

FOR LEASE

# THE ALLEGRO

240 3rd Street & 151 3rd Street  
Oakland, CA 94607



*Exclusively Listed by*

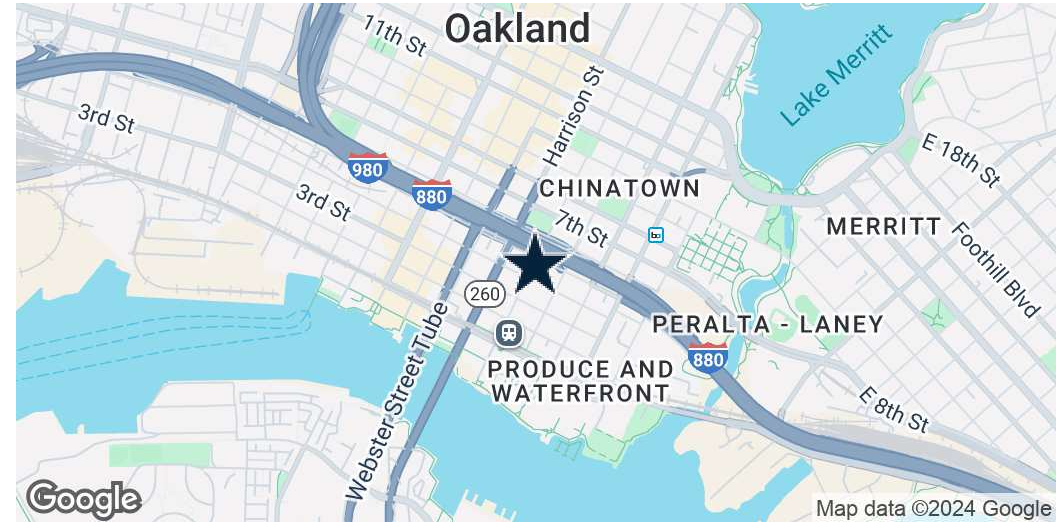
**Brad Banker**

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## OFFERING SUMMARY

Lease Rate:	\$3.00 SF/month (Gross)
Building Size:	483,658 SF
Available SF:	180 Jackson Ste. 1 536 RSF 240 3rd Ste. 3 620 RSF 240 3rd 202 A 718 RSF 240 3rd 202 B 814 RSF 308 Jackson 301: 355 RSF 308 Jackson 302: 342 RSF
Lot Size:	

## PROPERTY OVERVIEW

Ground floor office/retail space with private entrance, store front, and separate utilities. Flexible zoning allows both office and retail uses.

## PROPERTY HIGHLIGHTS

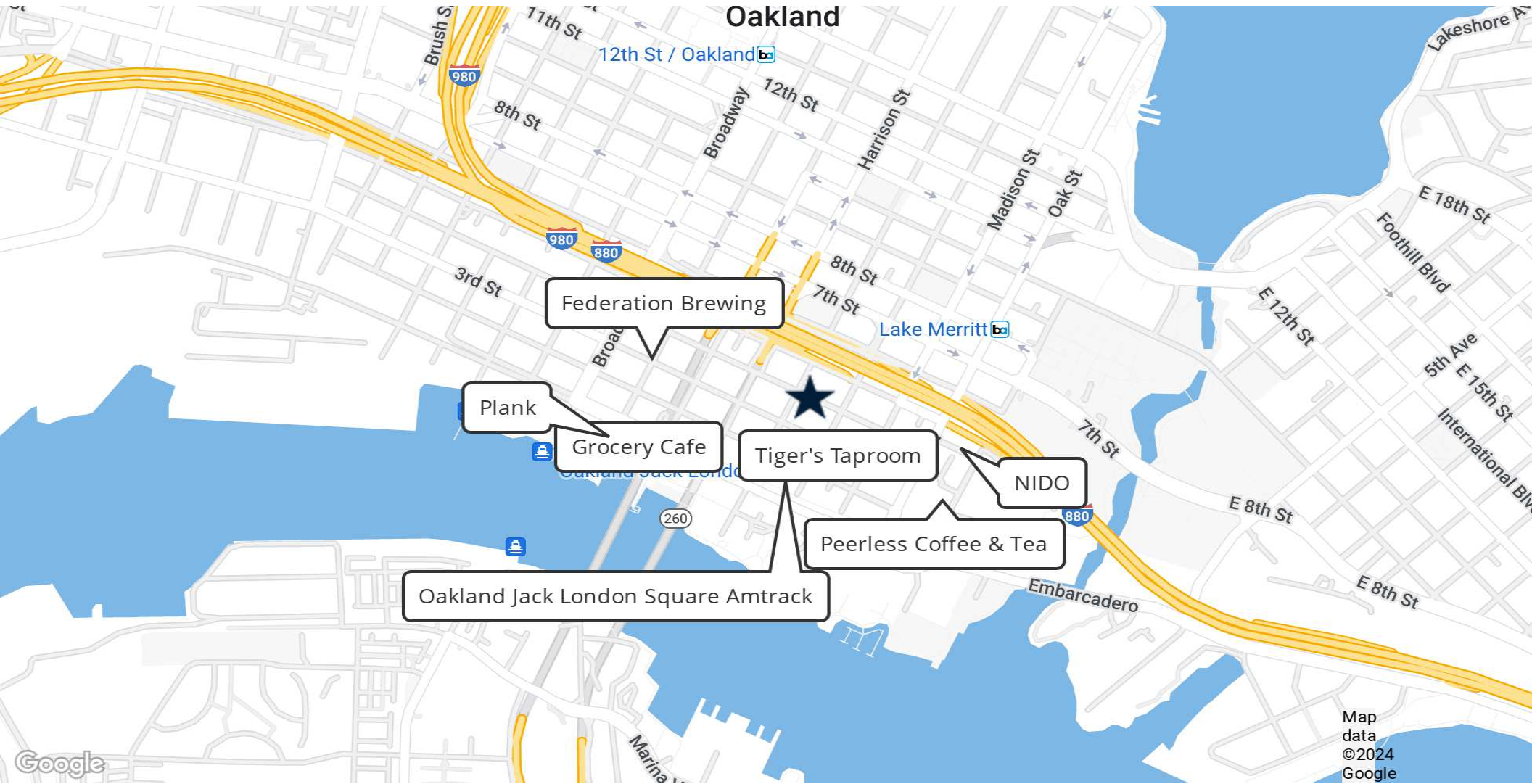
- HVAC
- Private entrance
- Private restrooms in larger units
- Industrial Finishes
- On-site property management



