

FOR SALE OR LEASE | ± 11,042 RSF



296 27th Street  
OAKLAND, CA

A commercial freestanding building in a prime central location with convenient access to public transportation and numerous nearby restaurants, cafés and social spots.

**CBRE**

# EXECUTIVE SUMMARY

## THE OFFERING

Prime Uptown Location – Available for Sale or Lease

Situated at 297 27th Street in Oakland's vibrant Uptown submarket, this property offers an exceptional opportunity for businesses seeking visibility and connectivity.

Enjoy unmatched accessibility with multiple AC Transit bus lines just steps away at Broadway & 27th Street and the 19th Street BART station only an 8-minute walk, providing seamless regional rail access across the Bay Area. The property offers direct connections to I-80 and I-580/SR-24, key corridors for north-south travel along the East Bay and east-west routes to the Bay Bridge and East Bay hills.

This strategic location combines high foot traffic, excellent transit options, and proximity to major freeways,

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Address            296 27th Street, Oakland, CA 94612

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Year Built        1960

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Lot Size           0.53 AC or 22,896 SF

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Total Area       ±11,042 SF

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# PROPERTY HIGHLIGHTS

## Located in Uptown Oakland

Uptown is one of Downtown Oakland's most desirable areas. It is considered the art and entertainment district of Oakland. It is home to the Fox Theatre and the Paramount Theatre. It has lively bars, many restaurants and the Kissel Uptown Hotel.

## Excellent Location And Access To The Greater San Francisco Bay Area

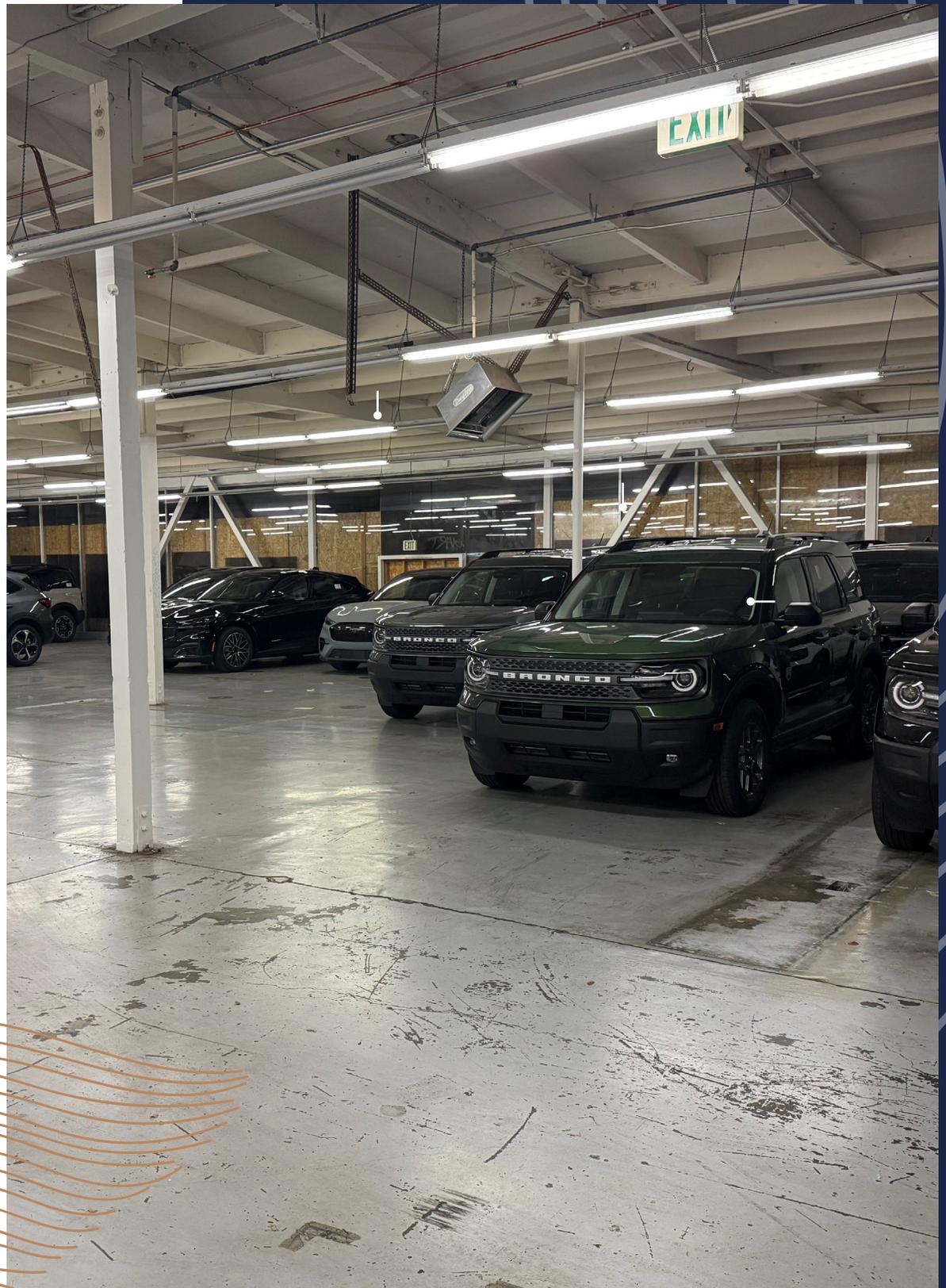
Walking distance to BART and AC Transit Bus line. Minutes to the I-880, 580, 980 and hwy 24 freeways.

