

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

<b>AVAILABLE SF:</b>	Second Floor: 321 SF 419 SF 735 SF 1,085 SF	Third Floor: 387 SF 518 SF 612 SF 3,800 SF	Forth Floor: 702 SF 1,164 SF
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**ZONING:** CN-2

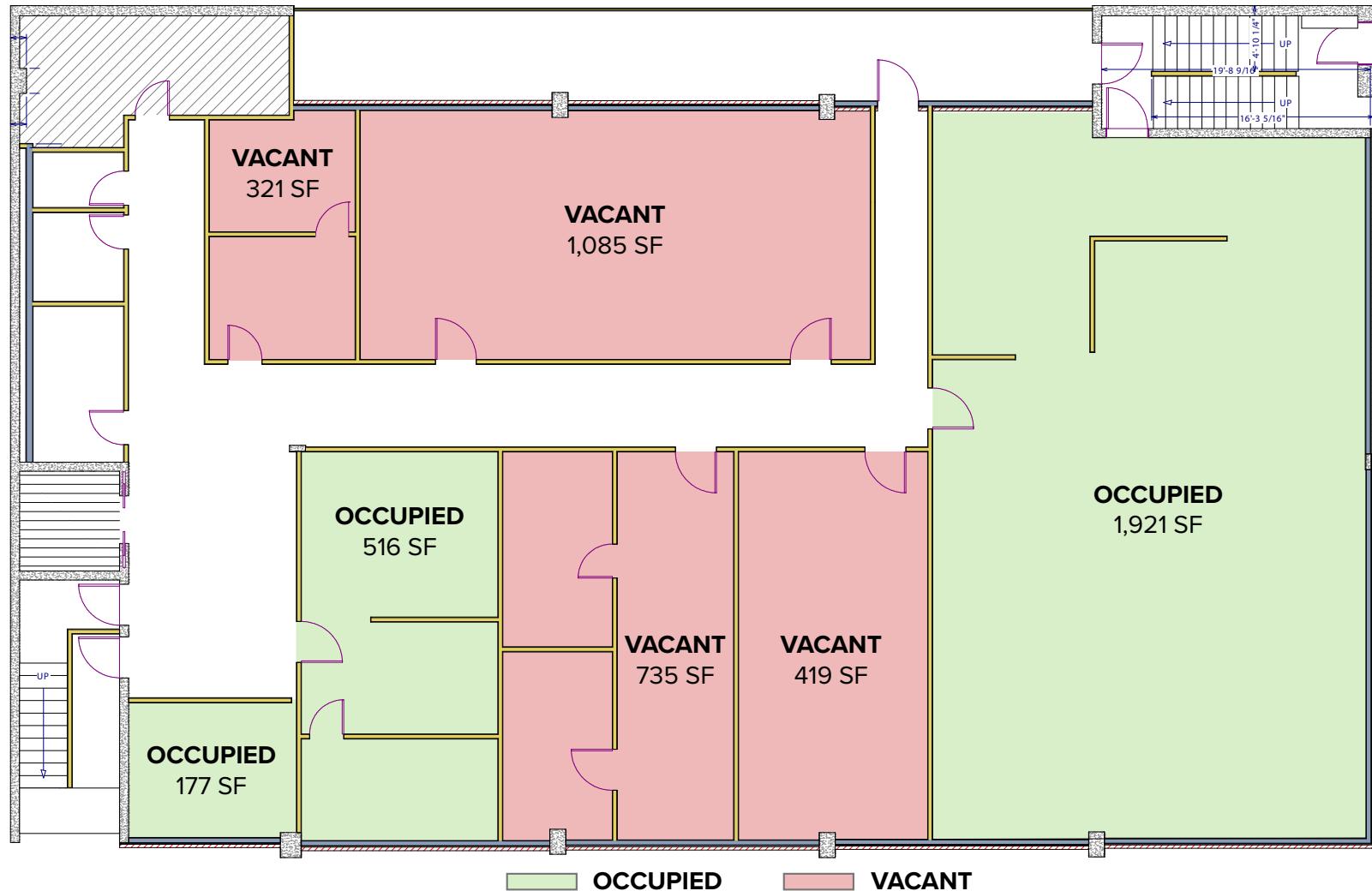
**PARKING:** 4 covered parking spaces

**WALK SCORE:** Walker's Paradise (97)



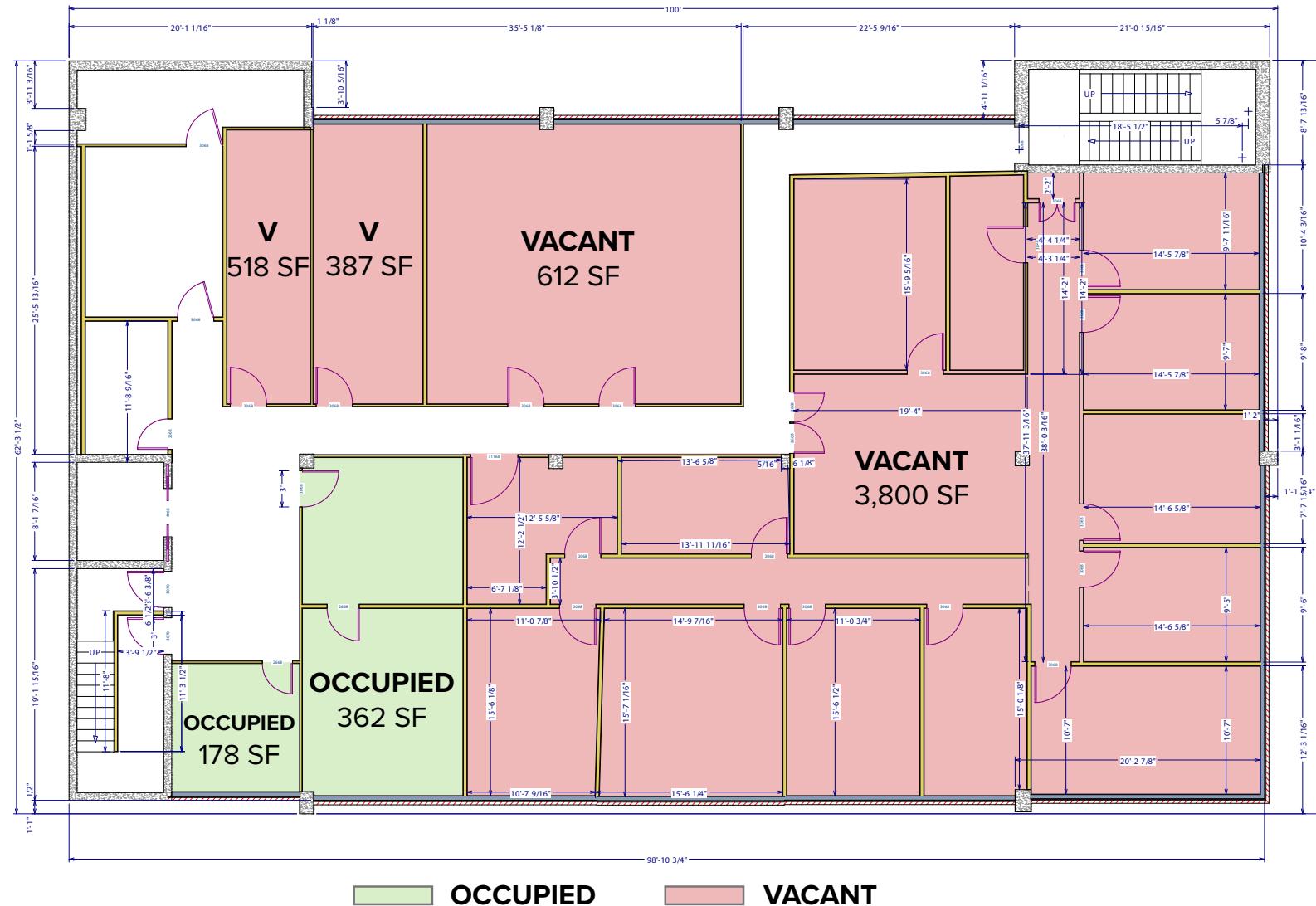
# FLOOR PLAN

## 2ND FLOOR



# FLOOR PLAN

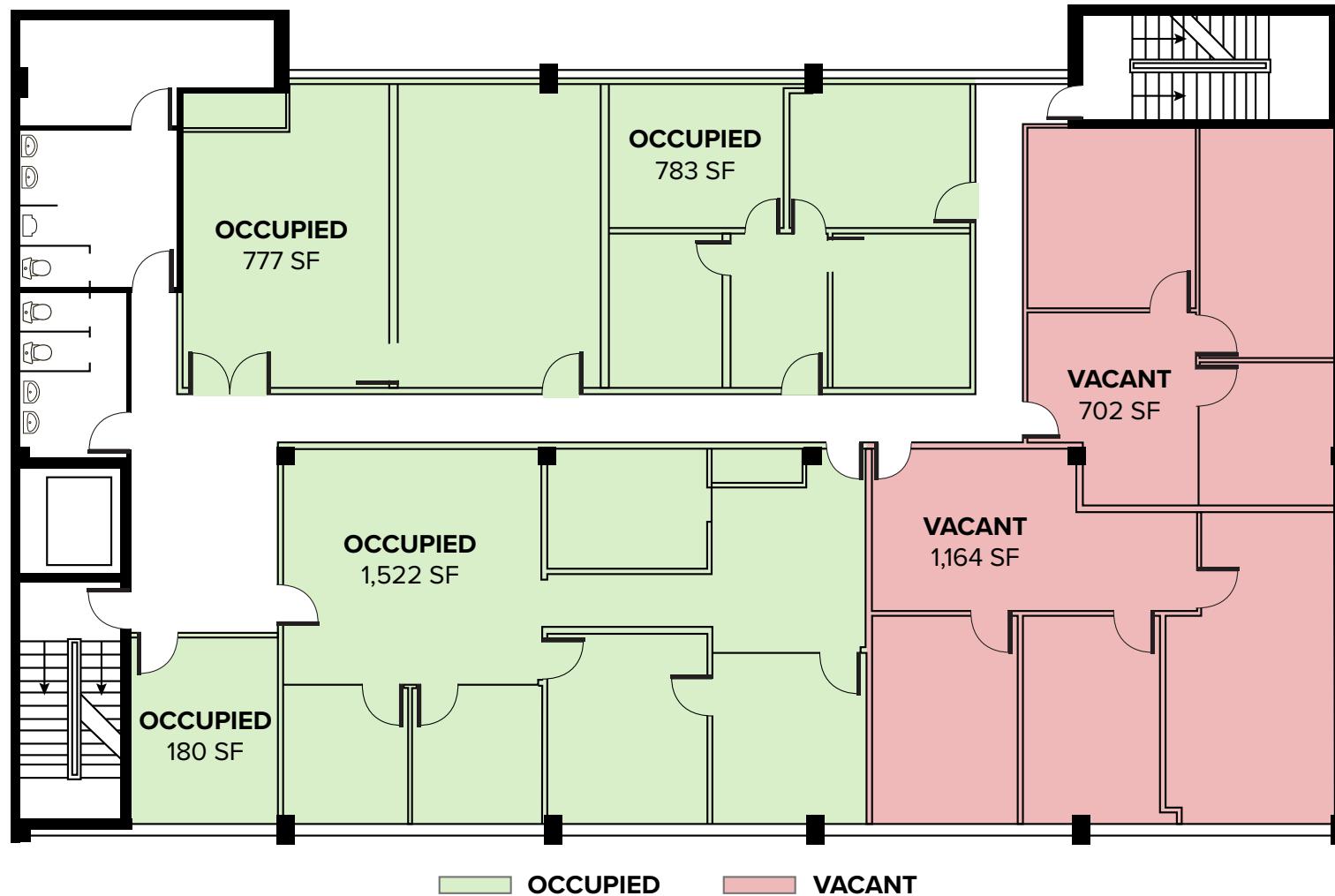
