

FOR LEASE

**424
38TH
STREET**

Oakland, CA 94598



Exclusively Listed by

Ryan Racioppo

510.763.7090 x209

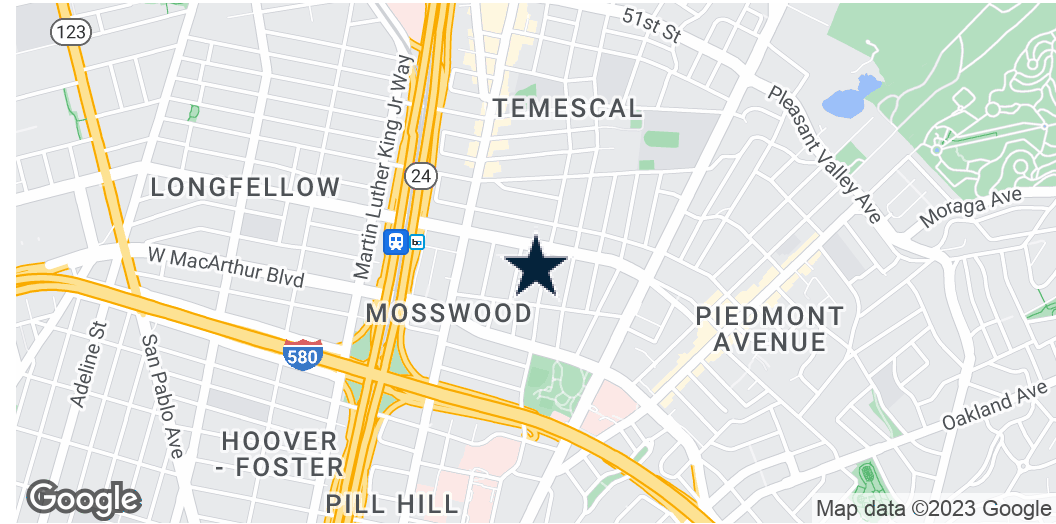
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Brad Banker

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OFFERING SUMMARY

Lease Rate:	\$3,700.00 per month (Industrial Gross)
Building Size:	4,200 SF
Available SF:	2,100 SF

PROPERTY OVERVIEW

Affordable first floor office space with direct entry and charming finishes in desirable North Oakland location.

- PROPERTY HIGHLIGHTS**
- DIRECT GROUND FLOOR ENTRY
 - BART ACCESSIBLE
 - HVAC
 - PRIVATE RESTROOM
 - ABUNDANT NATURAL LIGHT



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LCB
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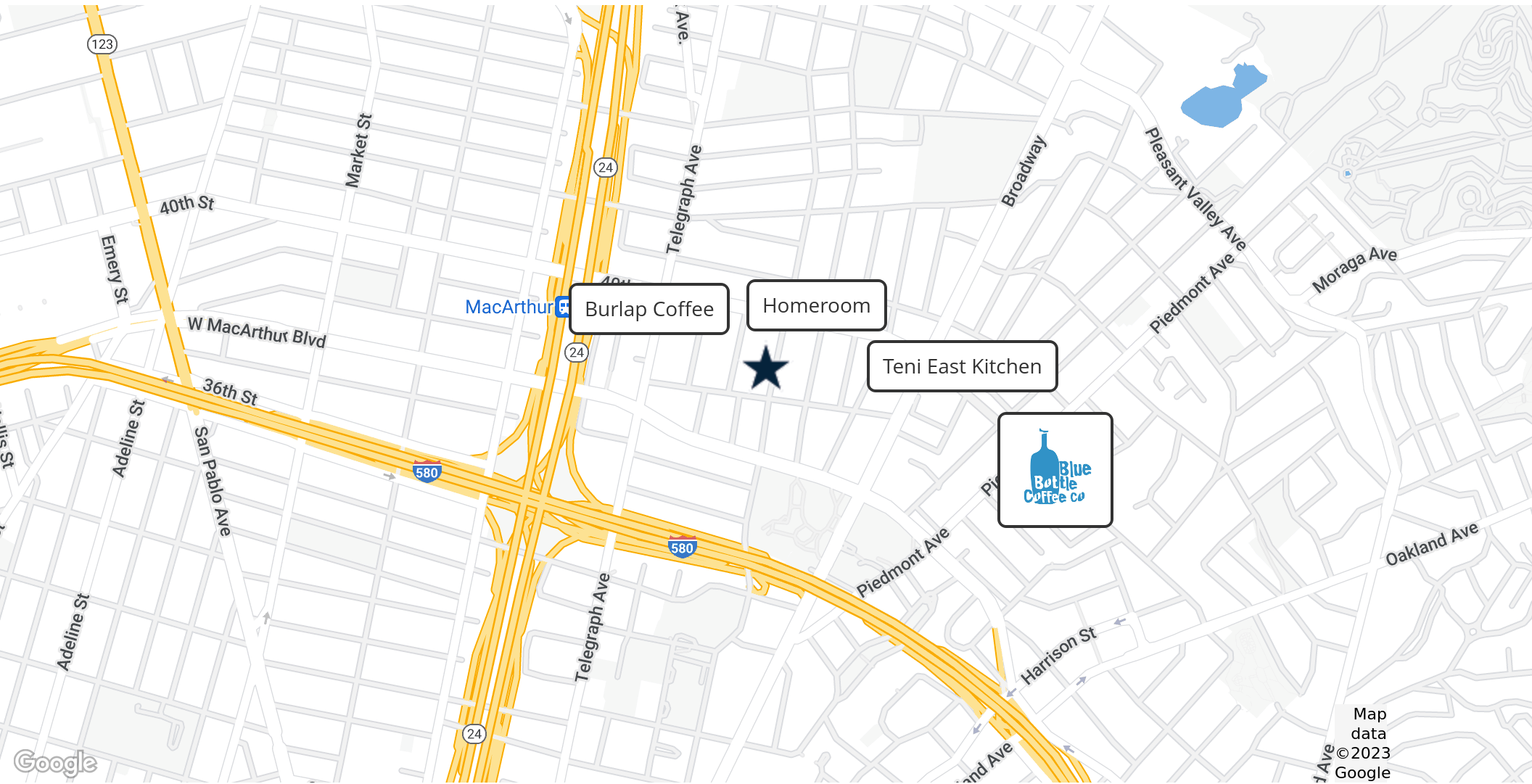


