

FOR SALE OR LEASE

300 GRAND AVE

Oakland, CA 94610



Exclusively Listed by

Steve Banker

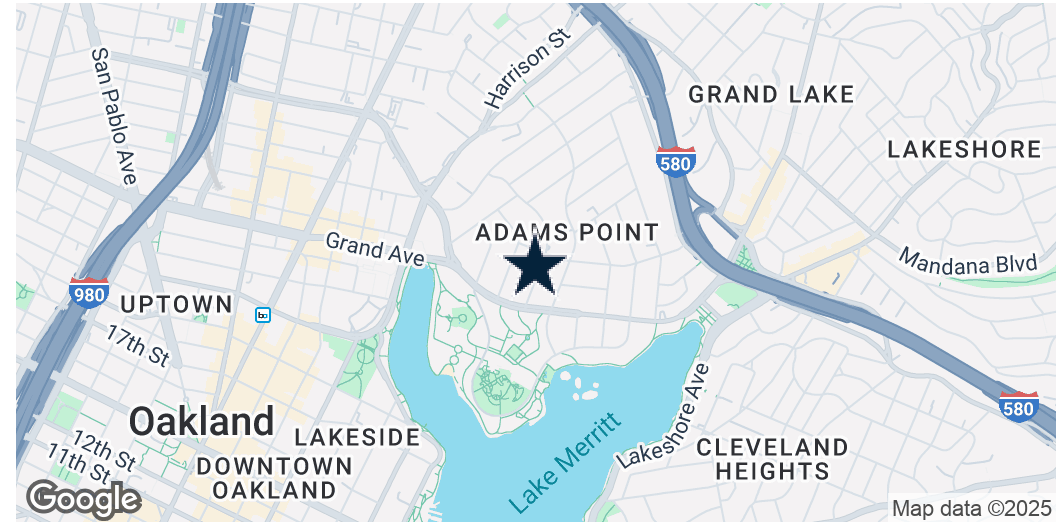
President

510.763.7090 x206
sbanker@lcbassociates.com

Brad Banker

510.763.7090 x215
bbanker@lcbassociates.com

300 Grand Ave Oakland, CA 94610



OFFERING SUMMARY

Sale Price:	\$3,300,000
Lease Rate:	\$2.75 SF/month (Gross)
Building Size:	12,079 SF
Available SF:	12,079 SF
Lot Size:	15,062 SF
Number of Units:	1
Year Built:	1962

PROPERTY OVERVIEW

Full building available for Sale or for Lease for office/medical users (tenant to confirm with City of Oakland) and +/- 30 onsite parking stalls. Building is currently fully vacant, providing a rare opportunity to purchase or lease a small scale Building with a large amount of secure parking. Building features a private office intensive layout with +/- 10,000 RSF of elevator served second floor space, and +/-2,079 square feet of ground floor space.

PROPERTY HIGHLIGHTS

- HVAC
- High Ceilings
- Full Building Identity
- +/- 30 on-site gated parking stalls
- Elevator

