

# 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**



# 440

GRAND AVENUE  
OAKLAND

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## DISCLAIMER

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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.

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## 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.



440  
GRAND AVENUE

## 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

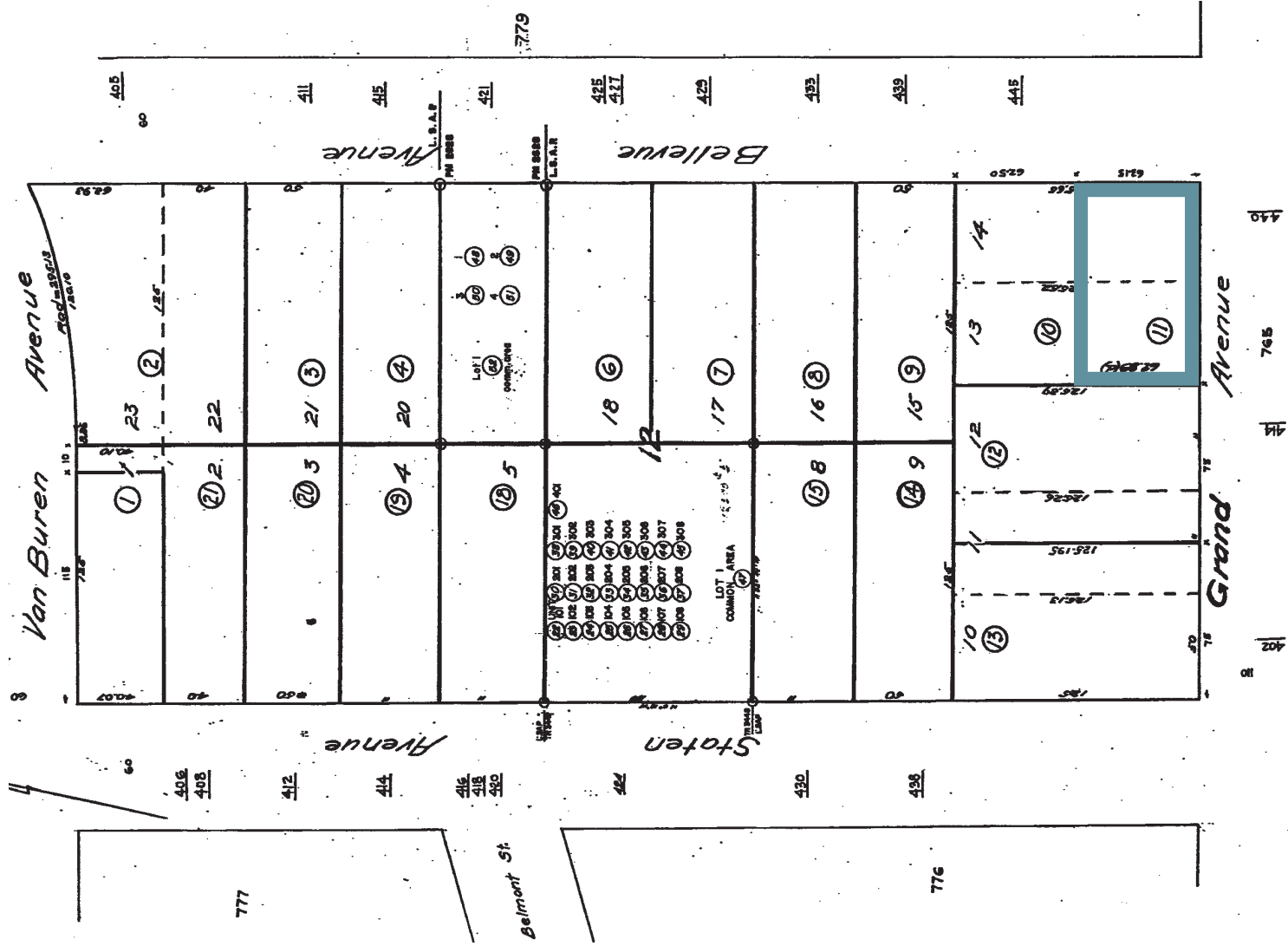
**WALK SCORE:** Walker's Paradise (97)

