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8

G R A N D A V E N U E

CBRE

***EXCELLENT OWNER
USER OPPORTUNITY
FOR SALE OR LEASE
±13,927 SF***



An aerial photograph of the San Francisco Bay Area, showing the city of San Francisco in the background, the Port of Oakland in the middle ground, and Lake Merritt in the foreground. The image is overlaid with several text elements: 'SAN FRANCISCO' in a white box at the top, 'PORT OF OAKLAND' in a white box in the middle, 'LAKE MERRITT' in white text on the left, '268' in large green numbers on the right, 'GRAND AVE' in white text along a street, '268 GRAND AVE' in white text at the bottom, and 'OAKLAND | CA' in white text at the very bottom.

SAN FRANCISCO

PORT OF OAKLAND

268

LAKE MERRITT

GRAND AVE

268 GRAND AVE

OAKLAND | CA

268

GRAND AVENUE

PROPERTY SUMMARY

268 Grand Ave is a two (2) story office building located in downtown Oakland. The Property consists of $\pm 13,927$ rentable square feet* situated on ± 0.24 acres of land. Originally built in 1957, the property was upgraded in 2018.



Parcel Number

010-0771-018



Land Area

0.24 Acres (10,454 Sq. Ft.)



Building Size

$\pm 13,927$ RSF



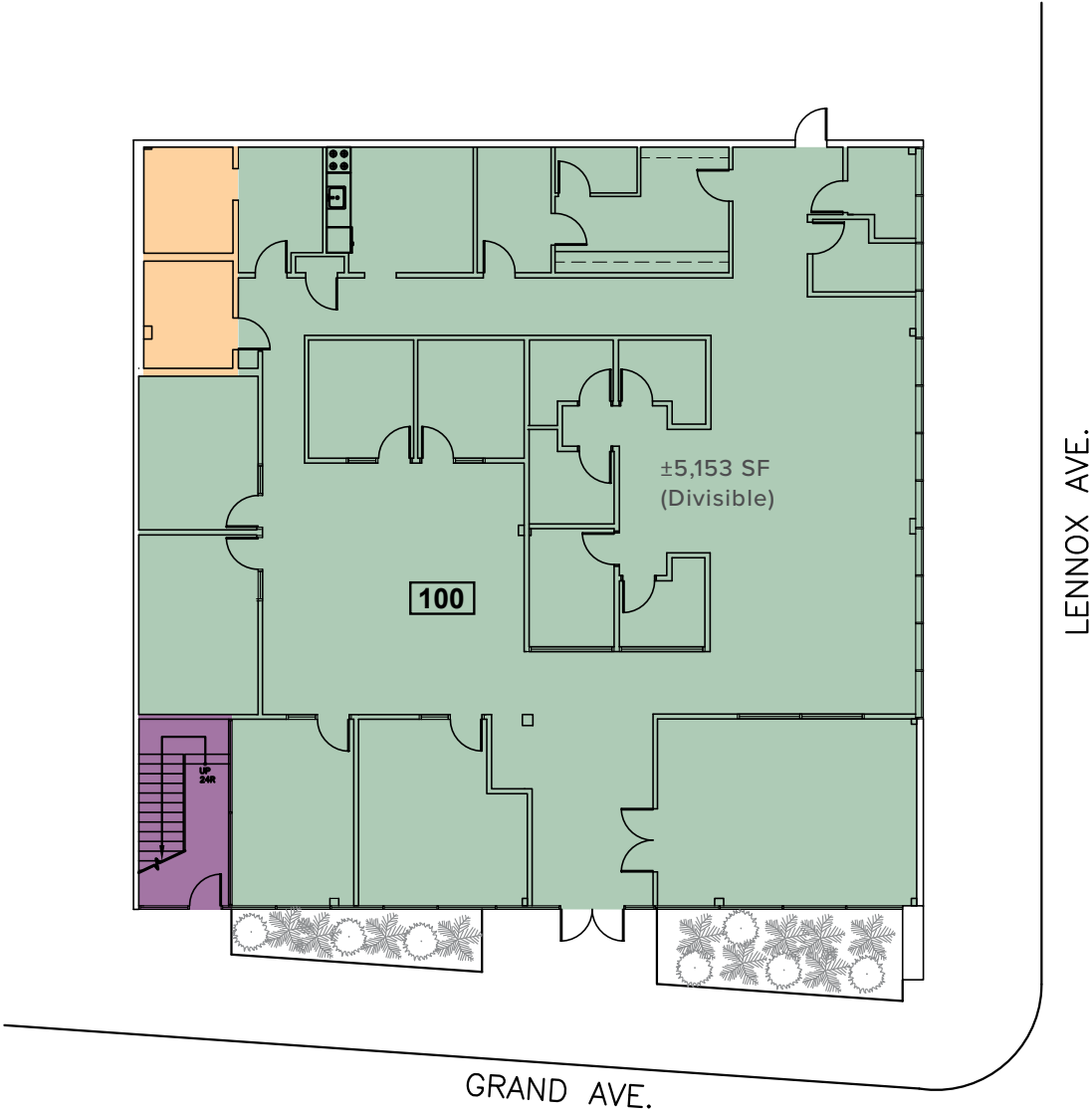
Secured Parking

13 Parking Spaces



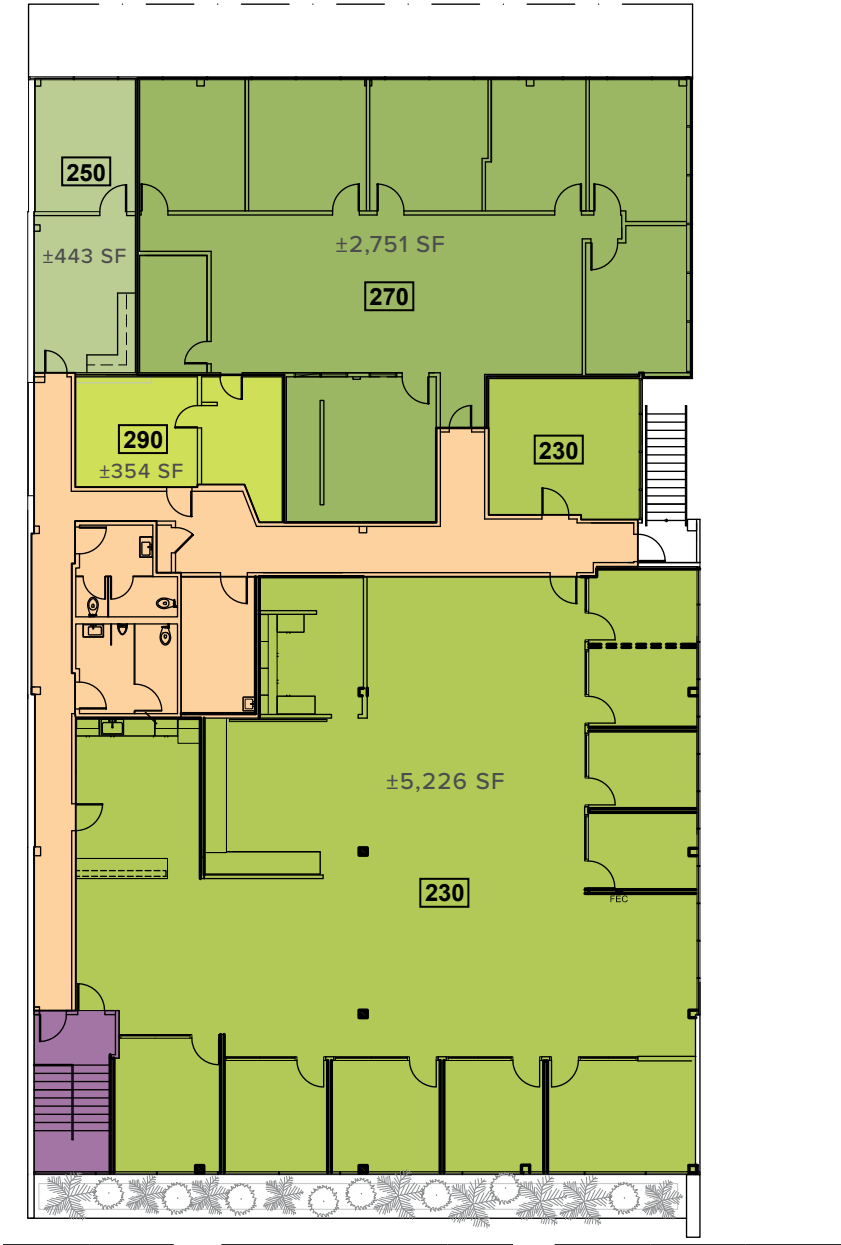
FLOOR PLANS

1ST



FLOOR PLANS

2ND



2024 EXPENSE SUMMARY

RECURRING BUILDING EXPENSES	ANNUAL	PSF
Property Taxes	\$97,683	\$7.01
Repairs & Maintenance	\$9,927	\$0.71
Landscaping	\$6,000	\$0.43
Security & Life Safety	\$27,094	\$1.95
Janitorial/Trash	\$29,718	\$2.13
Utilities	\$18,463	\$1.33
Management	\$36,000	\$2.58
Misc	\$1,014	\$0.07
Insurance	\$6,293	\$0.45
TOTAL	\$232,191	\$16.67



268 GRAND AVE

OAKLAND | CA

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