LCB
ASSOCIATES

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

Steve Banker

510.763.7090 x206

sbanker@lcbassociates.com

Brad Banker

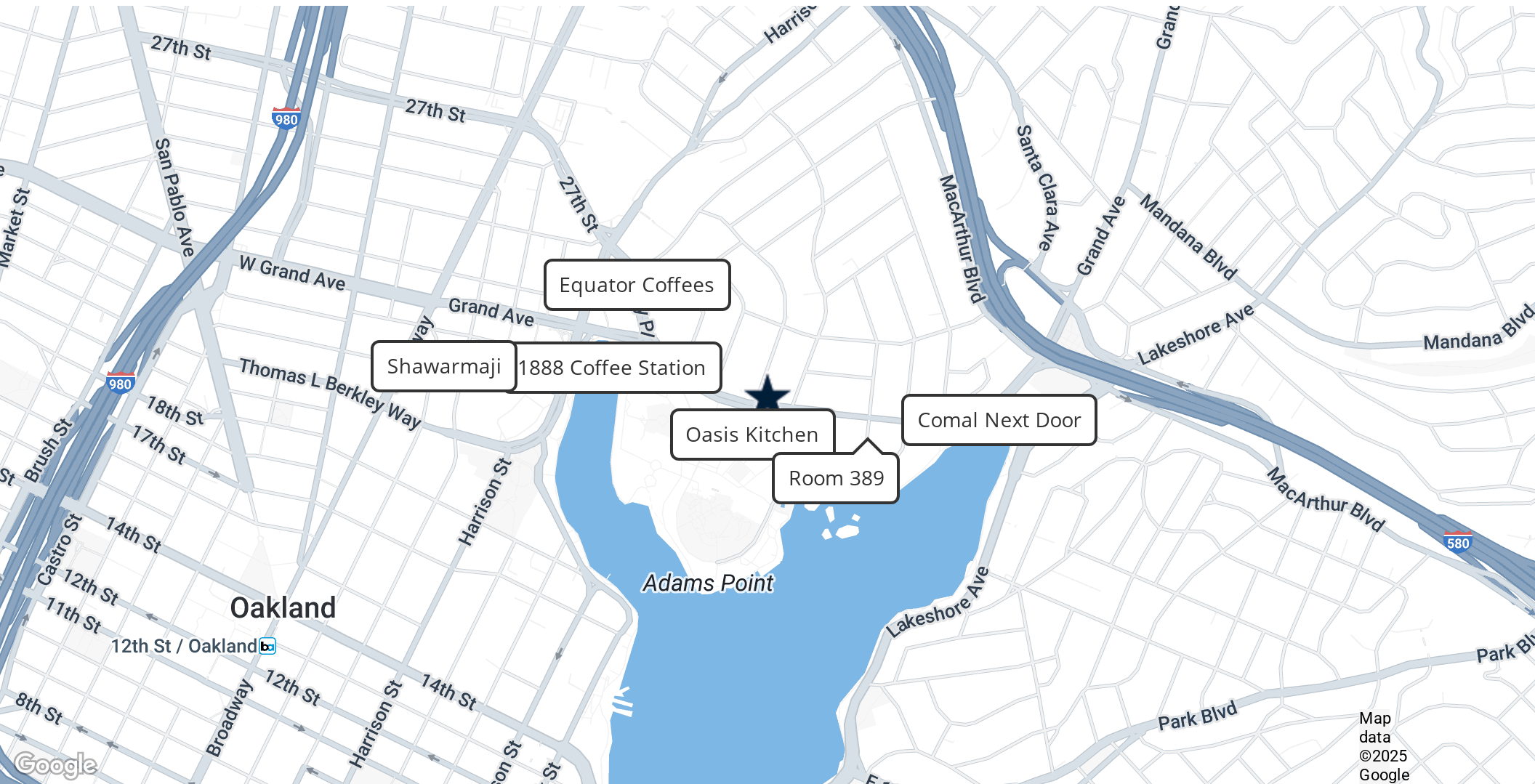
510.763.7090 x215

bbanker@lcbassociates.com

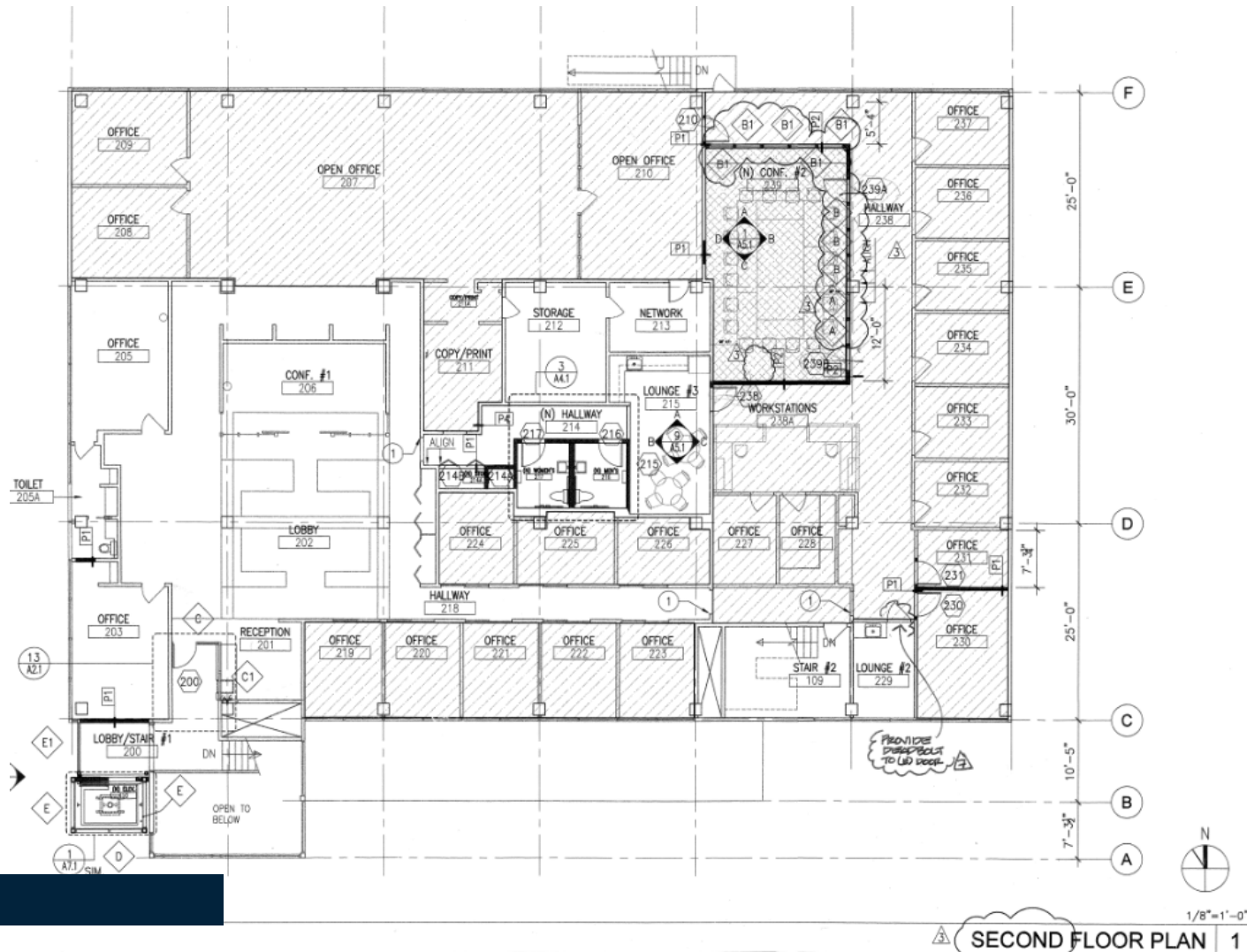
lcbassociates.com

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.

300 Grand Ave Oakland, CA 94610



300 Grand Ave Oakland, CA 94610



LCB
ASSOCIATES



300 Grand Ave Oakland, CA 94610

LEASE INFORMATION

Lease Type:	Gross
Total Space:	12,079 SF

Lease Term:	Negotiable
Lease Rate:	\$2.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
-------	--------	------	------	------	-------------



