

440

GRAND AVENUE
OAKLAND



FOR SALE

ASKING PRICE | \$9,000,000

Five-story multi-tenant office building with ground floor retail

OFFERING MEMORANDUM

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 **CUSHMAN &
WAKEFIELD**



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WILL UPDATE WHEN FINAL.

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DISCLAIMER

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of 440 Grand Avenue, Oakland, California (the "Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Cushman & Wakefield, Inc. ("Cushman & Wakefield") or the owner ("Owner"). The material is based in part upon information supplied by Owner and in part upon information obtained by Cushman & Wakefield from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, Cushman & Wakefield, or any of their respective affiliates, as to the accuracy or complete-ness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

This Offering Memorandum was prepared by Cushman & Wakefield and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Cushman & Wakefield or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed and delivered by the Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum is the property of Cushman & Wakefield and may be used only by parties approved by Cushman & Wakefield and Owner. The Property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Cushman & Wakefield and Owner. ©2024

EXECUTIVE SUMMARY

Cushman & Wakefield, as exclusive agent, is pleased to present 440 Grand Ave, Oakland, California, a rare ± 29,200 RSF 5-story mixed use office building set on 6,300 SF of land. The building represents a excellent opportunity for an owner-user or value-add investor. It is located directly across from Lake Merritt, only two blocks from I-580, and within walking distance to several great restaurants and other retail amenities. Metered parking is available on Grand Ave as well as free daily parking along the neighborhood side streets. Up to 50% of the building can be delivered vacant offering flexibility to an owner-user looking to receive income while identify their footprint and future needs.

The site is zoned CN-2 (CN Neighborhood Center Commercial – Zone 2), which is, per the City of Oakland Planning Code, intended to enhance the character of established neighborhood commercial centers and create a vibrant, pedestrian environment. CN-2 allows for a broad range of Residential, Office or other Commercial Activities.



