

**LCB**  
ASSOCIATES

FOR LEASE

# 1430 LEIMERT BLVD

Oakland, CA 94602



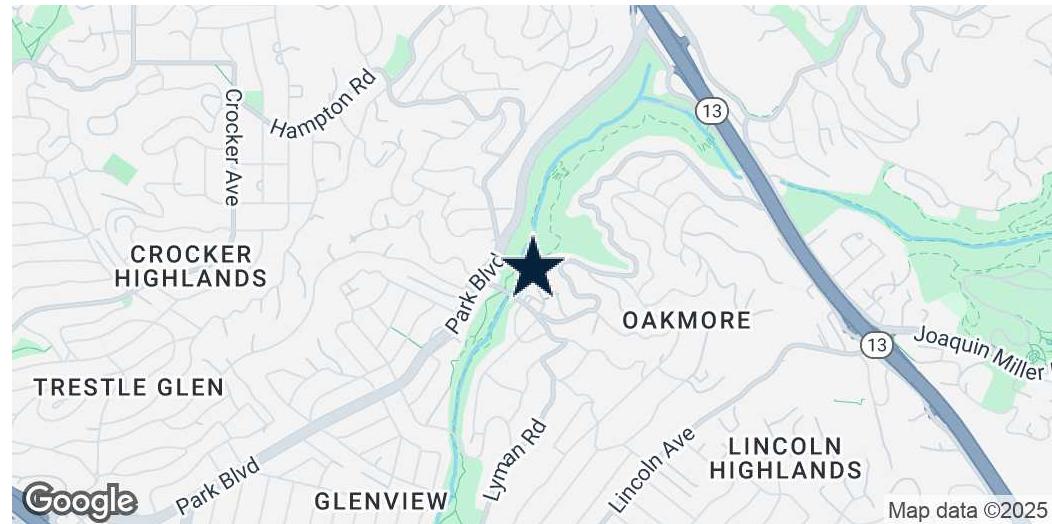
Exclusively Listed by

**Brad Banker**

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## OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
Building Size:	2,600 SF
Available SF:	2,600 SF
Lot Size:	8,995 SF
Zoning:	CN-3

## PROPERTY OVERVIEW

Single tenant two-story building available with great visibility in the Glenview District of Oakland. Flexible CN-3 zoning allows for retail, office, financial services and service commercial uses (Tenant to confirm). Previously used as a Real Estate office, the current buildout consists of five private offices (3 downstairs 2 upstairs) conference room (downstairs) open office area, private restroom and private outdoor deck. Great signage opportunity right next to the historic Rocky's Market.

## PROPERTY HIGHLIGHTS

- Prime Glenview Location
- Single Tenant Two Story Building with Flexible Zoning
- On-Site Parking Available
- Signage Opportunity
- Efficient Layout with a Mix of Private Offices/Rooms and Open Area