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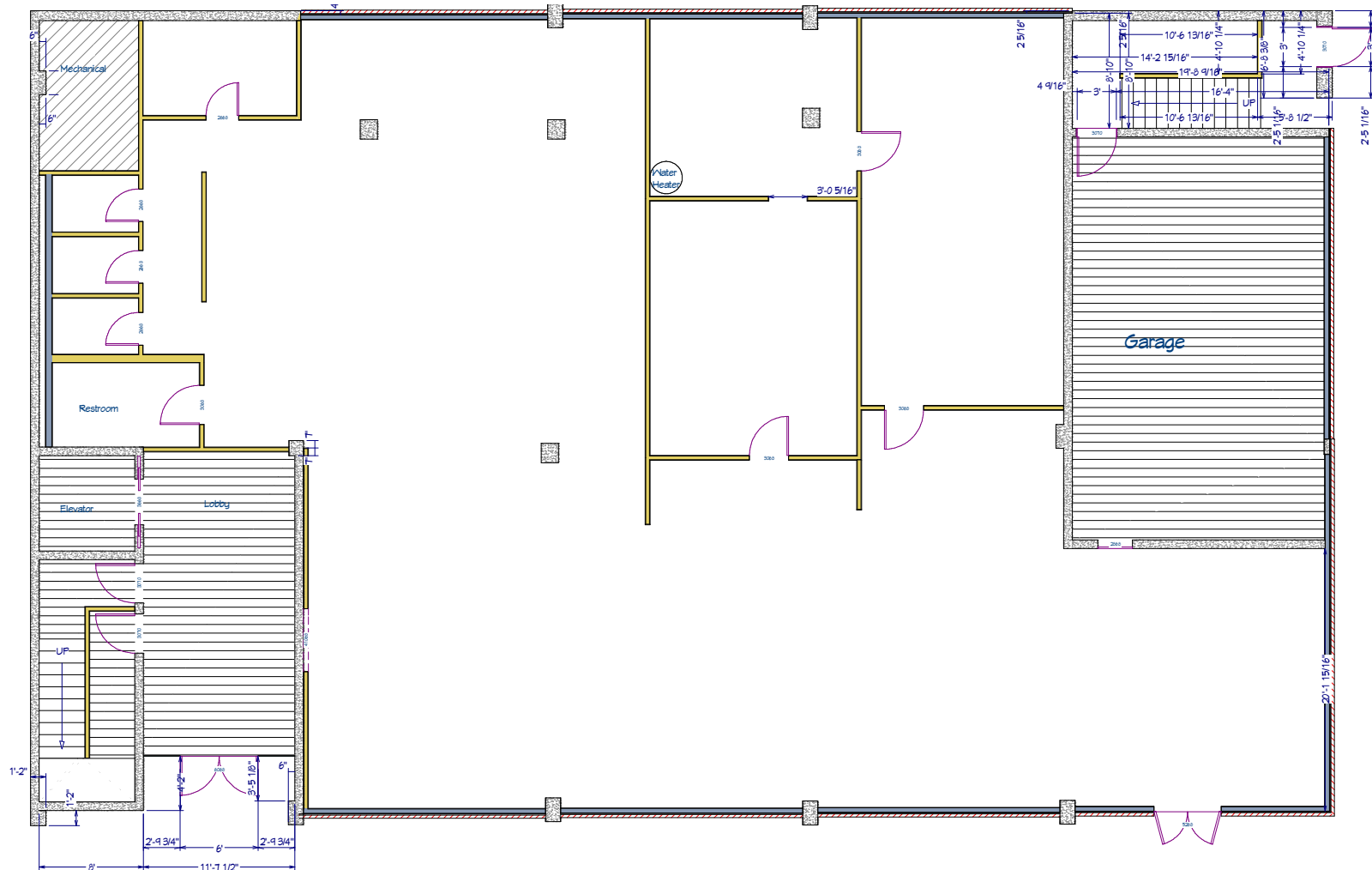