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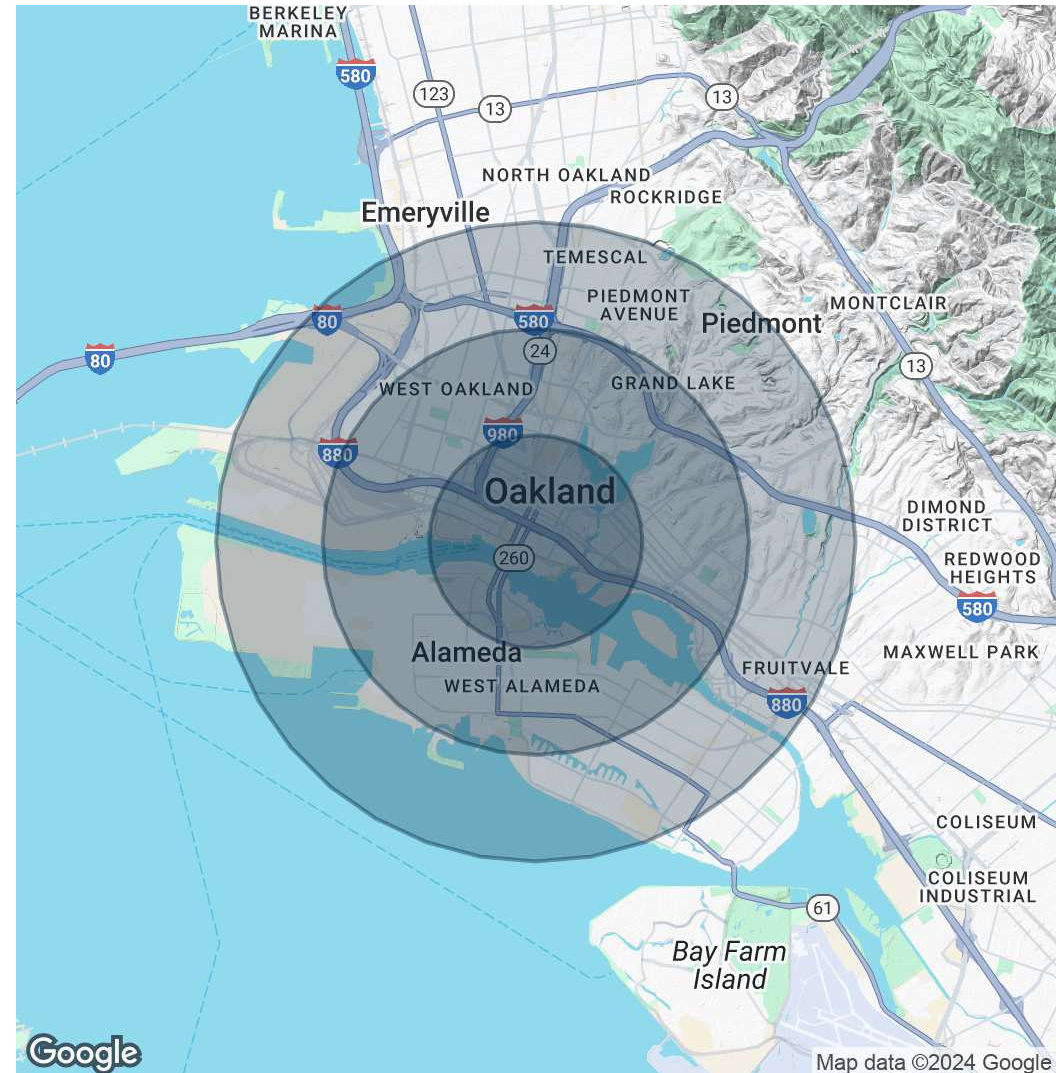
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	19,859	113,919	221,105
Average age	43.3	38.0	37.0
Average age (Male)	41.3	37.4	36.3
Average age (Female)	44.6	38.2	37.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,411	55,496	102,004
# of persons per HH	1.9	2.1	2.2
Average HH income	\$55,470	\$58,644	\$65,235
Average house value	\$464,091	\$514,877	\$572,316

\* Demographic data derived from 2020 ACS - US Census



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