



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

270 Grand Avenue Oakland, CA



Price Reduced! For Sale/Lease

**OWNER/USER OR
REDEVELOPMENT
OPPORTUNITY**

PRICE REDUCED

~~\$1,999,000~~

\$1,700,000

Lease Rate: Negotiable

Building size:

+/-5,950 SF

Land Size:

+/-5,970 SF



Square footages were obtained from public record. Square footage should be verified independently by all parties.



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Oakland, CA



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270 Grand Avenue Property Summary

\$1,700,000



California Capital & Investment Group is pleased to present this incredible opportunity to acquire a vacant 2-story office building with parking located on Grand Avenue just across the street from beautiful Lakeside Park and Lake Merritt. This is a unique opportunity for a developer to acquire an ideal corner location on Grand Avenue prime for redevelopment or an owner/user to purchase a built-out office property on Grand Avenue with parking. 270 Grand Avenue is walking distance to countless great restaurants, bars and entertainment.

Property Details

Address: 270 Grand Avenue
Oakland, CA 94610

County: Alameda

Assessor Parcel Numbers: 10-772-18

Year Built: +/-1964

Building Size: +/-5950 SF

Lot Size: +/-5970 SF

Zoning: CN-3 & S-12

- * No Elevator & No Sprinklers
- * Two Story Walk-Up



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270 Grand Avenue Development Standards

\$1,700,000



- Height Area: 45
- Max Residential Density: 450 SF of lot area per dwelling unit = Approximately 13 units (5,970 SF / 450 SF).
- Max Non-Residential FAR: 2.5
- Max # of Stories: 4



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270 Grand Avenue

Property Highlights

\$1,700,000





- Flexible opportunity for either a developer looking to redevelop a prime site into multi-family or an owner/user wanting to acquire a well built-out office property with parking.
- Two story building with useable basement and large attic space. Attic space provides substantial clearance above the 2nd story offering a buyer some creative options to take advantage of the additional ceiling height.
- Parking Spaces: +/- 3 to 4 parking spaces.
- Current Building Layout:
 - First Floor – Large reception area and break area, six (6) offices, restroom.
 - Second floor: Six (6) offices, restroom, kitchen, large work area and storage space.
 - Attic: Large open space, standing room, windows.
 - Basement: Open areas, storage room, crawl space.
- Operable windows provide abundant natural light.
- HVAC.
- 3 PG&E meters.
- Excellent corner location on Grand Avenue across the street from Lakeside Park and Lake Merritt.
- Walking distance to great breweries, top restaurants and entertainment.
- Rare corner location.
- Ramp access to the first floor located at the side of the building.





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270 Grand Avenue Pictures

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270 Grand Avenue Additional Links

\$1,700,000



[Parcel Info](#)

[CN-3 Zoning](#)

[S-12 Zoning](#)

[Assessor's Map](#)

[Basement Floor Plan](#)

[2nd Floor Plan](#)



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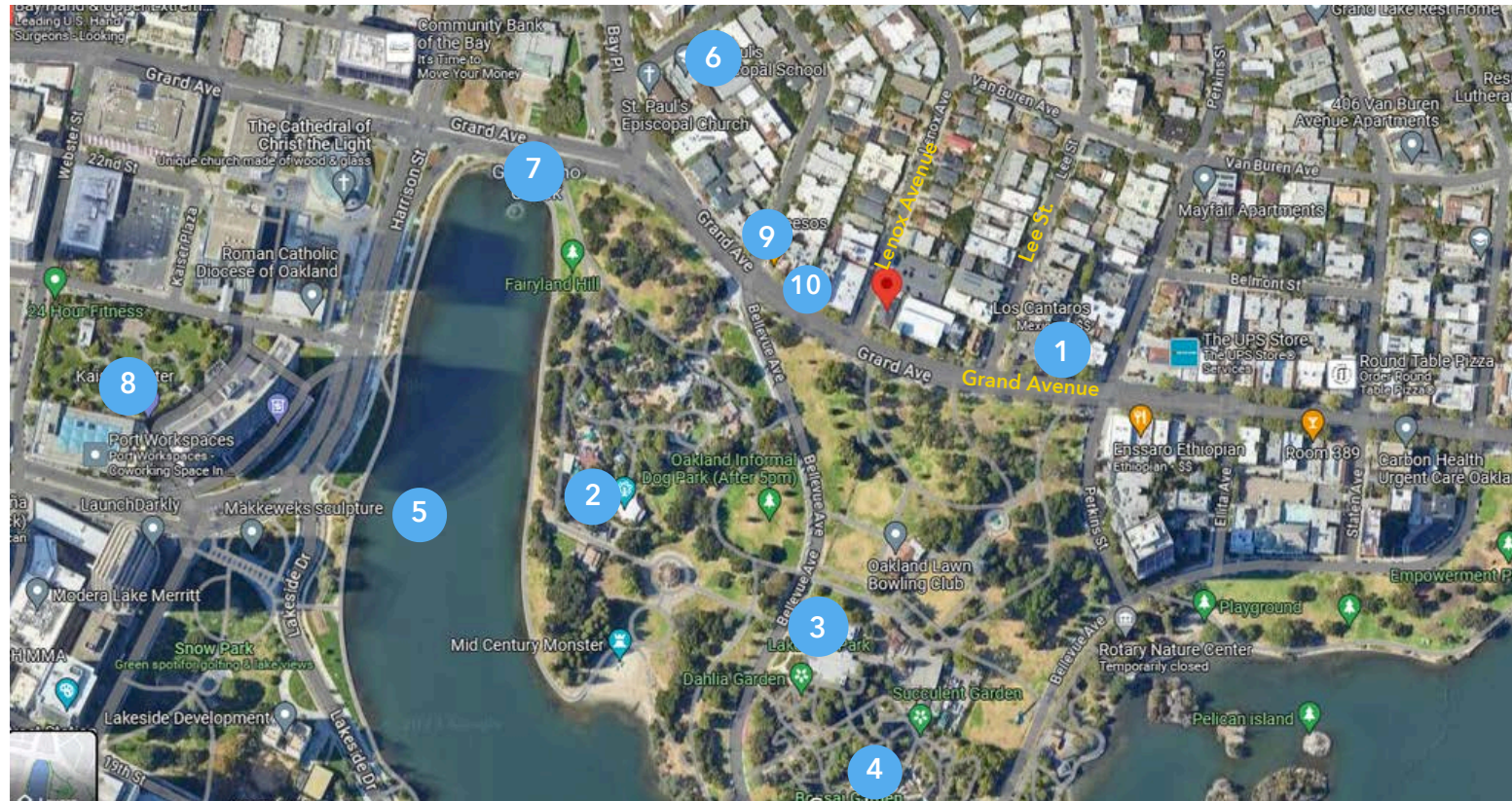
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270 Grand Avenue Location Overview Landmarks and Amenities

\$1,700,000



1. Los Cantaros
2. Children's Fairyland
3. Lakeside Park
4. Bonsai Garden
5. Lake Merritt
6. St. Paul's School
7. Glen Echo Creek
8. Kaiser Center
9. Bacheeseos
10. 1888 Coffee Station



Walker's Paradise: 96
Good Transit Score: 80

20 minute walk to 17th St.
BART station; ± 7 minute
drive.



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