

FOR SALE /
LEASE



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990 W Grand Ave

990 West Grand Ave,
Oakland, CA 94607

Property Summary

FOR SALE / LEASE



PROPERTY DESCRIPTION

Introducing the epitome of modern commerce in the heart of Oakland – a brand-new construction commercial storefront on the vibrant Grand Avenue. This sleek and contemporary establishment embodies innovation and urban sophistication, making it the ideal space for businesses looking to thrive in Oakland's dynamic landscape.

PROPERTY HIGHLIGHTS

- Key Features:
- - Prime Location: Nestled on the bustling Grand Avenue, this commercial storefront enjoys high visibility and foot traffic, ensuring maximum exposure for your business.
- - State-of-the-Art Design: Crafted with a focus on modern aesthetics, the storefront boasts a cutting-edge design that seamlessly blends with the eclectic atmosphere of Oakland. Large windows allow natural light to flood the space, creating an inviting ambiance.
- - Versatile Spaces: Whether you're launching a boutique, a cafe, or an office, our new construction offers versatile spaces to accommodate your unique business needs. Customize the

OFFERING SUMMARY

Sale Price:	\$269,000
Lease Rate:	Negotiable
Available SF:	1,321 SF
Lot Size:	0.11 Acres
Building Size:	1,551 SF
NOI:	\$22,200.00
Cap Rate:	8.25%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,458	3,876	17,655
Total Population	4,165	10,694	44,026
Average HH Income	\$148,622	\$133,730	\$129,709

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LOCATION DESCRIPTION

Welcome to Oakland! Invest in a newly constructed commercial condo located less than a mile from 19th Street and Oakland BART station. It's a great opportunity for owners and investors to expand their business and take advantage of the great location with foot traffic in the residential neighborhood and easy access to local freeways: 80, 880 and 980. Don't miss out! This is a retail condo zoned in the CC-2 Community Commercial District.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- **Key Features:**
- **- Prime Location:** Nestled on the bustling Grand Avenue, this commercial storefront enjoys high visibility and foot traffic, ensuring maximum exposure for your business.
- **- State-of-the-Art Design:** Crafted with a focus on modern aesthetics, the storefront boasts a cutting-edge design that seamlessly blends with the eclectic atmosphere of Oakland. Large windows allow natural light to flood the space, creating an inviting ambiance.
- **- Versatile Spaces:** Whether you're launching a boutique, a cafe, or an office, our new construction offers versatile spaces to accommodate your unique business needs. Customize the layout to maximize functionality and create a truly distinctive environment.
- **- Accessibility:** The location is easily accessible, providing convenience for both customers and employees. Proximity to public transportation and major roadways ensures a steady flow of visitors from diverse backgrounds.
- **- Tech-Ready Infrastructure:** Stay ahead in the digital age with a tech-ready infrastructure. The storefront is equipped with the latest connectivity options and utilities, enabling businesses to seamlessly integrate technology into their operations.
- **- Community Hub:** Grand Avenue is known for its vibrant community and diverse demographics. Your business will become an integral part of this thriving community, fostering local connections and customer loyalty.
- **- Green Spaces:** Surrounding greenery enhances the overall appeal, creating a pleasant environment for both customers and employees. The storefront is designed to embrace the natural beauty of Oakland.

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Additional Photos

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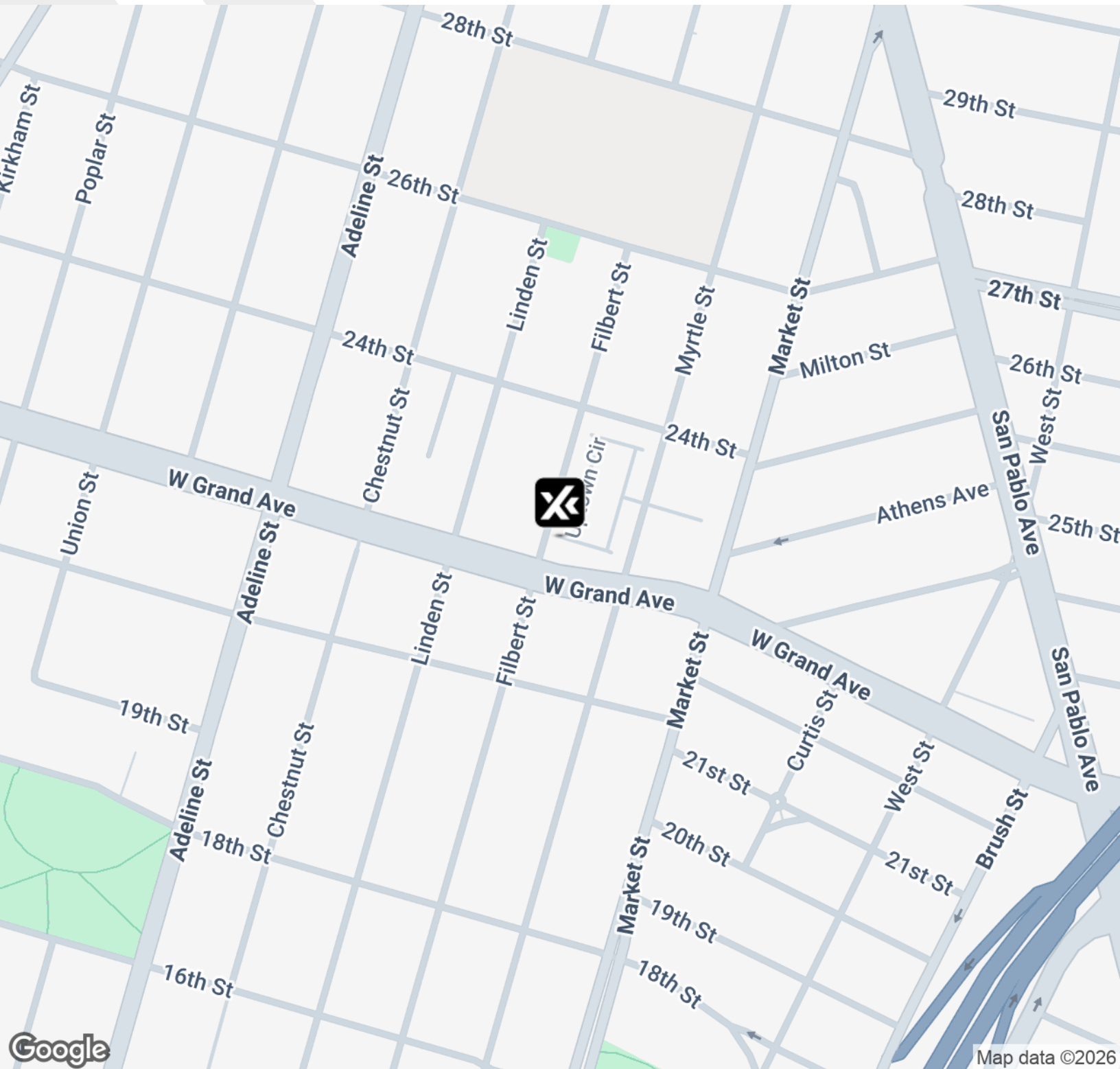
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Location Map