PROPERTY OVERVIEW

ADDRESS: 440 Grand Avenue, Oakland, CA 94610

APN: 10-778-11

PROPERTY TYPE: Five-story multi-tenant office building with ground floor retail

SQUARE FOOTAGE: 29,200 SF

LAND AREA: 6,300 SF

PRICE: \$9,000,000

ZONING: CN-2

PARKING: 4 covered parking spaces

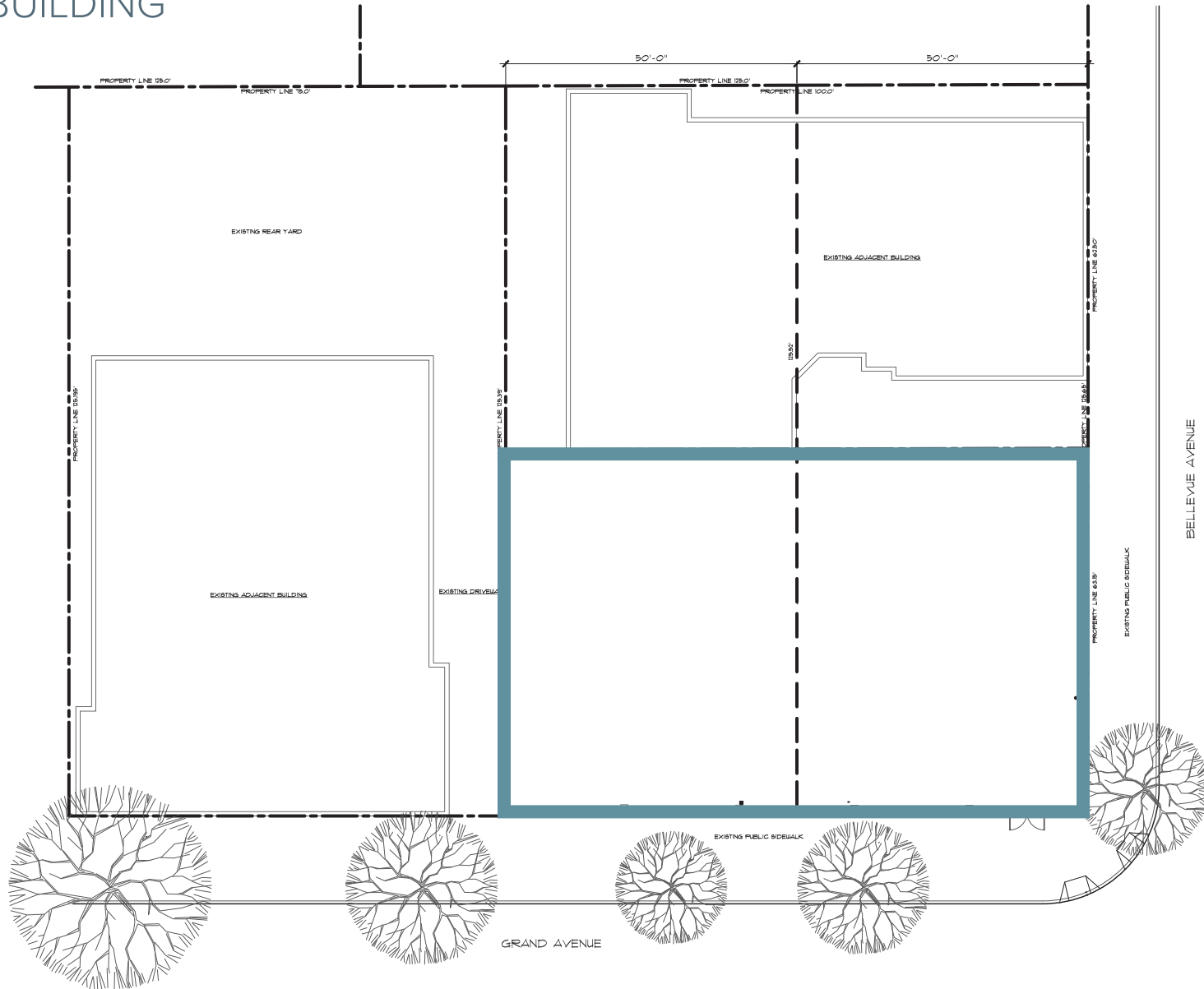
WALK SCORE: Walker's Paradise (97)

