

FOR LEASE

4231 PARK BLVD

Oakland, CA 94602



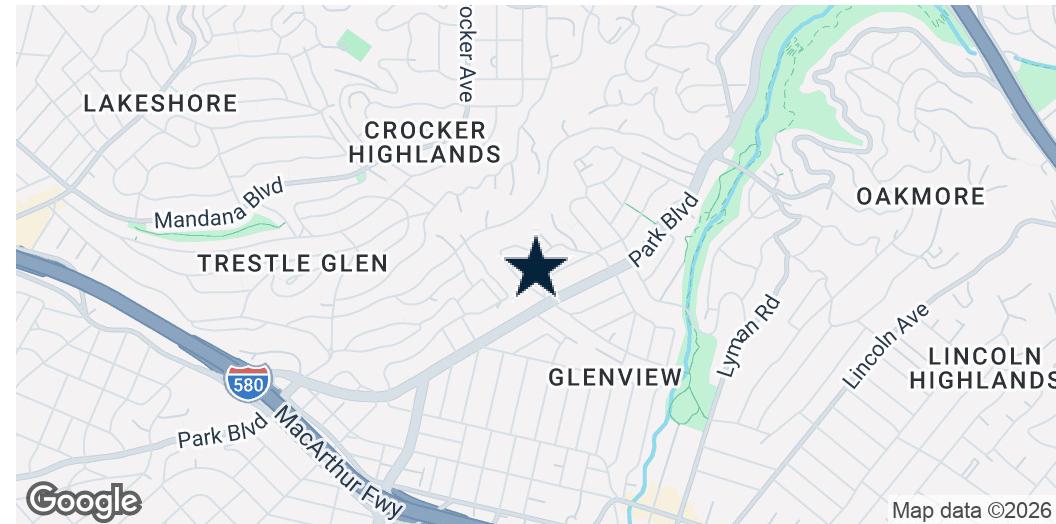
Exclusively Listed by

Brad Banker

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OFFERING SUMMARY

Lease Rate:	\$2.75 SF/month (NNN)
Building Size:	2,714 SF
Available SF:	2,714 SF
Lot Size:	5,019 SF
Year Built:	1929
Zoning:	CN-1

PROPERTY OVERVIEW

High Profile Single Tenant retail building available for lease in Oakland's Glenview Neighborhood. Space features high ceilings, HVAC, two restrooms/two showers, outdoor space, and fully sprinklered interior. Currently used as a fitness space. Located in the heart of Glenview right next to Paulista. NNN estimated at 75 cents PSF per month.

PROPERTY HIGHLIGHTS

- Rare Single Tenant Building For Lease in Great Neighborhood
- High Ceilings and Great Natural Light
- HVAC/Sprinklered
- Restroom Corridor With Showers
- Outdoor Space

