

# 440

GRAND AVENUE  
OAKLAND



## FOR LEASE

**321 - 2,647 SF AVAILABLE**

Five-story multi-tenant office building with ground floor retail

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 **CUSHMAN &  
WAKEFIELD**



PROPERTY OVERVIEW

ADDRESS: 440 Grand Avenue, Oakland, CA 94610

TOTAL BUILDING SF: 10-778-11

AVAILABLE SF:	Second Floor:	Third Floor:	Forth Floor:
	321 SF	387 SF	702 SF
	419 SF	518 SF	1,164 SF
	735 SF	612 SF	
	1,085 SF	3,800 SF	

ZONING: CN-2

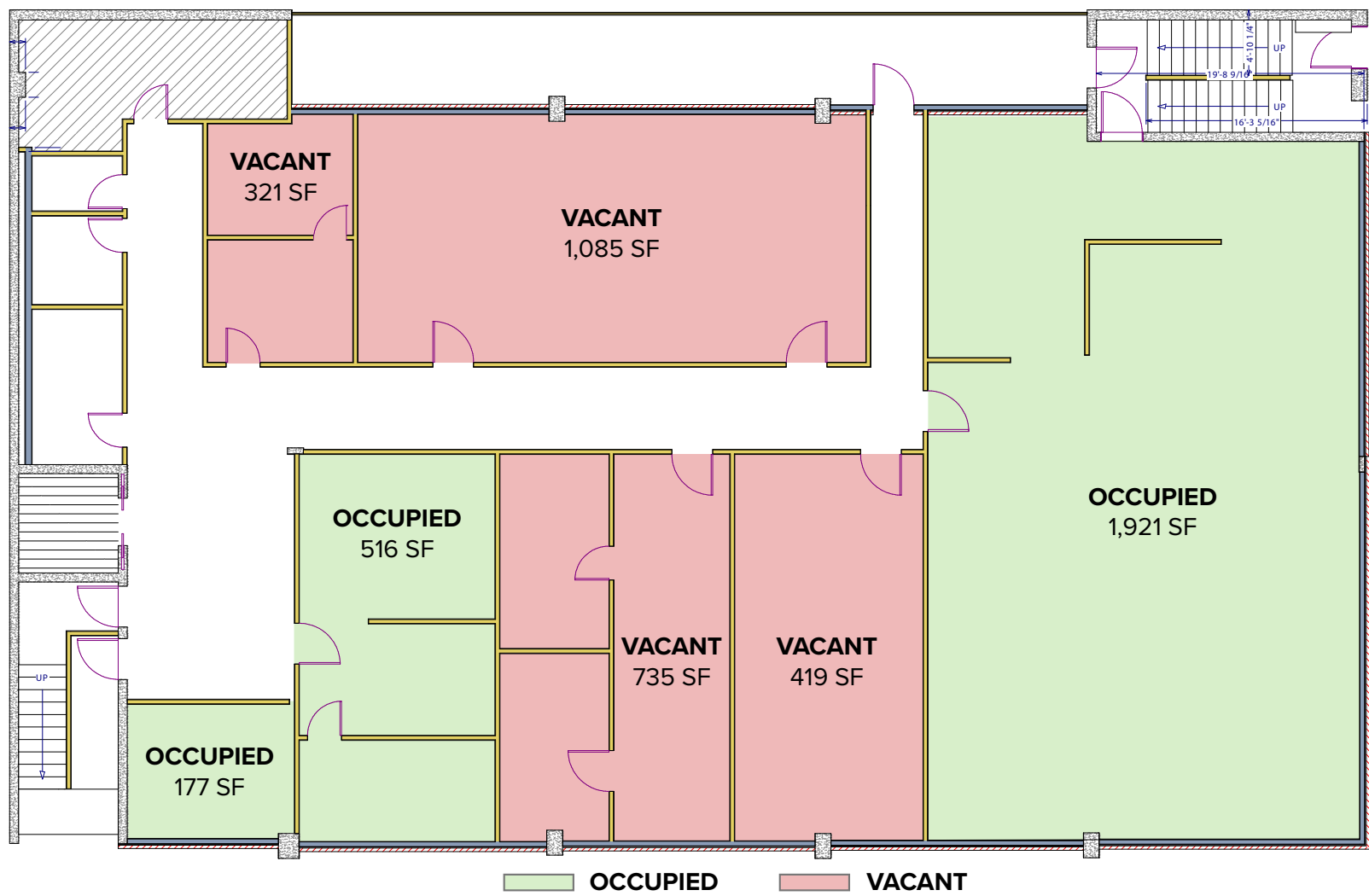
PARKING: 4 covered parking spaces

WALK SCORE: Walker's Paradise (97)