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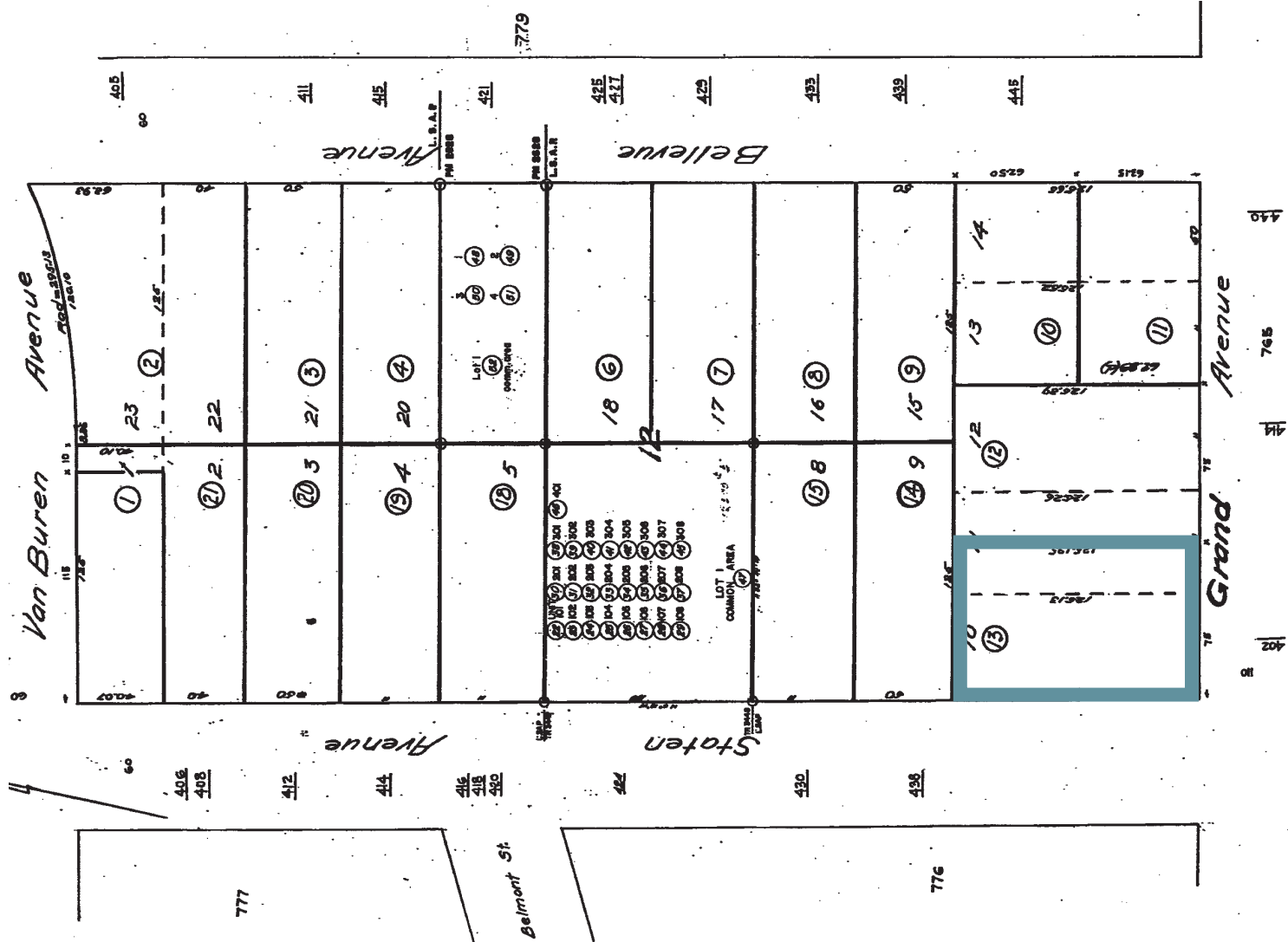


