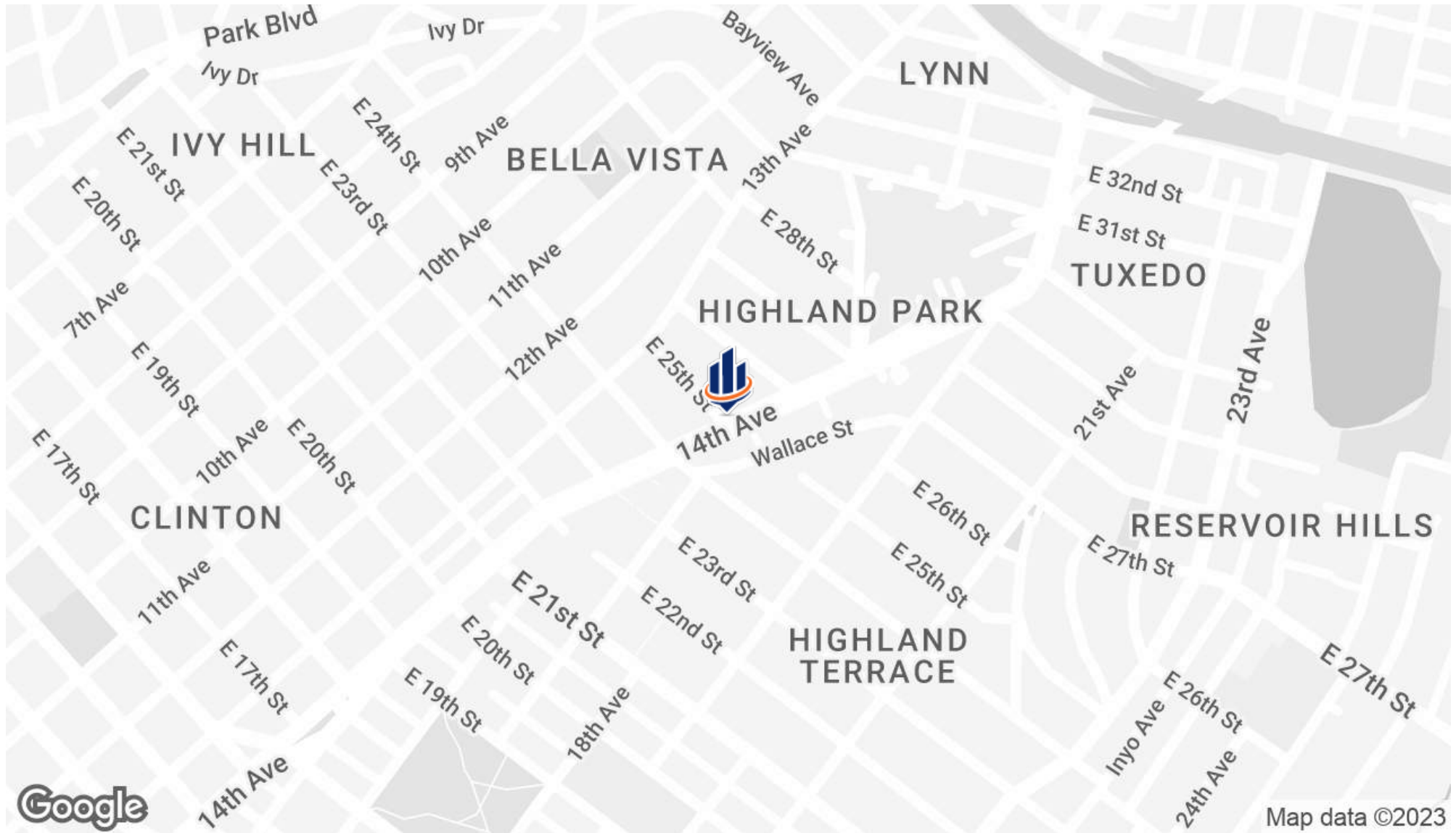
LOCATION MAP



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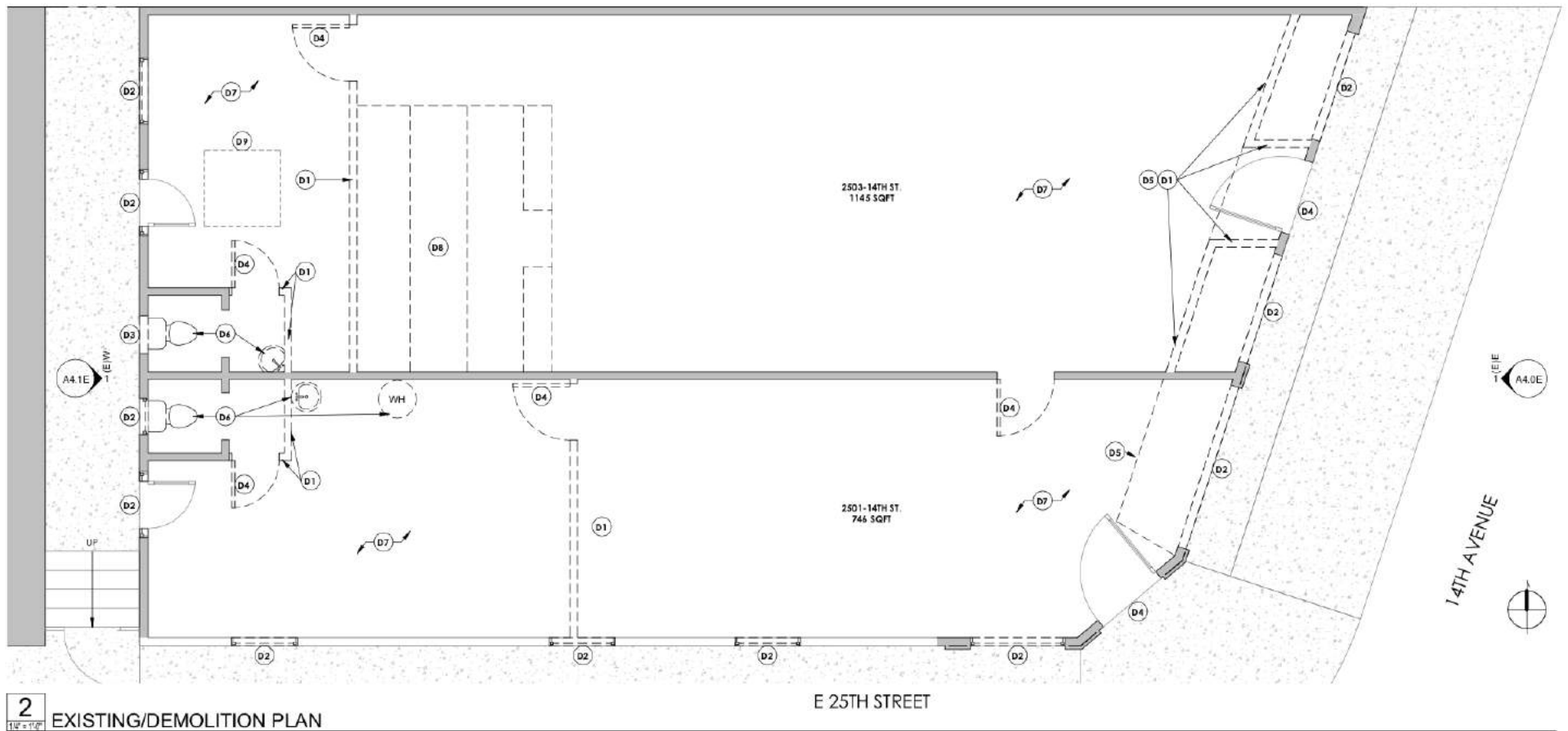
REGIONAL MAP



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FLOOR PLANS



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ADDITIONAL PHOTOS | 2501 14TH AVENUE



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ADDITIONAL PHOTOS | 2503 14TH AVENUE