# PARCEL MAP



# FLOOR PLAN

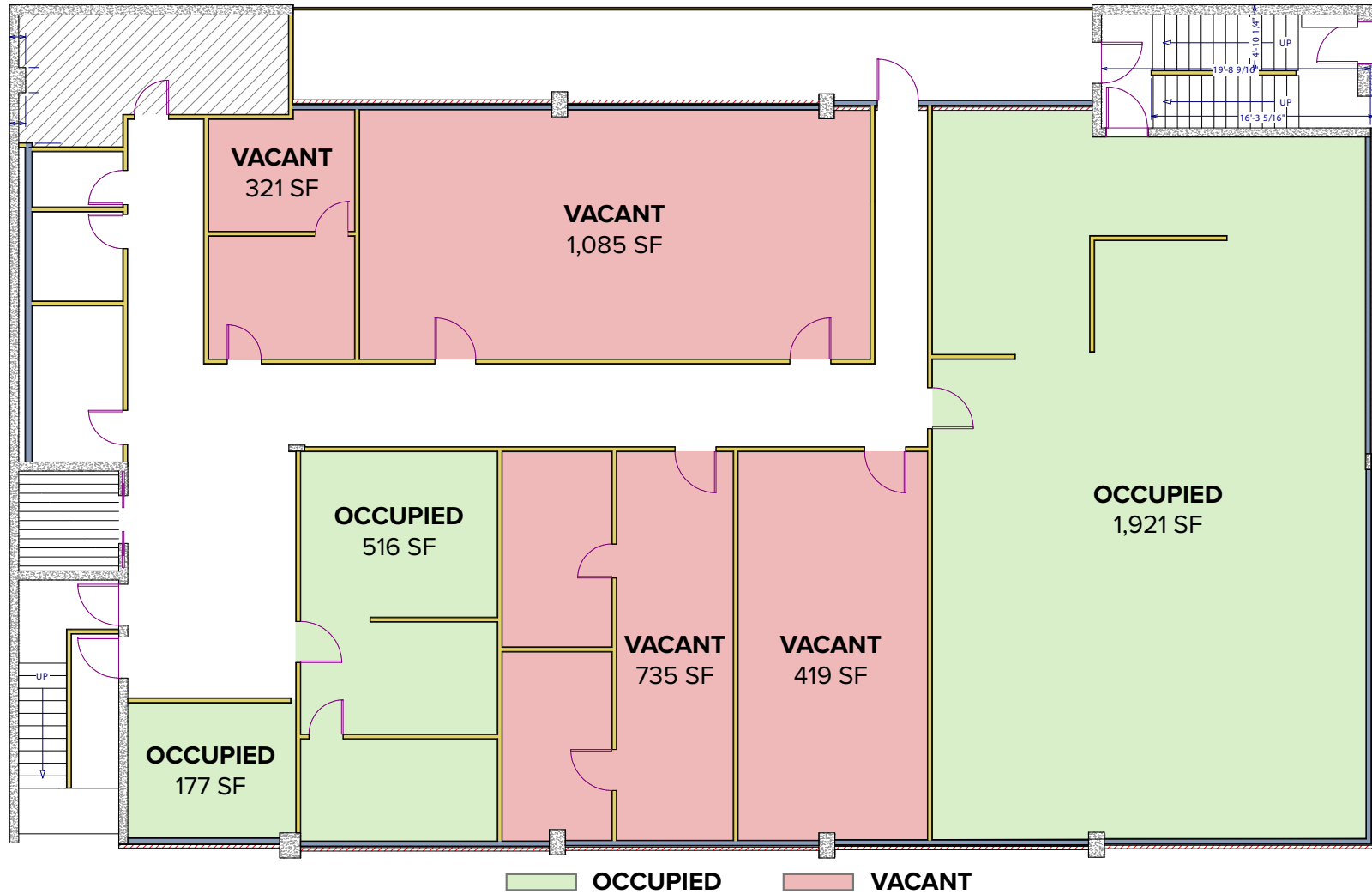
## GROUND FLOOR



CASHMAN BUILDING  
1ST FLOOR  
5846 SQ. FT.