SITE PLAN

29,200 SF BUILDING

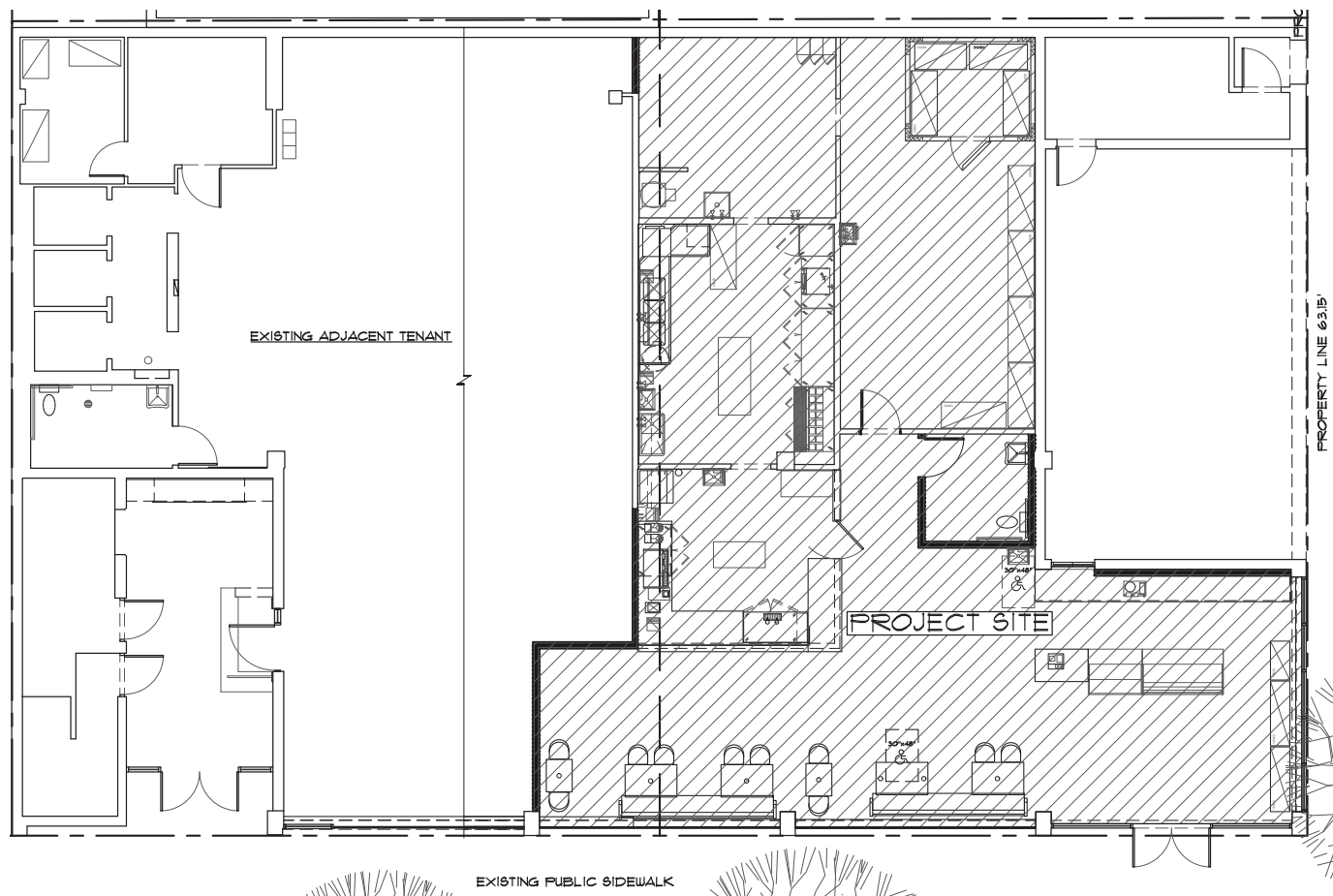


PARCEL MAP



FLOOR PLAN

GROUND FLOOR



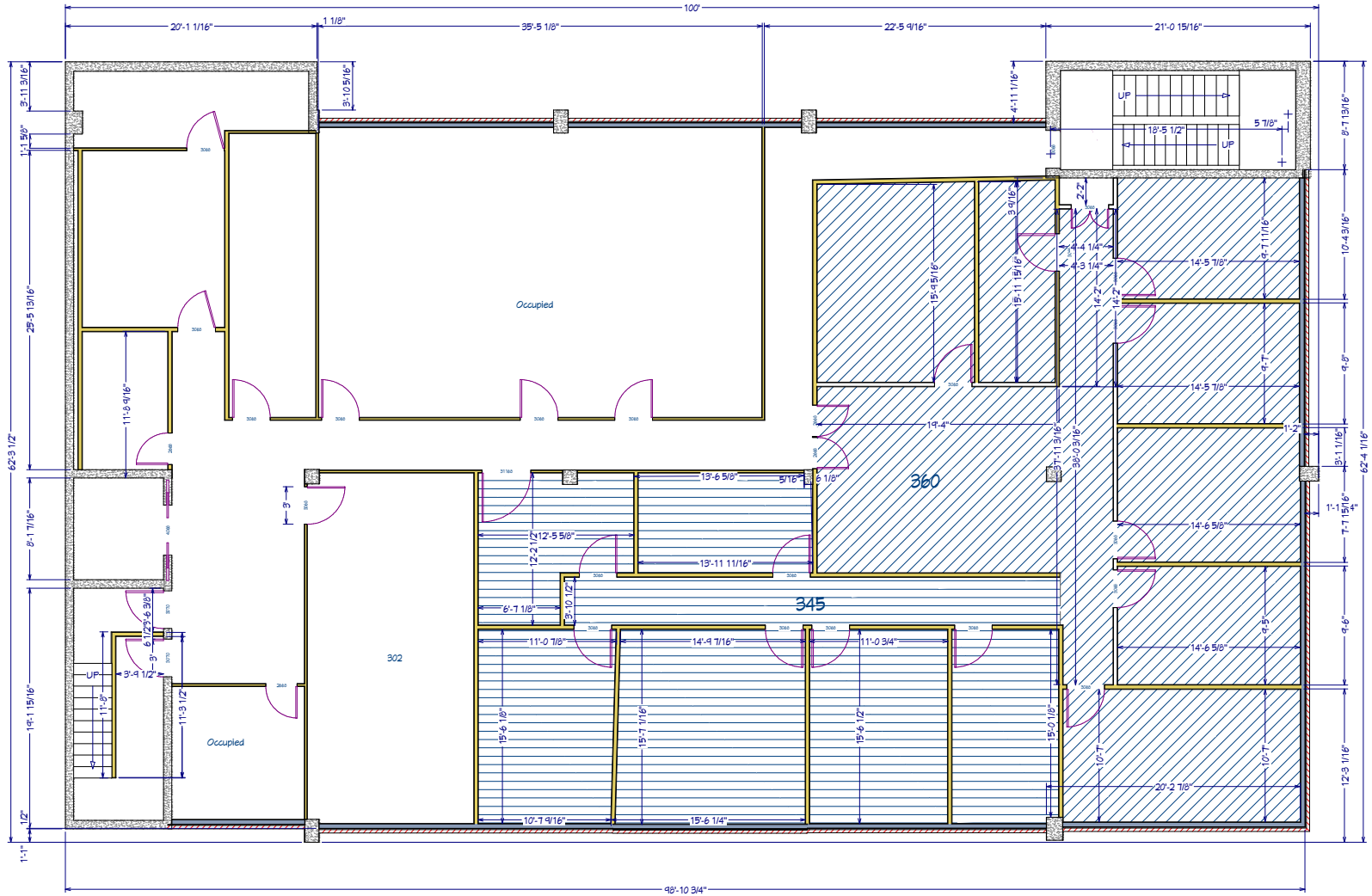
FLOOR PLAN

2ND FLOOR

NEED FLOOR PLAN

FLOOR PLAN

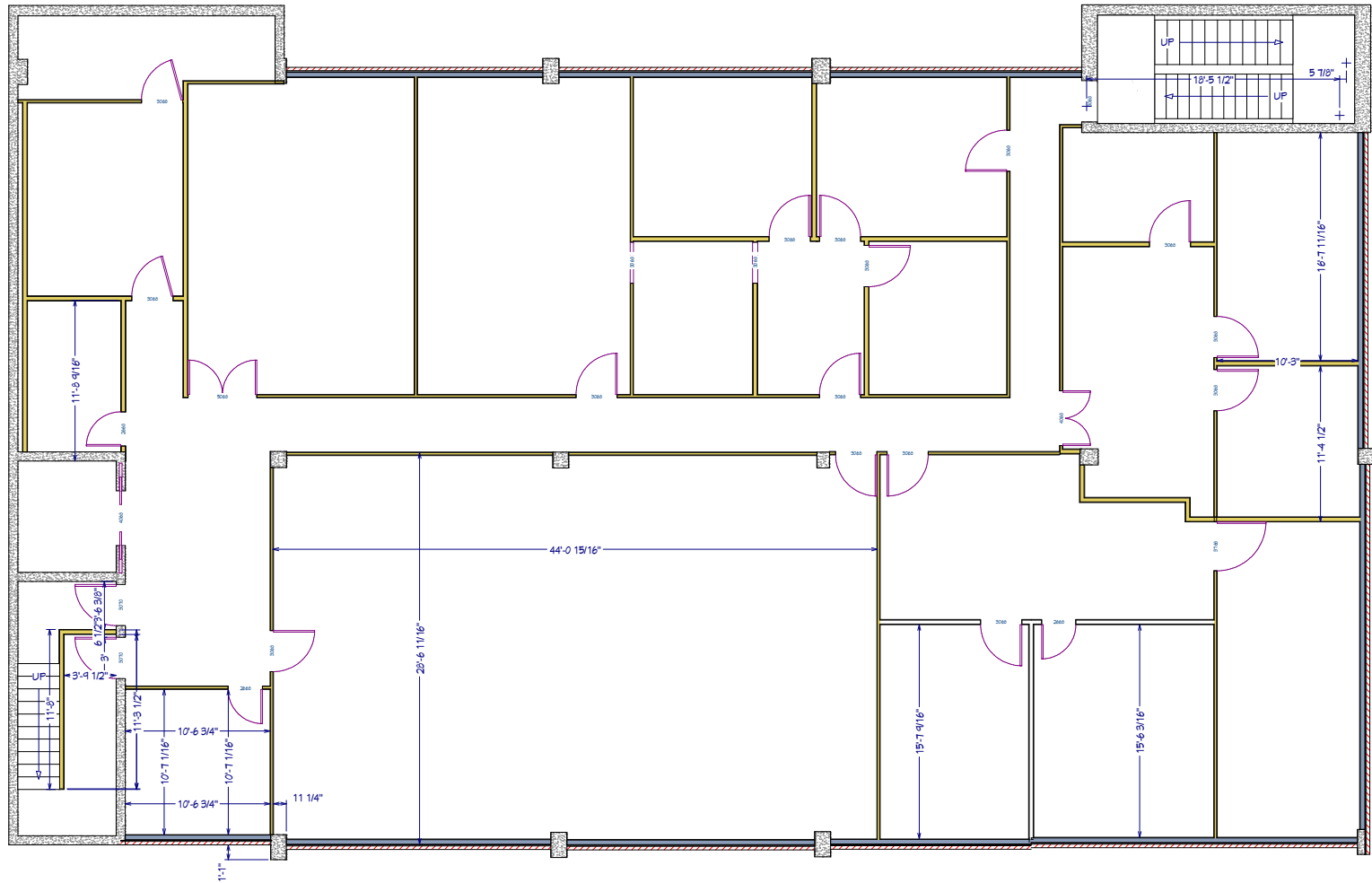
3RD FLOOR



3RD FLOOR-SUITE 360/345
3,800 RENTABLE SQFT

FLOOR PLAN

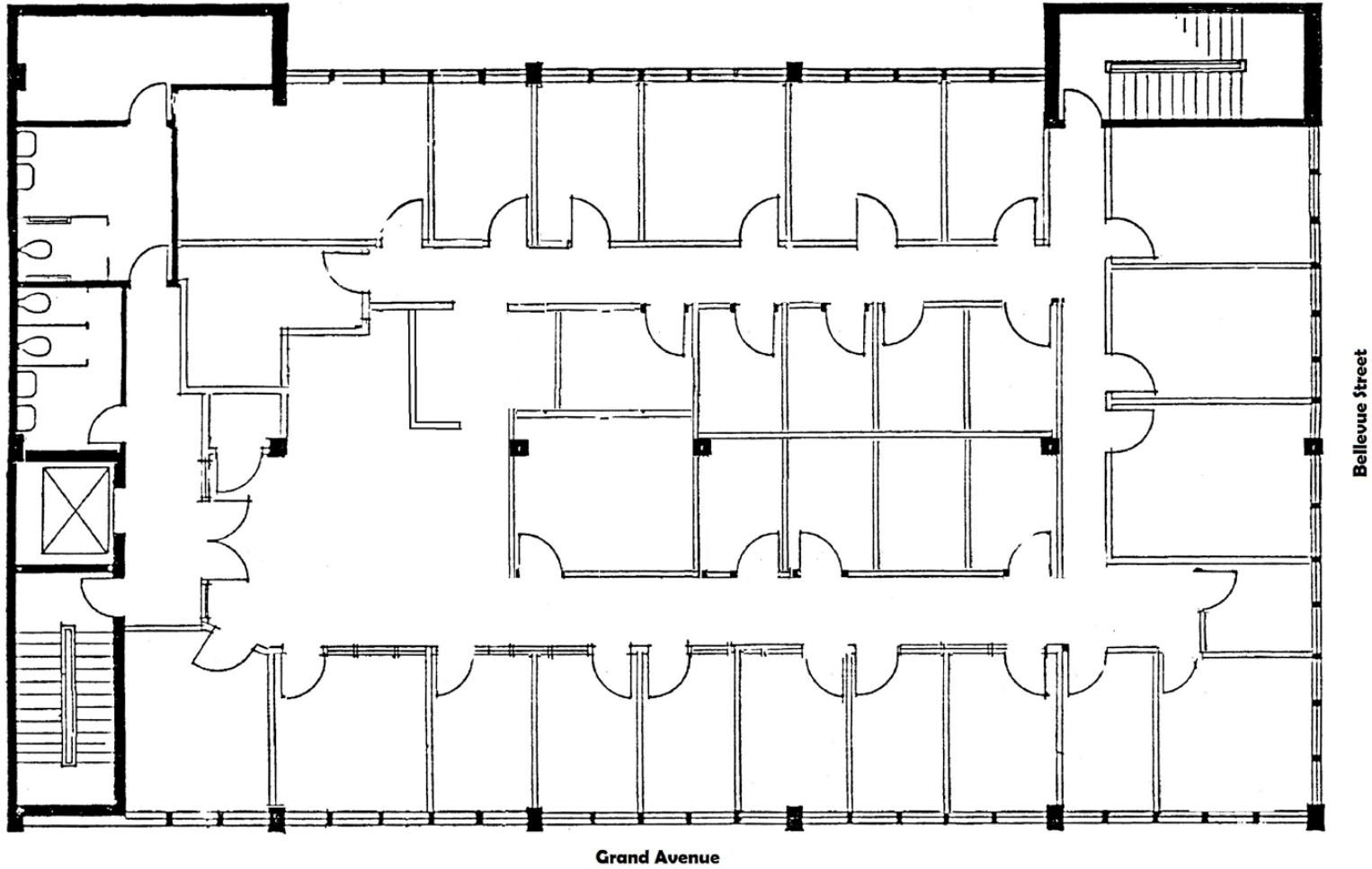
4TH FLOOR



