

FOR SALE Medical Office Building, Pill Hill

Colliers



±3,820 SQUARE FEET AVAILABLE

460 34th Street | Oakland, CA

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460 34TH STREET | OAKLAND, CA

Property Overview

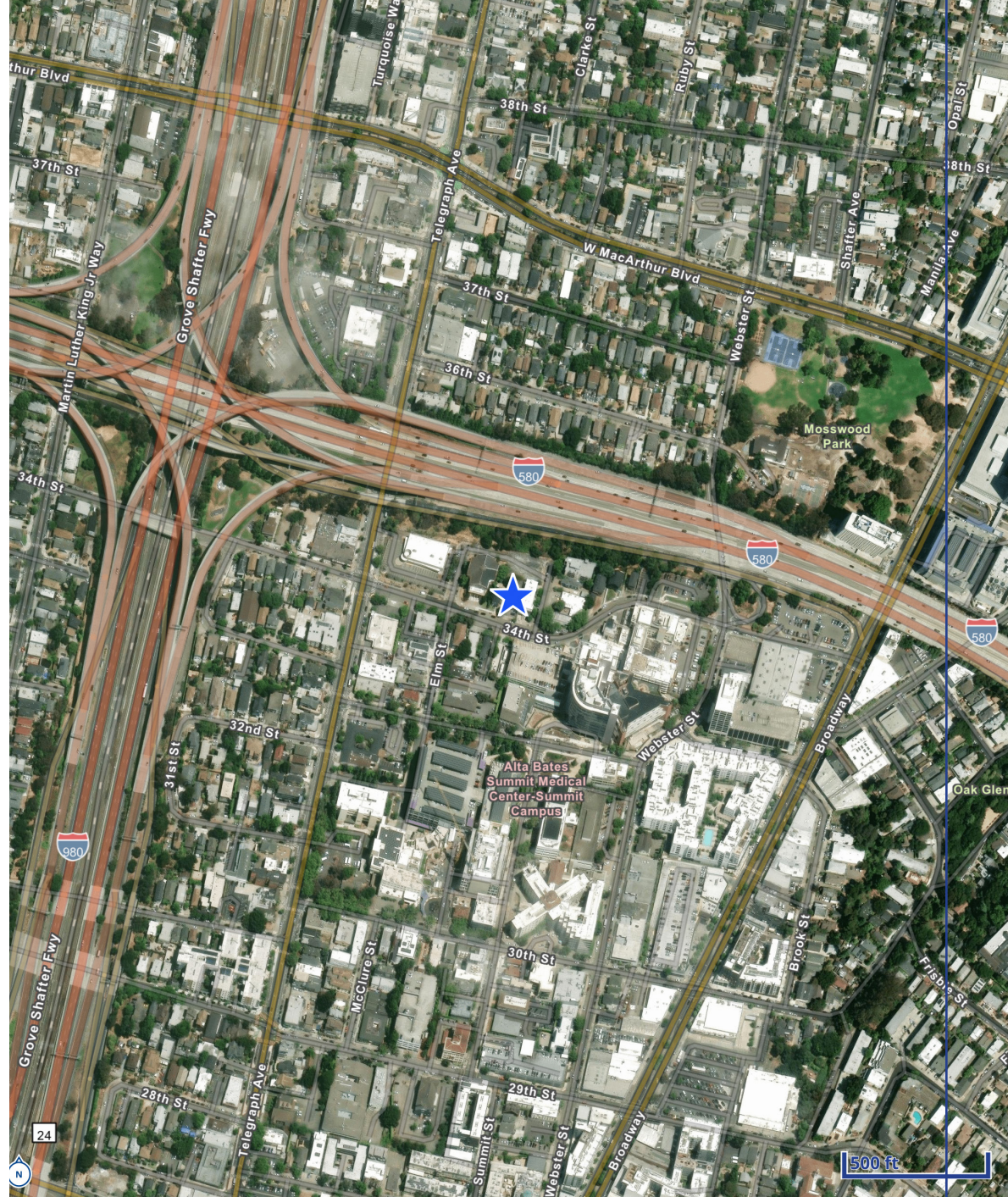
First time offered to market in decades, 460 34th Street is a rare opportunity to own and operate a single story medical building in Oakland's Pill Hill medical submarket.

460 34th offers on-site parking for employees and patients, while the Sutter Garage offers parking across the street.