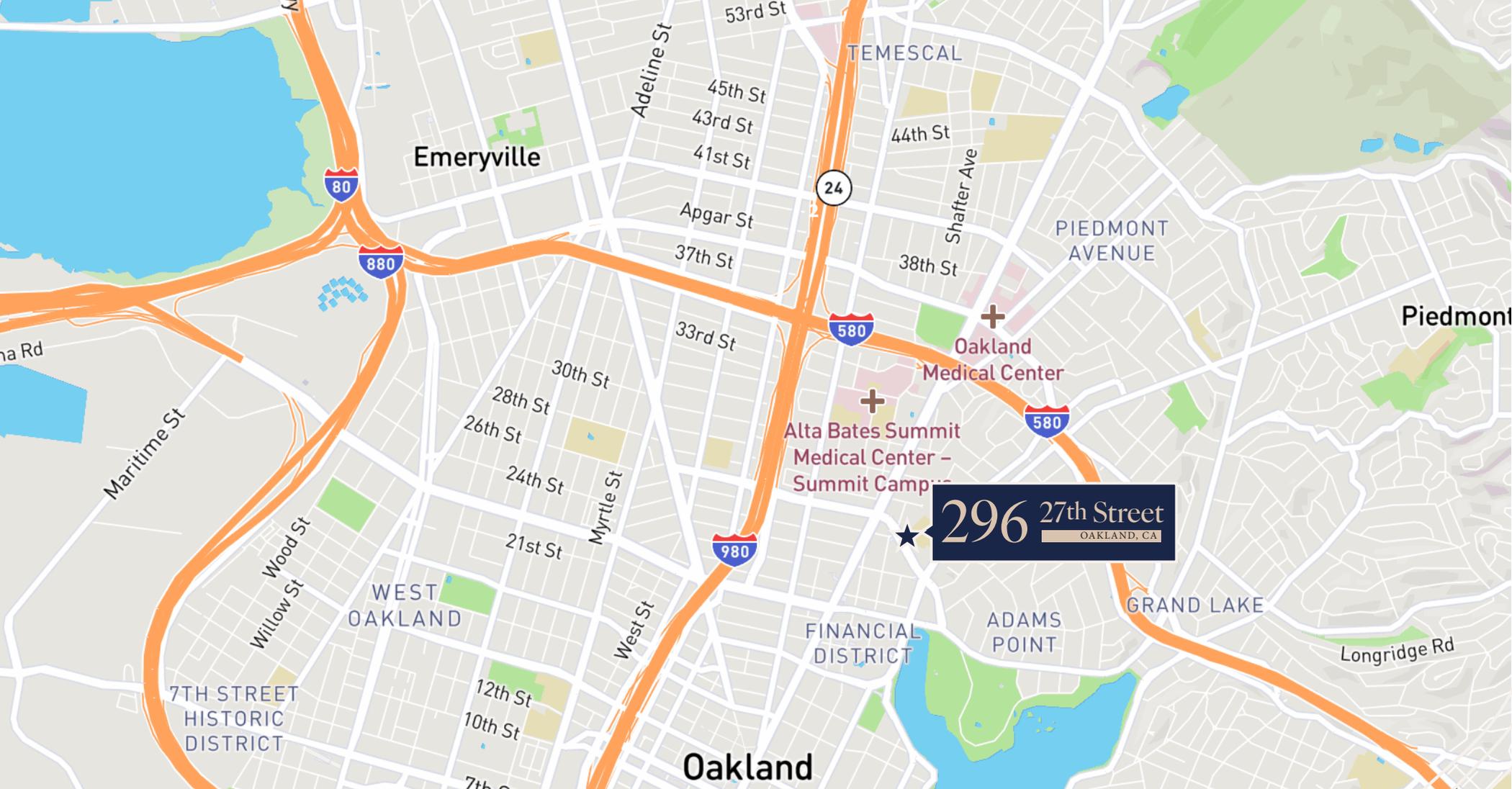
## D-BV-1 Zoning

It allows for a considerably large pool of potential uses. A wide range of ground-floor office and other commercial activities are allowed, with upper story spaces intended to be available for a broad range of residential, office and other commercial activities.

## Ample Secured Parking And Grade Level Loading.

The property has 15 secured surface parking spaces and grade level loading to building.





**296 27th Street** is a very walk-friendly with shops, markets, cafes and services close by. Nearby destinations like Lake Merritt, downtown Oakland, and Piedmont offer additional parks, nightlife, and community amenities within short distance.