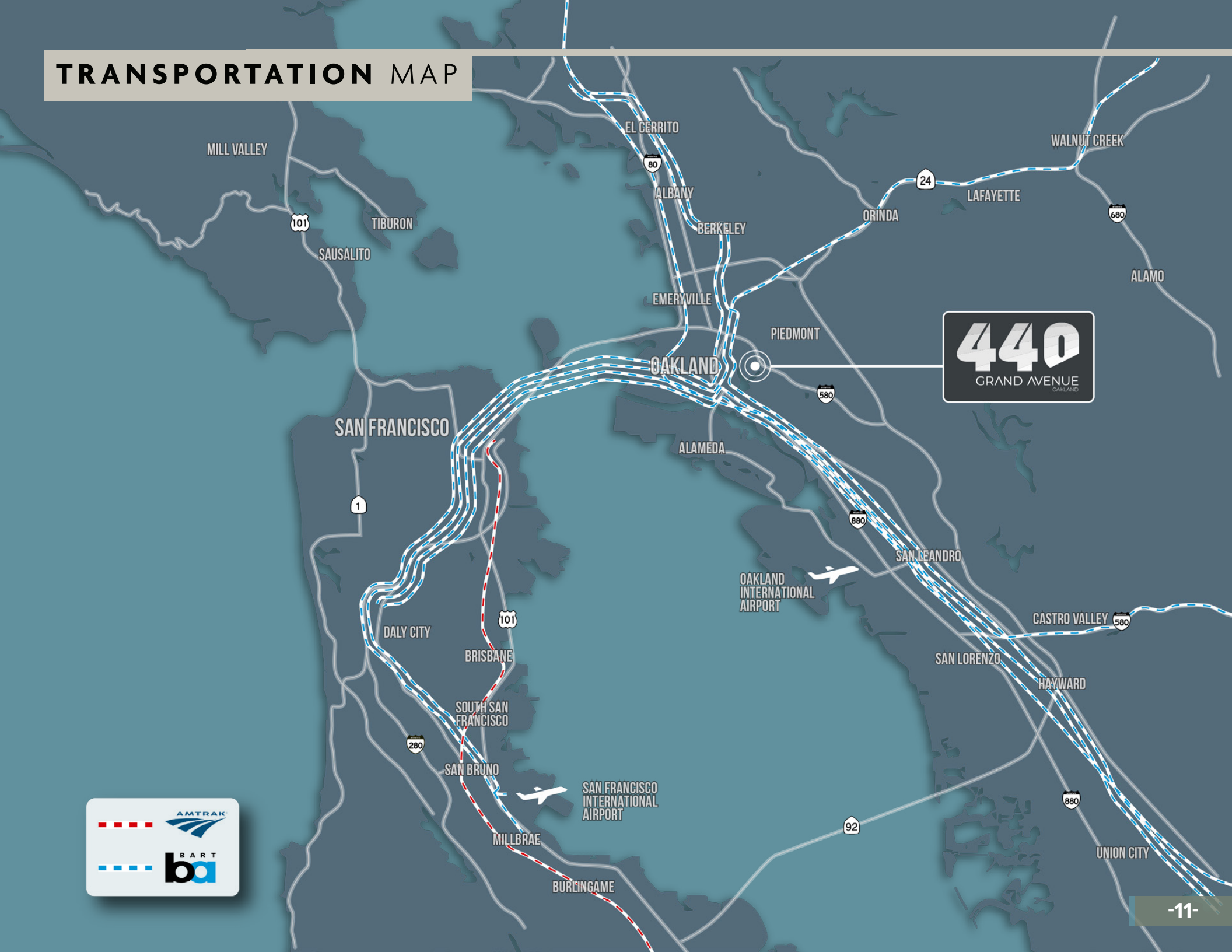
LIVING AREA
5768 SQ. FT.

FLOOR PLAN

5TH FLOOR



TRANSPORTATION MAP



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LOCATION OVERVIEW

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DRIVE TIMES

	MILES	MINUTES
Lake Merritt	0.1	1
580 On-Ramp	0.4	3
24 On-Ramp	2.0	6
19th St Oakland BART	1.7	8
Downtown Oakland	1.4	9
Jack London Square	2.2	12