Steve Banker

510.763.7090 x206

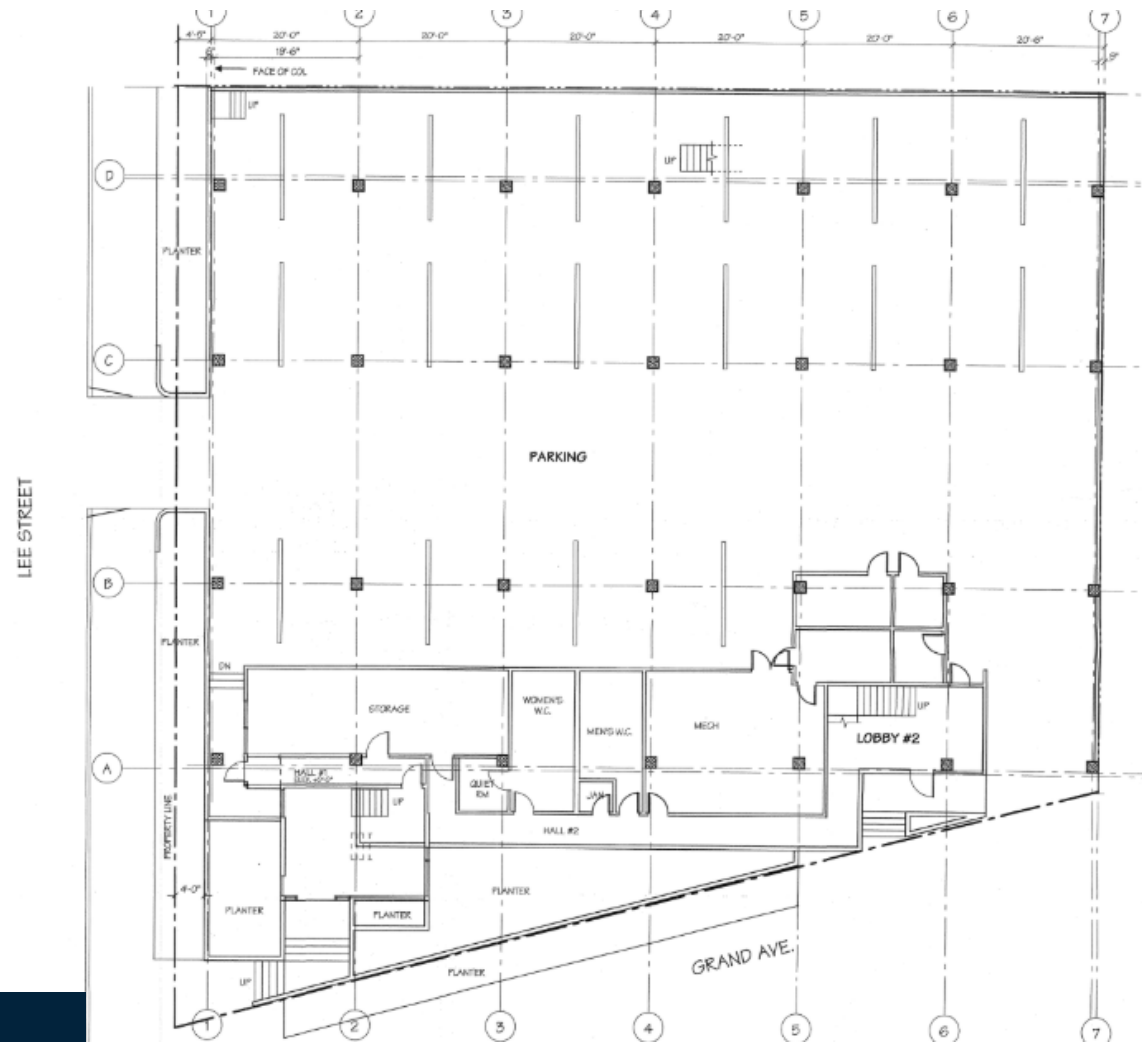
sbanker@lcbassociates.com

Brad Banker

510.763.7090 x215

bbanker@lcbassociates.com

300 Grand Ave Oakland, CA 94610



LEGEND

LCB
ASSOCIATES

Steve Banker
510.763.7090 x206
sbanker@lcbassociates.com

Brad Banker
510.763.7090 x215
bbanker@lcbassociates.com



300 Grand Ave Oakland, CA 94610

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	12,079 SF	Lease Rate:	\$2.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
-------	--------	------	------	------	-------------