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Financial Summary

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INVESTMENT OVERVIEW

Price	\$269,000
Price per SF	\$173
CAP Rate	8.25%

OPERATING DATA

Net Operating Income	\$22,200
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FINANCING DATA

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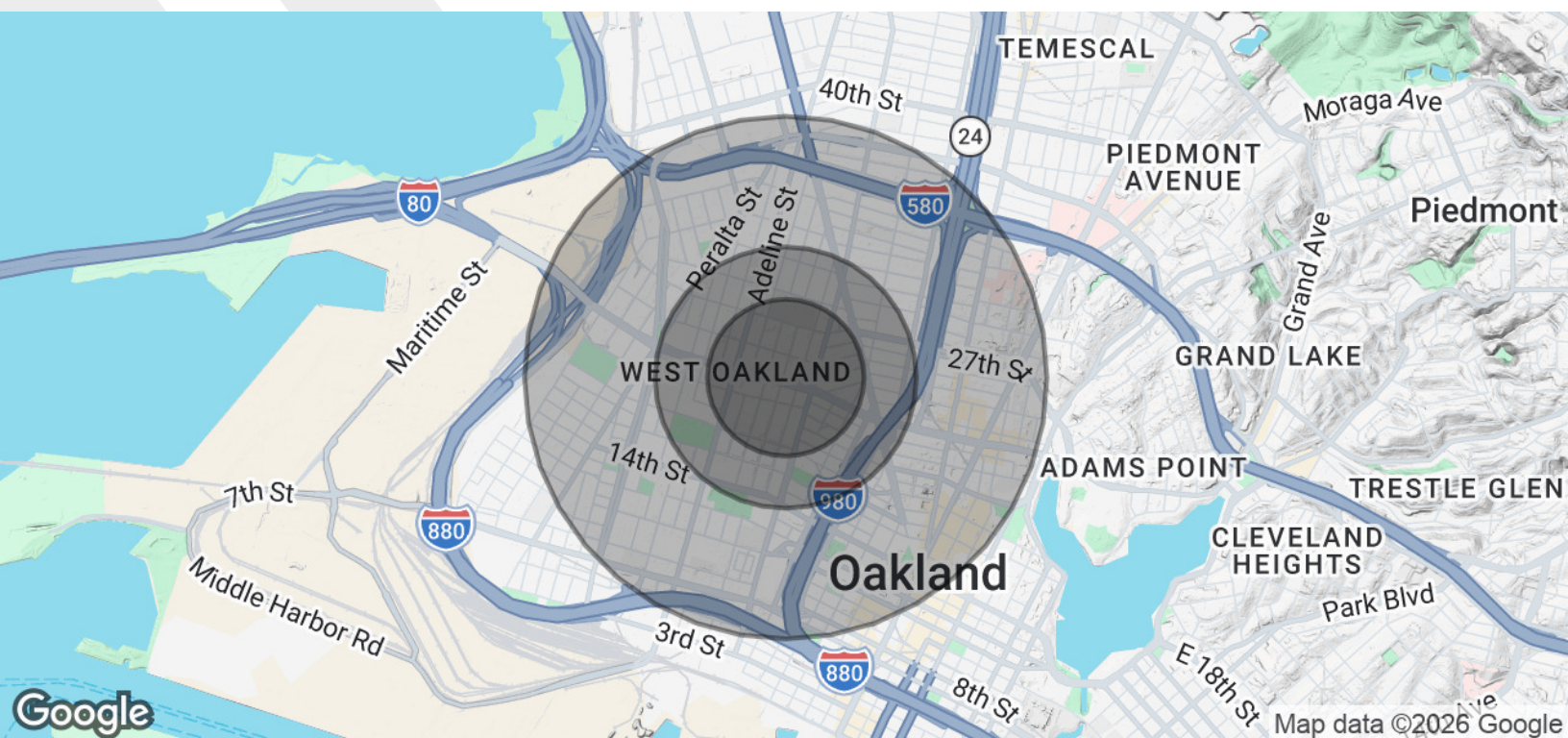
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,165	10,694	44,026
Average Age	37	39	40
Average Age (Male)	37	38	39
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,458	3,876	17,655
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$148,622	\$133,730	\$129,709
Average House Value	\$972,306	\$953,944	\$979,725

2020 American Community Survey (ACS)

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