Highlights

- Located in medical submarket
- On-Site Parking with Sutter Garage across street
- Medical Layout with abundant plumbing
- Multiple restrooms
- Large Reception/Waiting
- Direct access from highway 580 and minutes from highway 980

Sale Price: Call Broker



FOR LEASE

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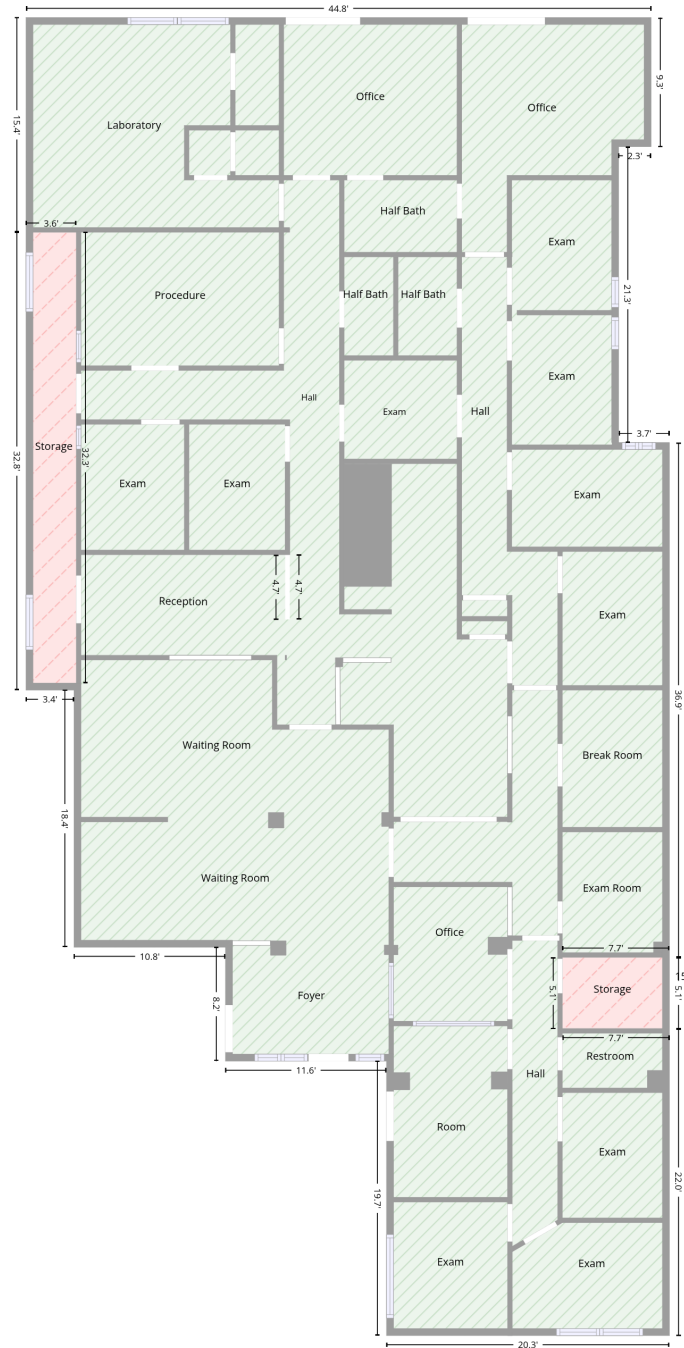


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460 34TH STREET AVAILABLE SPACE

FLOOR PLAN

- Reception and Waiting
- 10 Exam Rooms
- 4 offices
- Procedure Room
- 4 Restrooms
- 2 Labs
- Ancillary File Storage
- Additional Storage/IT





Market Overview

2-3 mile radius

Household & population characteristics



\$124,056

Median household income



\$1,483,629

Median home value



44.0%

Owner occupied housing units



38.9

Median age



50.9%

Female population



45.3%

% Married (age 15 or older)

Annual lifestyle spending



\$5,878

Travel



\$63

Tickets to Movies



\$202

Theatre/Operas/Concerts



\$119

Admission to Sports Events



\$15

Online Gaming Services

Households & population



114,189

Current total population



117,213

5 Year total population



44,987

Current total households



46,309

5 year total households

Education

8%

No high school diploma



11%

High school graduate



18%

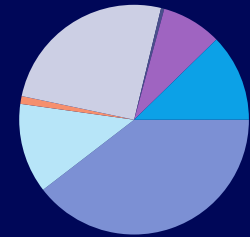
Some college



63%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



4,798

Total businesses



43,615

Total employees

Employment



80%

White collar



11%

Blue collar



10%

Services

5.7%

Unemployment rate

Annual household spending



\$3,990

Apparel & Services



\$366

Computers & Hardware



\$6,803

Eating Out



\$11,561

Groceries



\$10,452

Health Care

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