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DEMOGRAPHICS MAP & REPORT

POPULATION

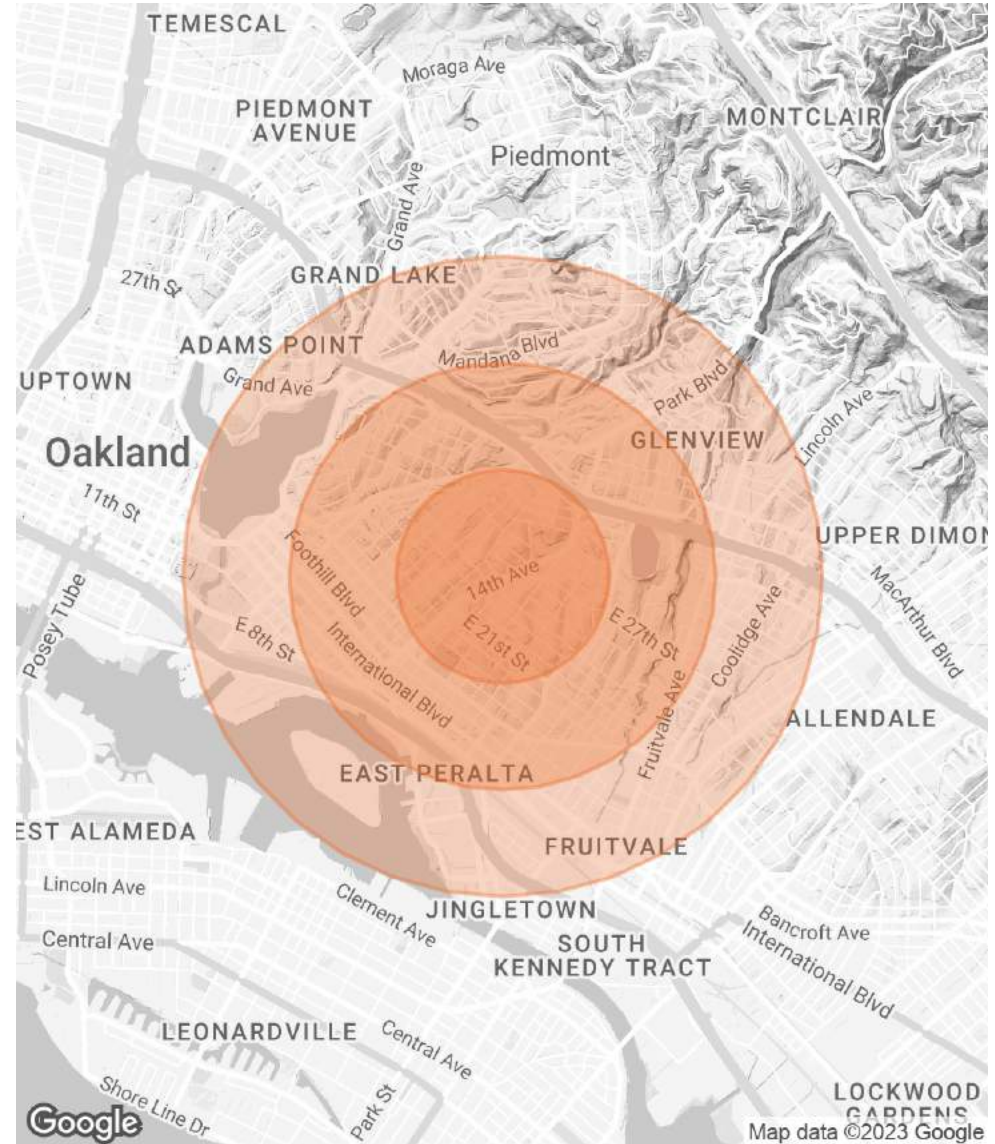
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	14,086	53,961	102,840
AVERAGE AGE	34.1	34.6	35.4
AVERAGE AGE (MALE)	32.8	34.2	35.0
AVERAGE AGE (FEMALE)	34.6	34.8	35.5

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	5,222	19,840	40,518
# OF PERSONS PER HH	2.7	2.7	2.5
AVERAGE HH INCOME	\$49,026	\$57,546	\$66,491
AVERAGE HOUSE VALUE	\$456,274	\$546,156	\$575,542

* Demographic data derived from 2020 ACS - US Census



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