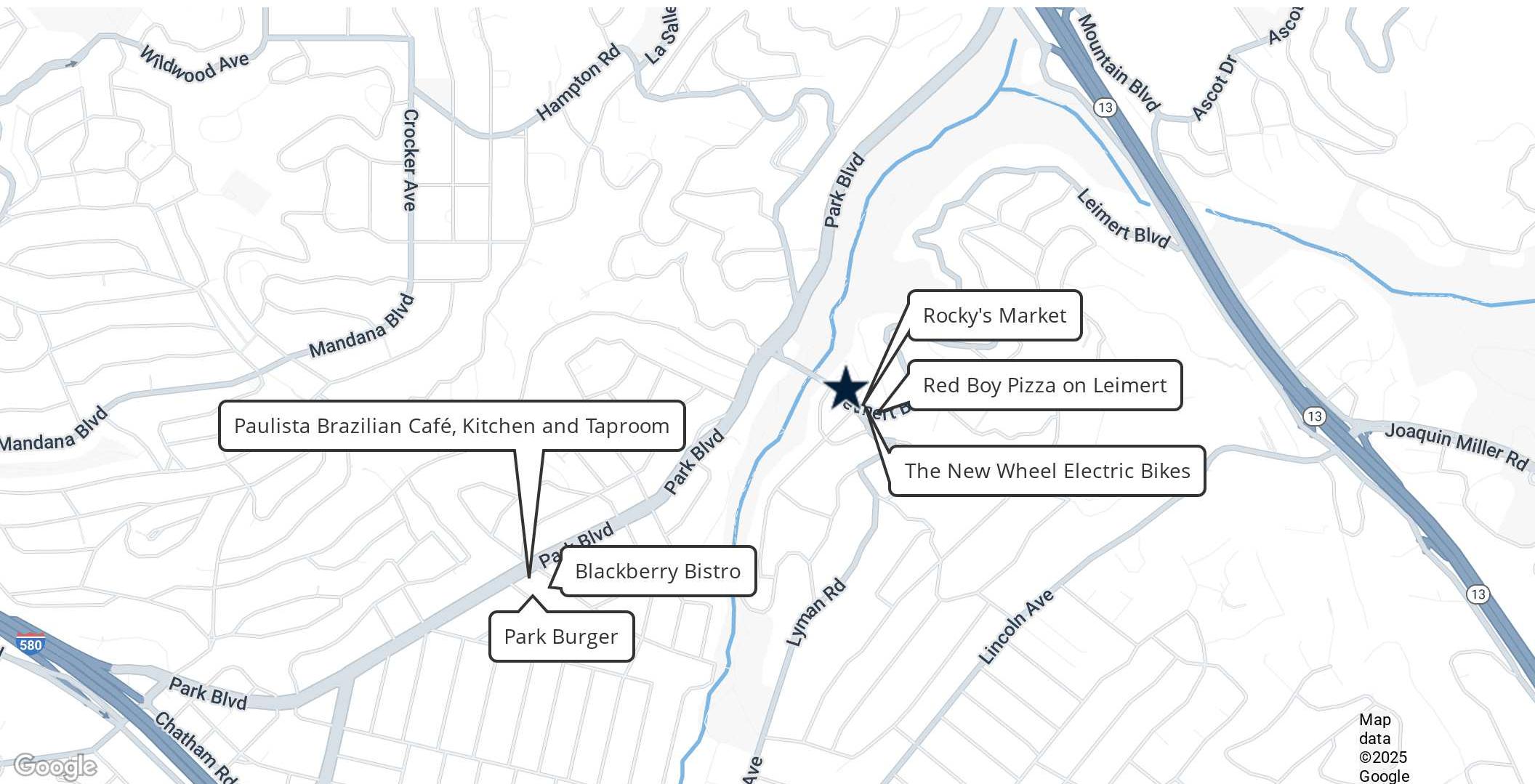


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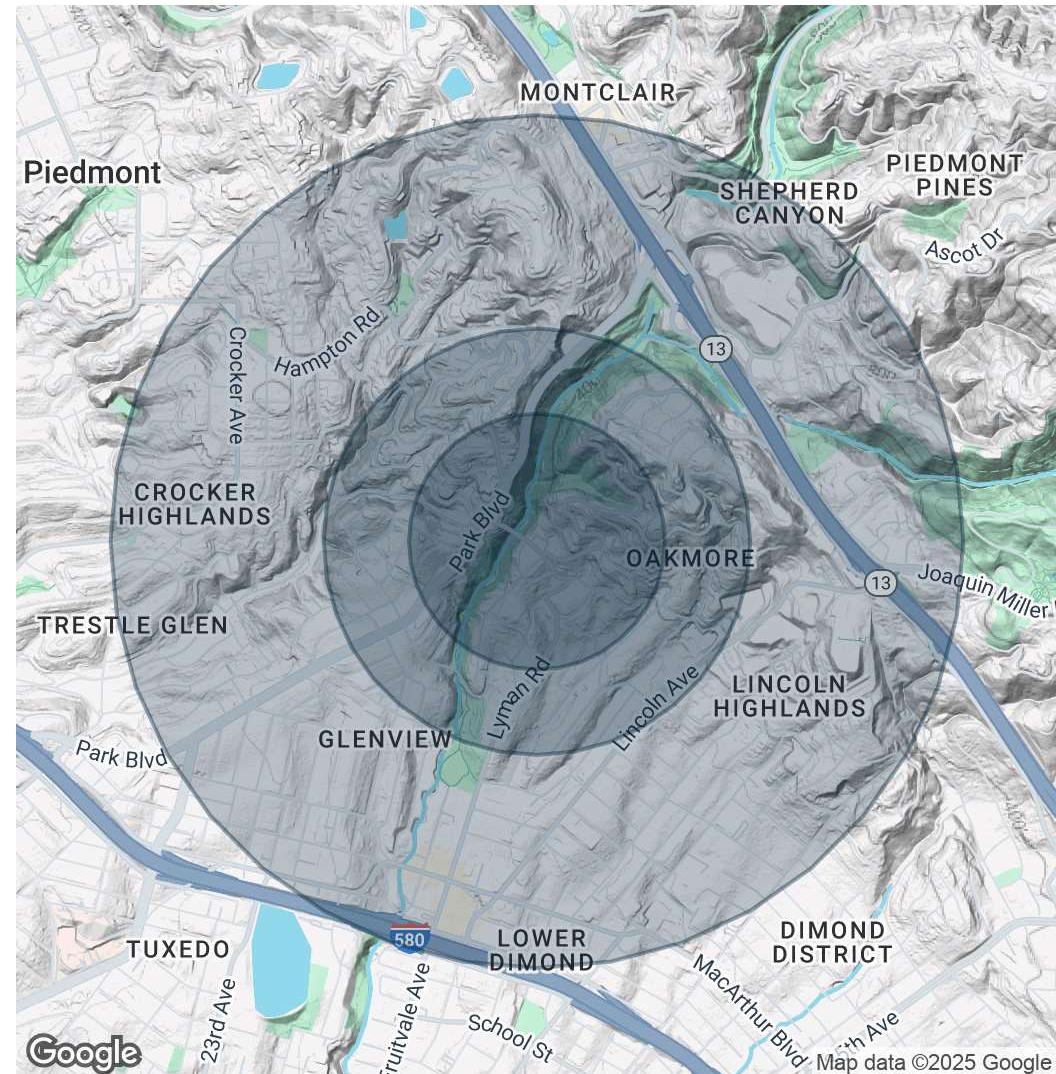
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## 1430 Leimert Blvd Oakland, CA 94602

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,898	5,472	19,889
Average Age	45	44	44
Average Age (Male)	44	43	43
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	781	2,221	8,156
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$263,984	\$260,107	\$238,405
Average House Value	\$1,587,480	\$1,568,559	\$1,519,585

Demographics data derived from AlphaMap



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