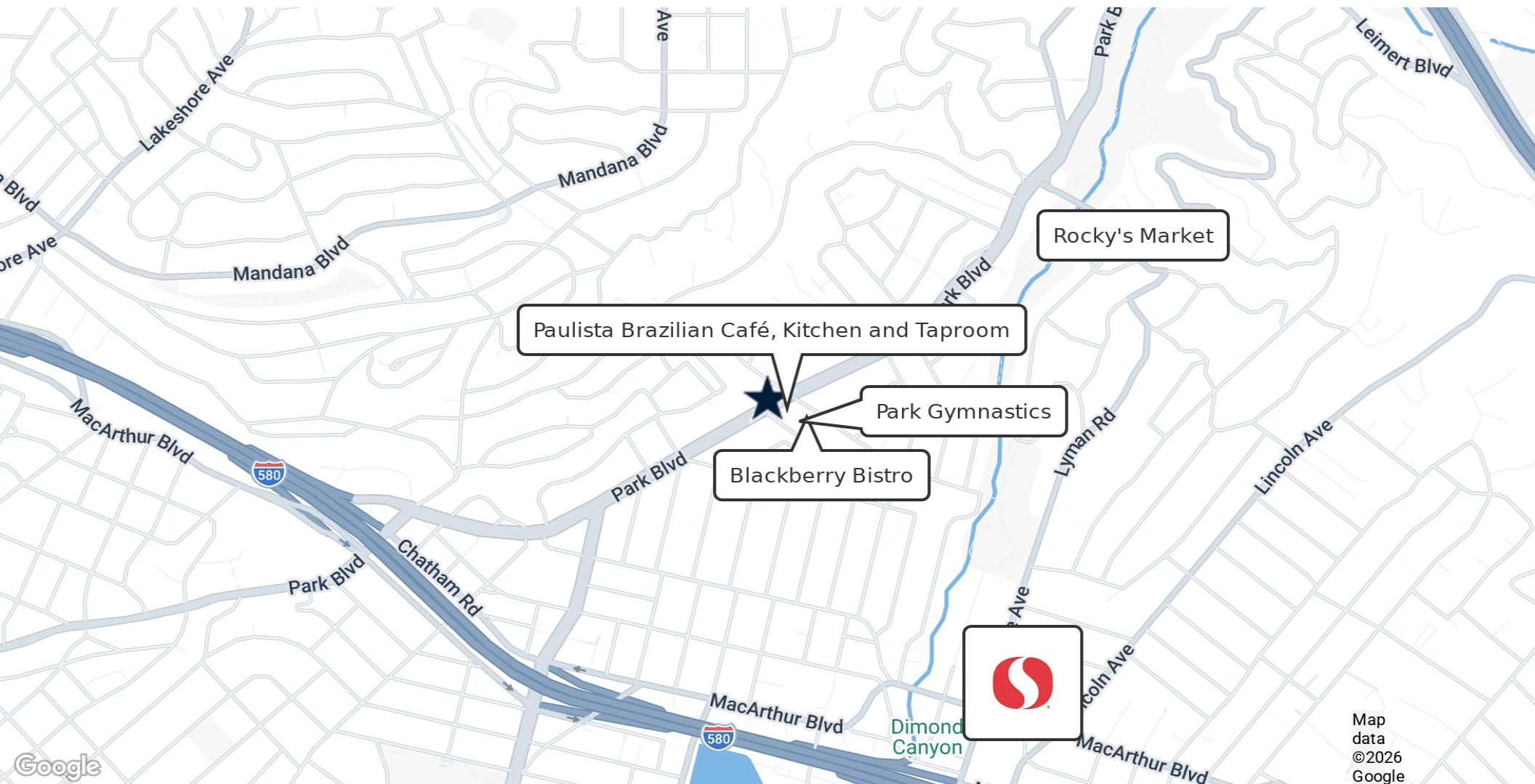


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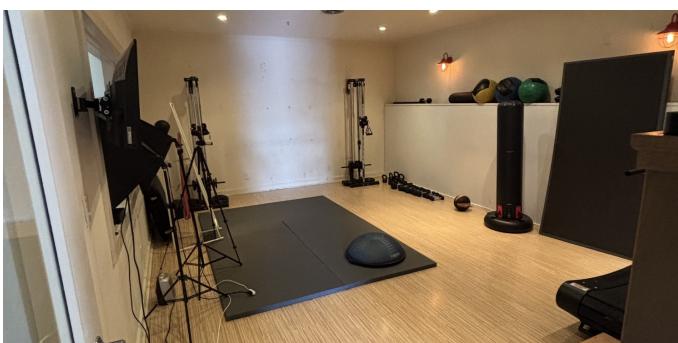
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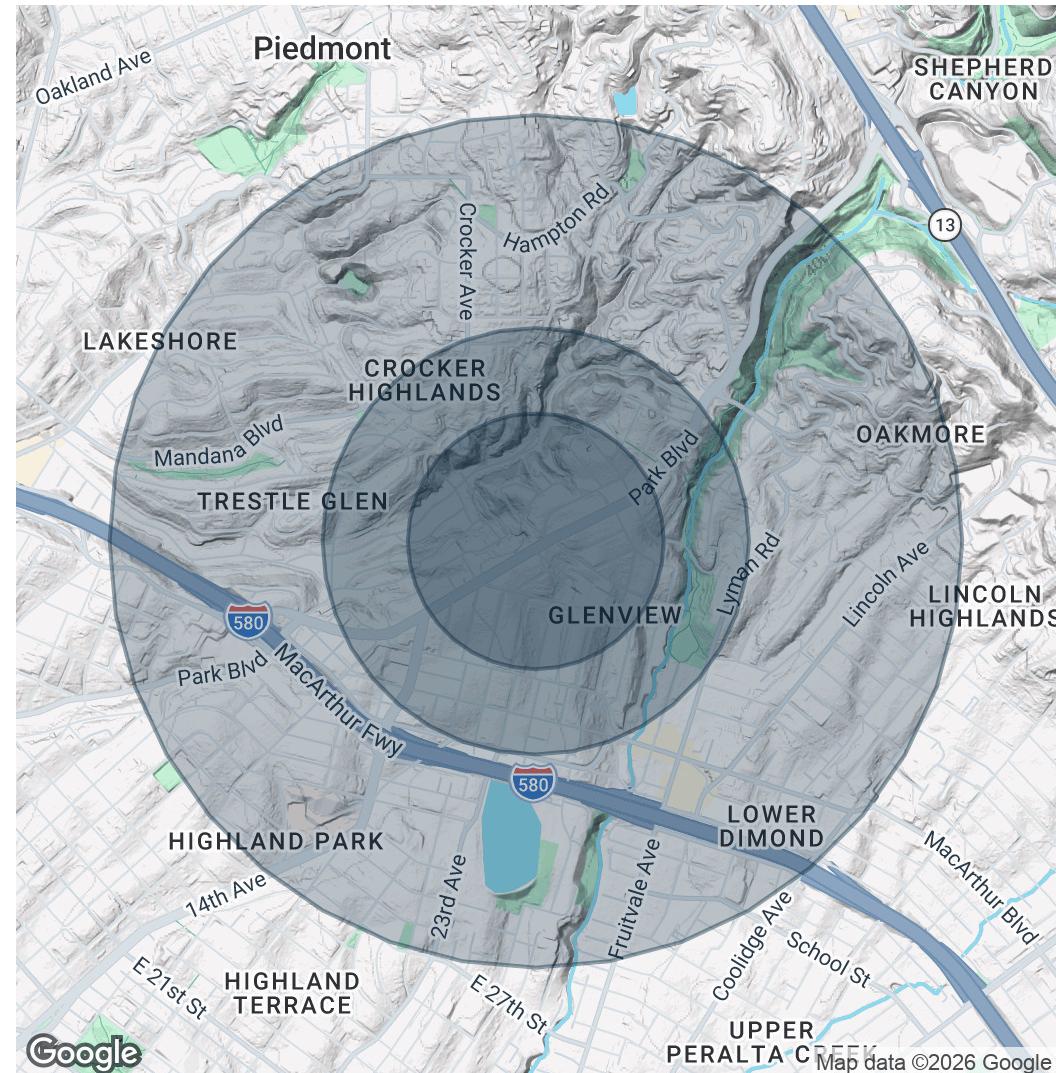
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,229	7,906	28,789
Average Age	44	44	43
Average Age (Male)	42	43	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,398	3,385	11,619
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$243,768	\$236,652	\$213,000
Average House Value	\$1,554,921	\$1,545,590	\$1,425,537

Demographics data derived from AlphaMap



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