Downtown Berkeley	5.2	15
Oakland International Airport	11.9	17
San Francisco	12.4	28
San Francisco International Airport	22.4	35

PROPERTY PHOTOS



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OAKLAND

DEMOGRAPHICS REPORT

2024 SUMMARY

	1-MILE	3-MILE	5-MILE
Population	62,220	320,021	549,067
Households	33,346	132,804	218,221
Families	10,894	63,392	106,971
Avg. Household Size	2.78	3.17	3.18
Owner Occupied Housing Units	15.3%	29.9%	33.8%
Renter Occupied Housing Units	74.3%	60.8%	57.0%
Median Age	38.9	38.7	37.5
Median Household Income	\$95,103	\$105,630	\$105,343
Avg. Household Income	\$144,327	\$164,567	\$164,139

2029 SUMMARY

	1-MILE	3-MILE	5-MILE
Population	65,161	333,327	566,381
Households	34,659	137,327	223,519
Families	11,342	65,627	109,408
Avg. Household Size	1.83	2.33	2.39
Owner Occupied Housing Units	14.5%	28.7%	32.7%
Renter Occupied Housing Units	75.2%	61.8%	57.7%
Median Age	41.8	40.7	39.2
Median Household Income	\$112,656	\$127,968	\$126,385
Avg. Household Income	\$167,063	\$190,109	\$188,961



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exclusively listed by

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