# FLOOR PLAN

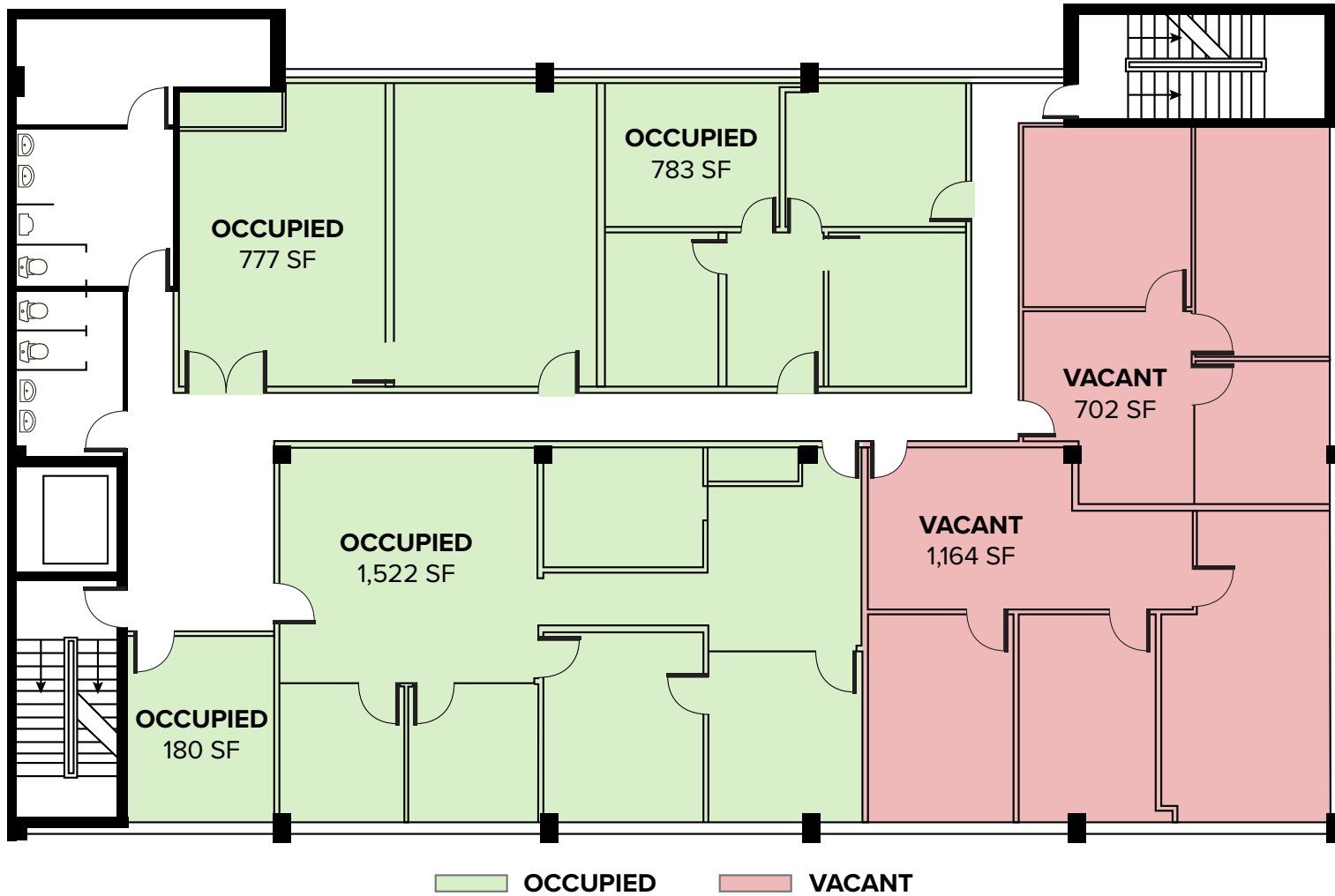
## 2ND FLOOR





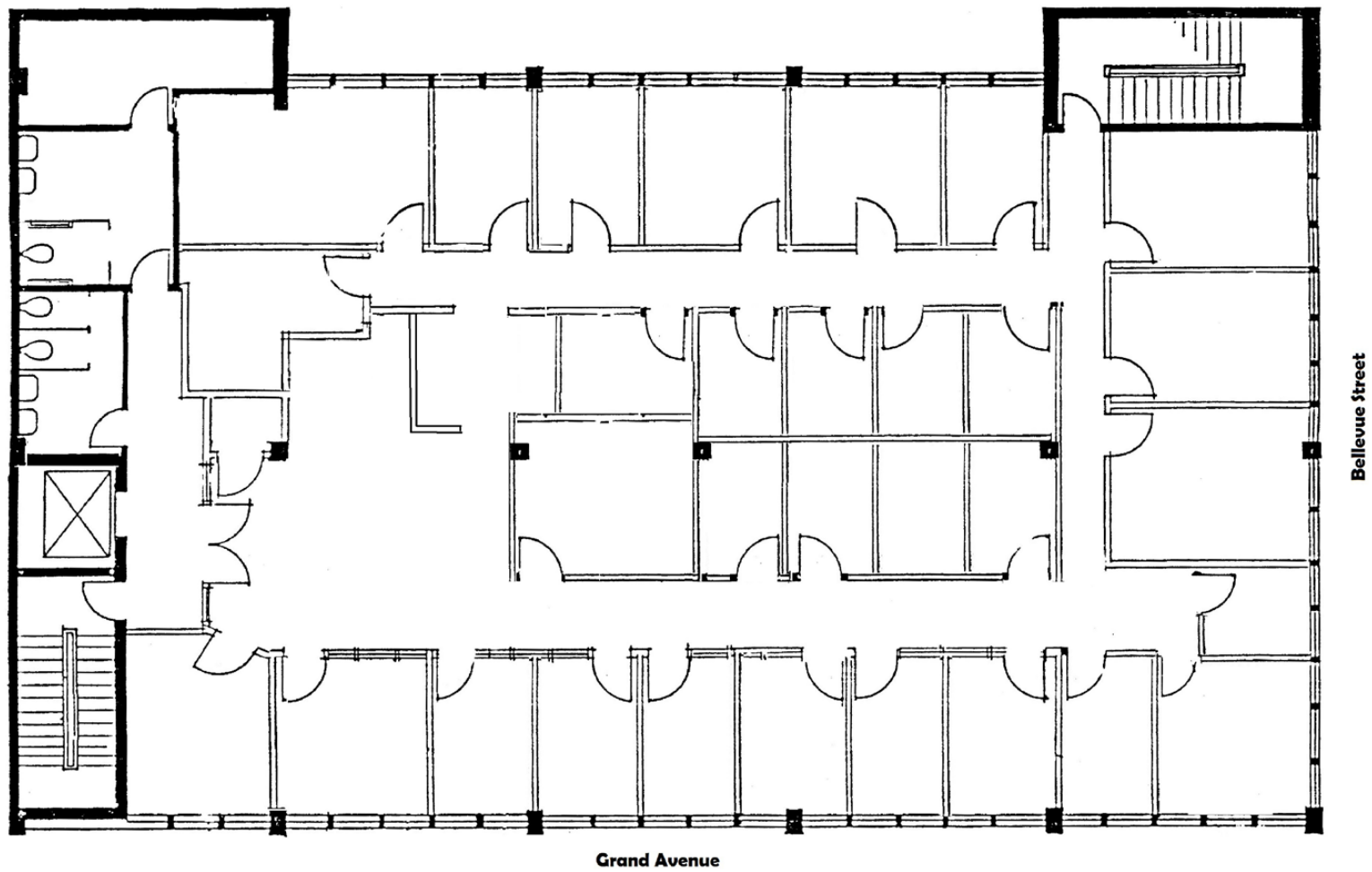