## 3RD FLOOR



The logo for 440 Grand Avenue Oakland. It features the number '440' in a large, stylized, three-dimensional font where the '4's are joined together. Below the number, the words 'GRAND AVENUE' are written in a smaller, sans-serif font, followed by 'OAKLAND' in a smaller, all-caps sans-serif font.

# FLOOR PLAN

## 4TH FLOOR



# TRANSPORTATION MAP

MILL VALLEY

TIBURON

SAUSALITO

SAN FRANCISCO

1

DALY CITY

BRISBANE

SOUTH SAN  
FRANCISCO

SAN BRUNO

280

MILLBRAE

BURLINGAME

SAN FRANCISCO  
INTERNATIONAL  
AIRPORT

EL CERRITO

ALBANY

BERKELEY

EMERYVILLE

OAKLAND

ALAMEDA

PIEDMONT

**440**  
GRAND AVENUE  
OAKLAND

OAKLAND  
INTERNATIONAL  
AIRPORT

SAN LEANDRO

CASTRO VALLEY

SAN LORENZO

HAYWARD

UNION CITY

92

880

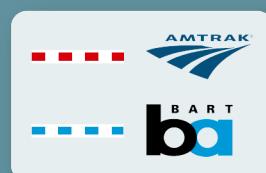
680

24

WALNUT CREEK

LAFAYETTE

ALAMO



# 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

# 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



# 440

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OAKLAND

exclusively listed by

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Vice Chairman

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