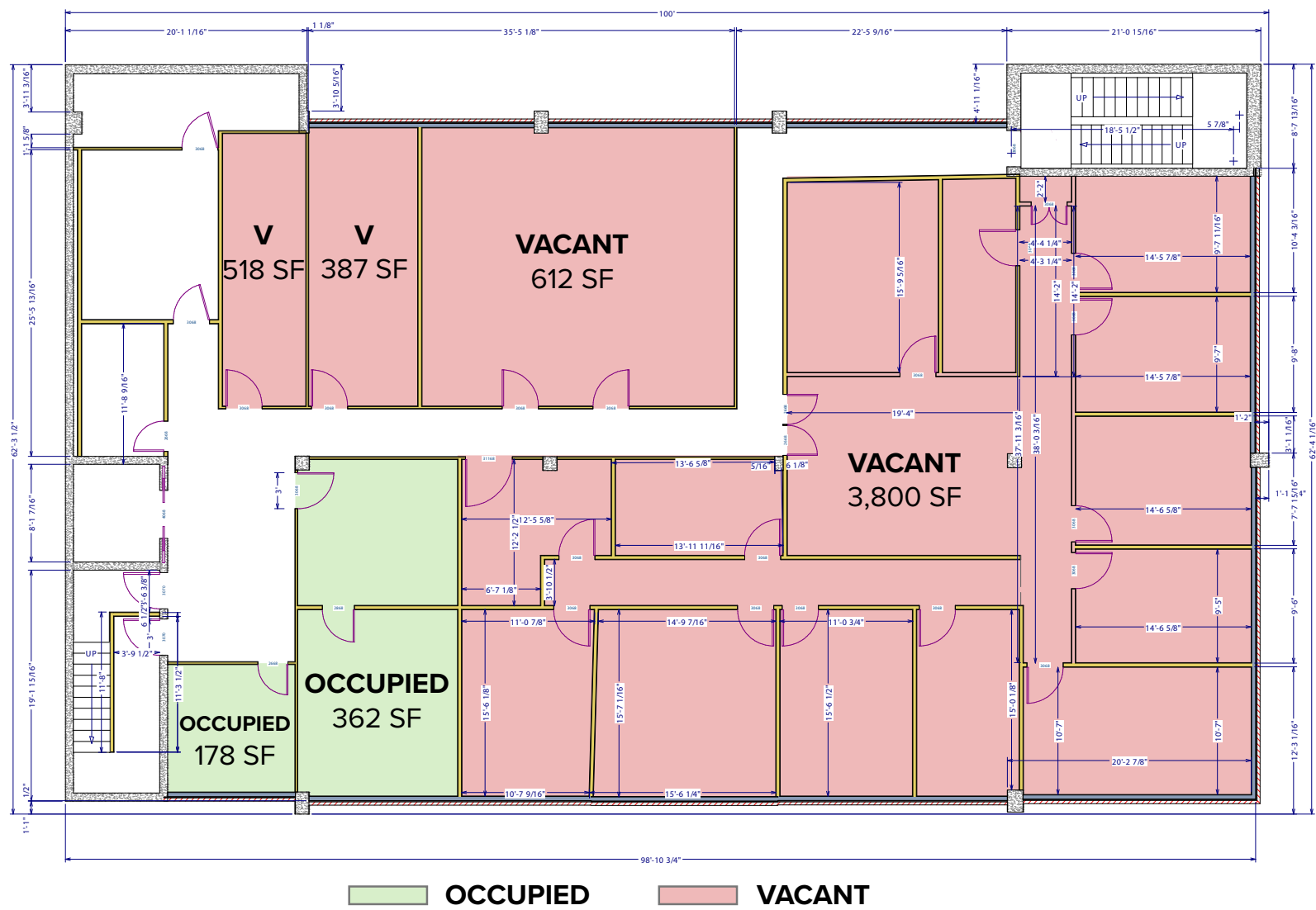
FLOOR PLAN

2ND FLOOR



FLOOR PLAN

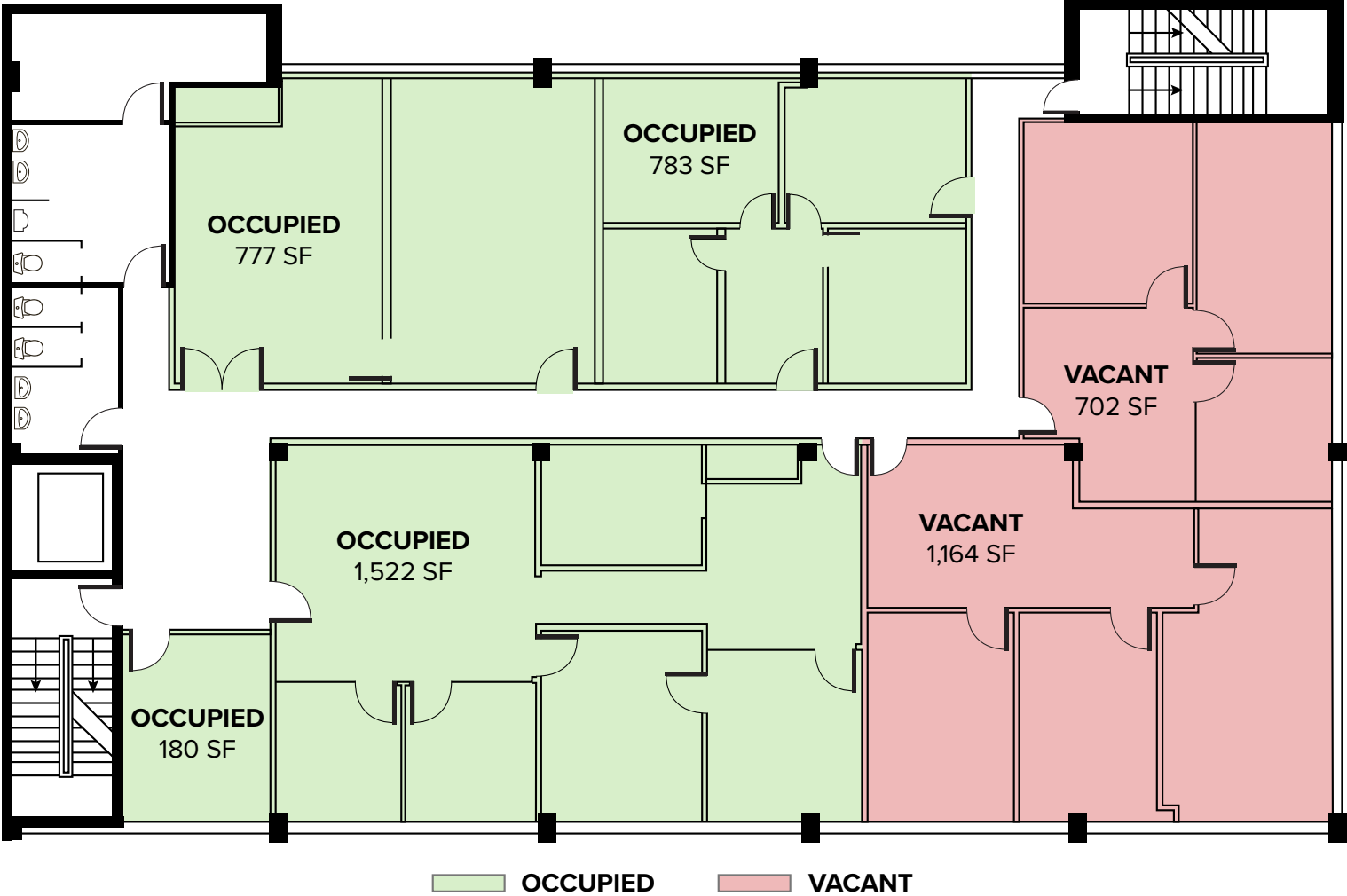
3RD FLOOR



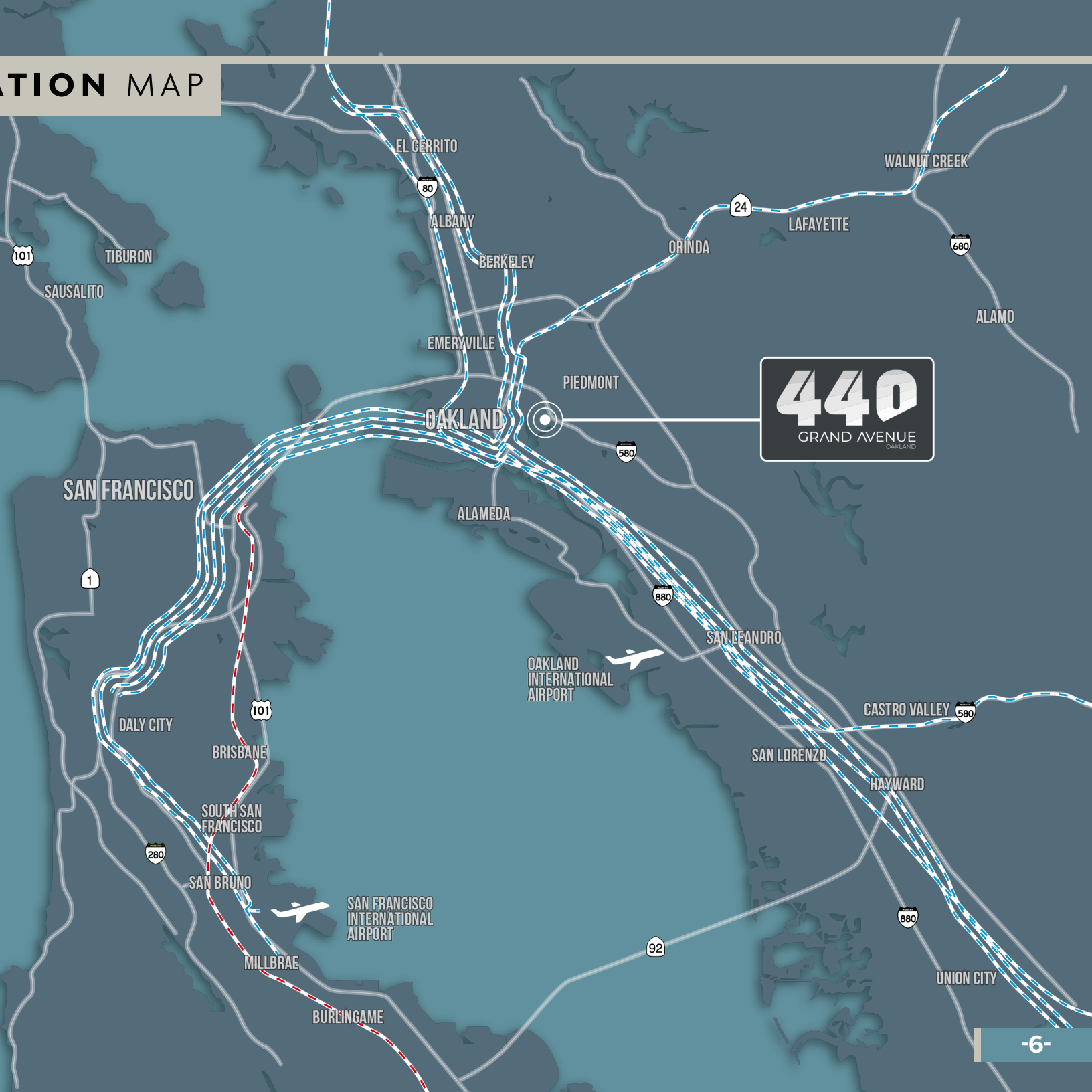
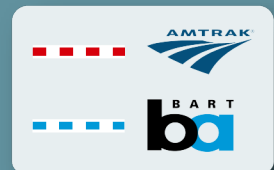


FLOOR PLAN

4TH FLOOR



# TRANSPORTATION MAP





# LOCATION OVERVIEW

## DRIVE TIMES

	MILES	MINUTES
Lake Merritt	0.1	1
580 On-Ramp	0.4	3
24 On-Ramp	2.0	6
19th St Oakland BART	1.7	8
Downtown Oakland	1.4	9
Jack London Square	2.2	12
Downtown Berkeley	5.2	15
Oakland International Airport	11.9	17
San Francisco	12.4	28
San Francisco International Airport	22.4	35