# LOCATION AMENITIES

## RESTAURANT/FOOD

1. Limón
2. The Melt
3. Agave Uptonwn
4. Z Cafe & Bar
5. Jaji
6. Black Forest Kitchen
7. Mela Bistro
8. Town Biscuits
9. Drake's Dealership
10. Lovely's
11. Low Bar
12. Taava Kitchen
13. Dave's Hot Chicken
14. Mixt Salads
15. True Burger
16. MUA Restaurant
17. The Double Standard
18. Whole Foods

## GYM/FITNESS CENTER

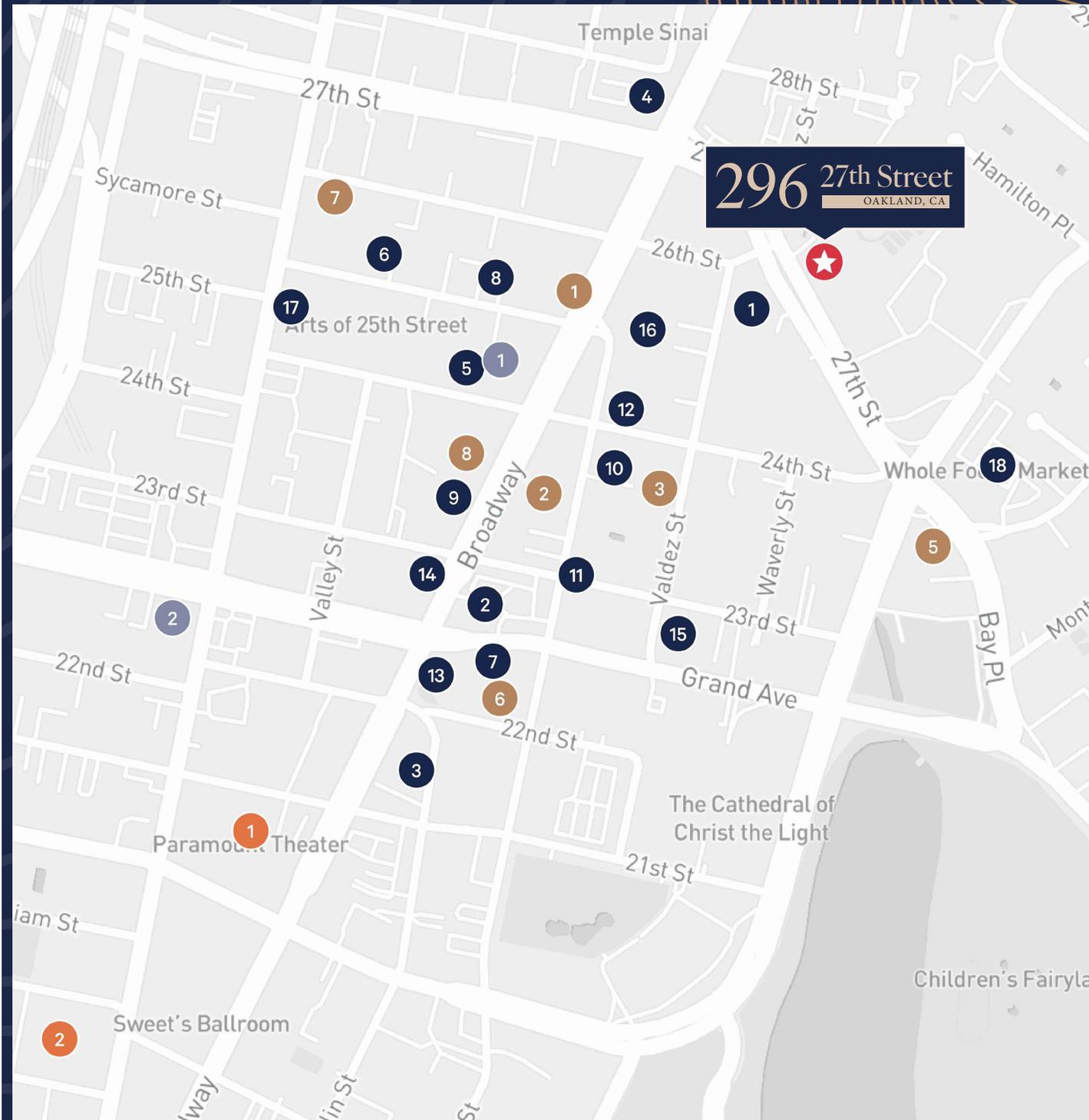
1. God's Gym
2. Oakland YMCA
3. Orangetheory Fitness
4. The Fitness Alchemists
5. Pacific Strength
6. TITLE Boxing Club Oakland entral
7. The Combine
8. Nu Fitness

## HOTEL

1. Kissel Uptown Oakland
2. Moxy Oakland Uptown

## ENTERTAINMENT

1. The Paramount Theatre
2. The Fox Theatre





296 27th Street  
OAKLAND, CA

## CONTACTS

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