Steve Banker
510.763.7090 x206
sbanker@lcbassociates.com

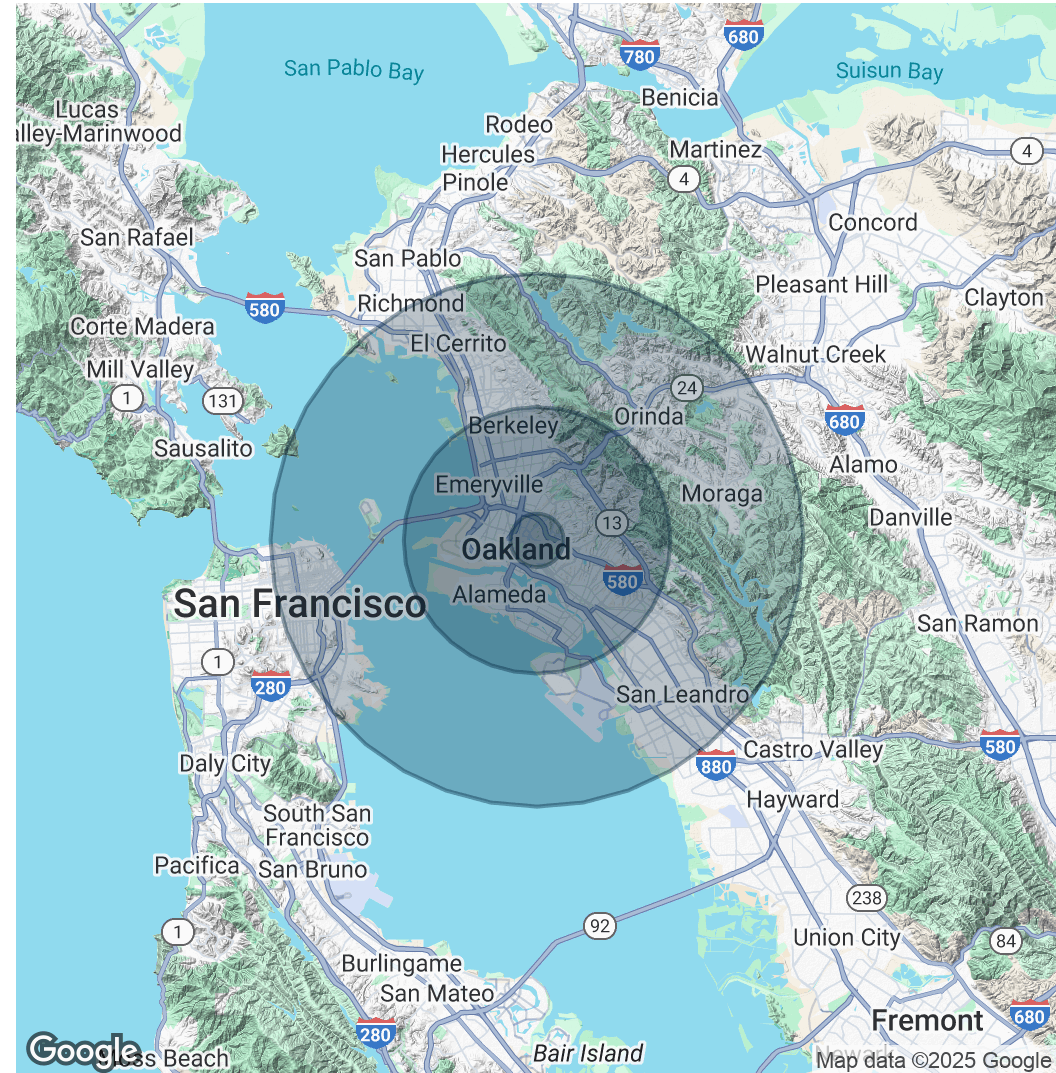
Brad Banker
510.763.7090 x215
bbanker@lcbassociates.com

300 Grand Ave Oakland, CA 94610

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	57,486	528,850	1,237,337
Average Age	39.4	37.5	38.8
Average Age (Male)	41.1	37.2	38.3
Average Age (Female)	39.4	38.5	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	33,122	223,333	549,097
# of Persons per HH	1.7	2.4	2.3
Average HH Income	\$96,993	\$117,381	\$130,106
Average House Value	\$510,881	\$763,737	\$800,875

2020 American Community Survey (ACS)



LCB
ASSOCIATES

Steve Banker
510.763.7090 x206
sbanker@lcbassociates.com

Brad Banker
510.763.7090 x215
bbanker@lcbassociates.com