**440**  
GRAND AVENUE  
DOWNTOWN



# PROPERTY PHOTOS





# DEMOGRAPHICS REPORT

## 2024 SUMMARY

	1-MILE	3-MILE	5-MILE
Population	62,220	320,021	549,067
Households	33,346	132,804	218,221
Families	10,894	63,392	106,971
Avg. Household Size	2.78	3.17	3.18
Owner Occupied Housing Units	15.3%	29.9%	33.8%
Renter Occupied Housing Units	74.3%	60.8%	57.0%
Median Age	38.9	38.7	37.5
Median Household Income	\$95,103	\$105,630	\$105,343
Avg. Household Income	\$144,327	\$164,567	\$164,139

## 2029 SUMMARY

	1-MILE	3-MILE	5-MILE
Population	65,161	333,327	566,381
Households	34,659	137,327	223,519
Families	11,342	65,627	109,408
Avg. Household Size	1.83	2.33	2.39
Owner Occupied Housing Units	14.5%	28.7%	32.7%
Renter Occupied Housing Units	75.2%	61.8%	57.7%
Median Age	41.8	40.7	39.2
Median Household Income	\$112,656	\$127,968	\$126,385
Avg. Household Income	\$167,063	\$190,109	\$188,961





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OAKLAND

exclusively listed by

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Vice Chairman

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