# FLOOR PLAN

## 4TH FLOOR

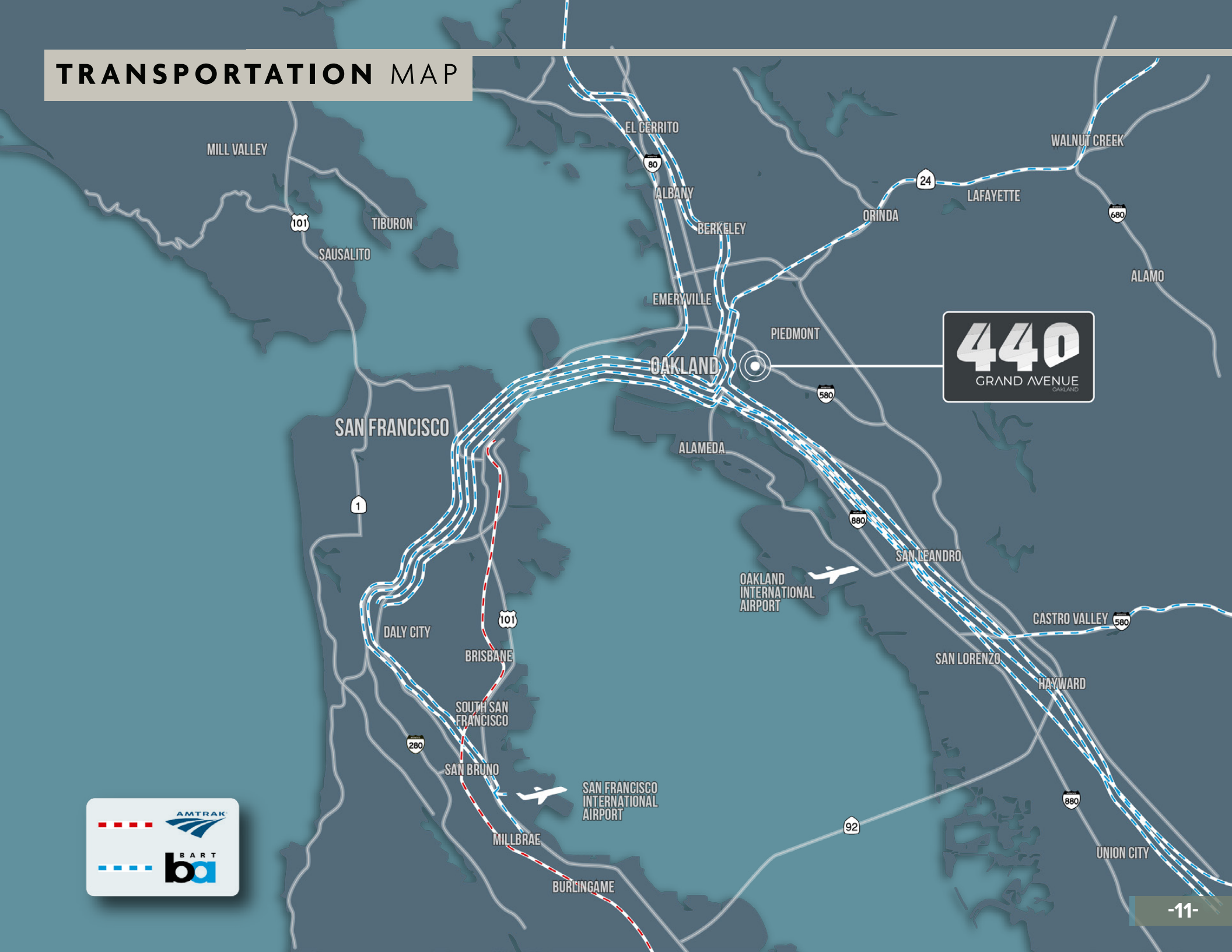


# FLOOR PLAN

## 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



# 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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