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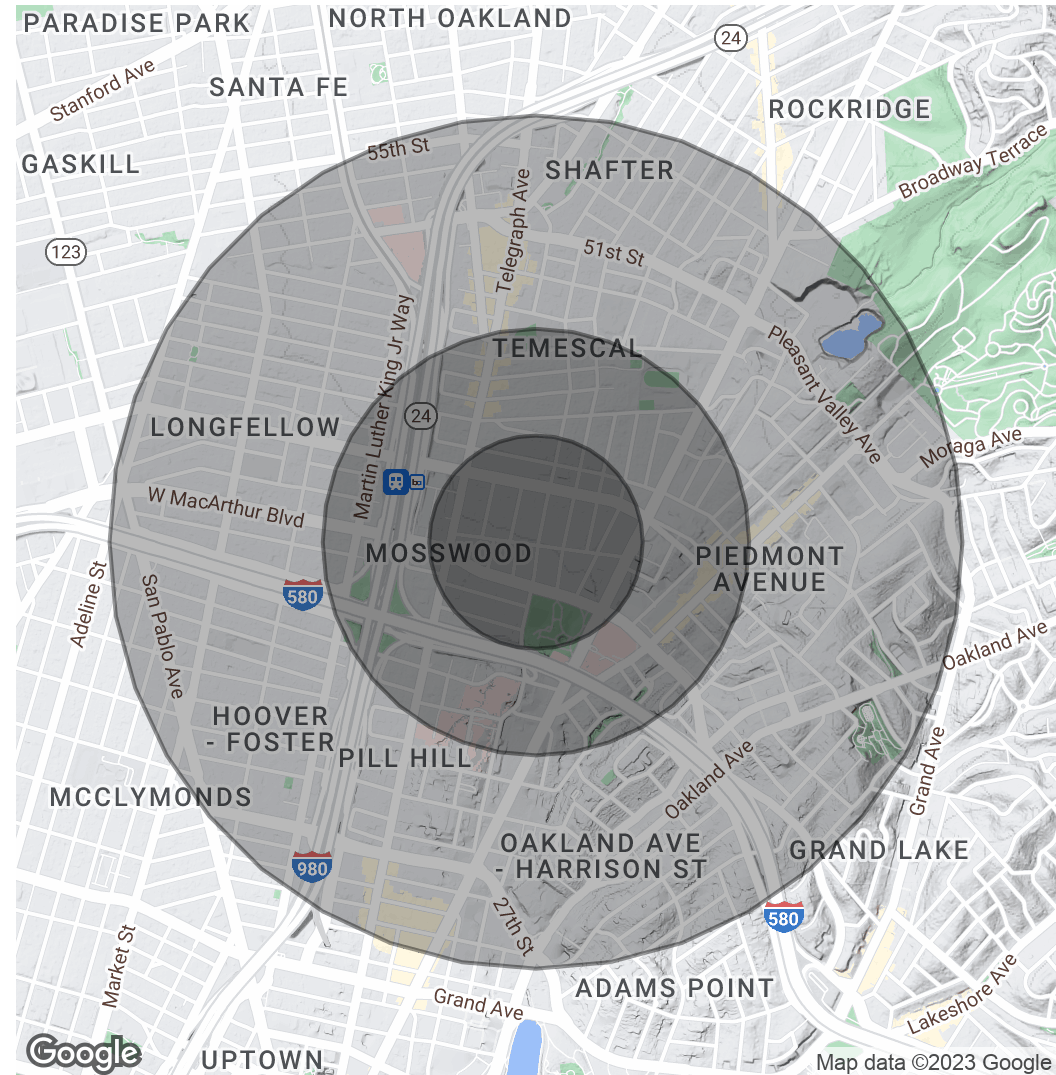
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,571	10,075	47,412
Average Age	35.7	37.5	37.2
Average Age (Male)	35.5	36.4	37.4
Average Age (Female)	36.4	39.3	37.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,358	5,385	24,327
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$113,585	\$107,567	\$108,669
Average House Value	\$973,682	\$740,383	\$712,925

* Demographic data derived from 2020 ACS - US Census



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