

FOR SALE

**11
EMBARCADERO
WEST UNIT 125**

Oakland, CA 94609



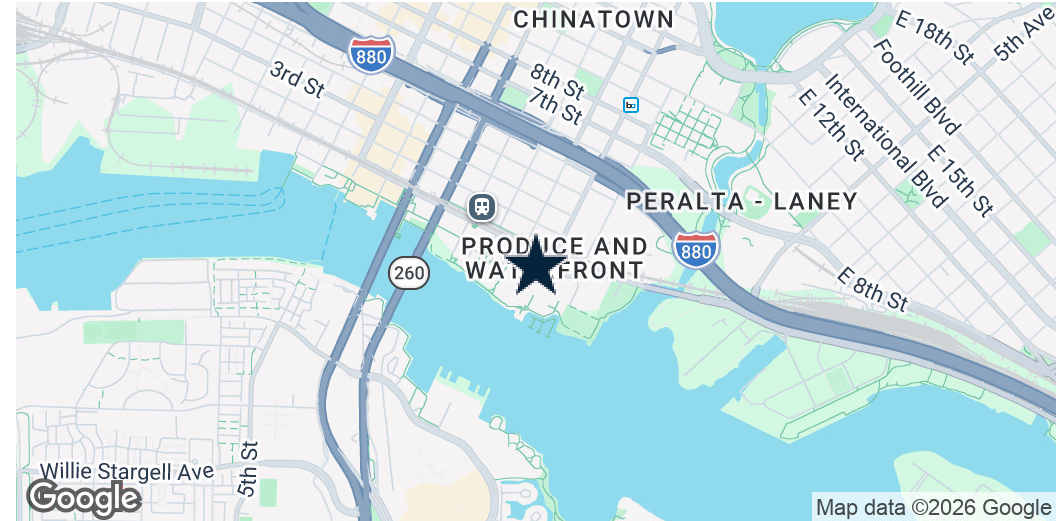
Exclusively Listed by

Brad Banker

510.763.7090 x215

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11 Embarcadero West Oakland, CA 94609



OFFERING SUMMARY

Sale Price:	\$400,000
Building Size:	1,457 SF
Number of Units:	1
Price / SF:	\$274.54

PROPERTY OVERVIEW

Office Condo available right on the water in Jack London Square. Unit 125: 1,457 RSF, direct ground floor office access. 4 Private Offices and one conference room. Space includes high ceilings, HVAC, and great natural light. Located in the Portobello Office Complex. Benefits include free on-site parking, access to Pool/Gym during business hours, and access to a "Regatta Room" for conferences/parties. HOA currently at \$2,116.35 per month.

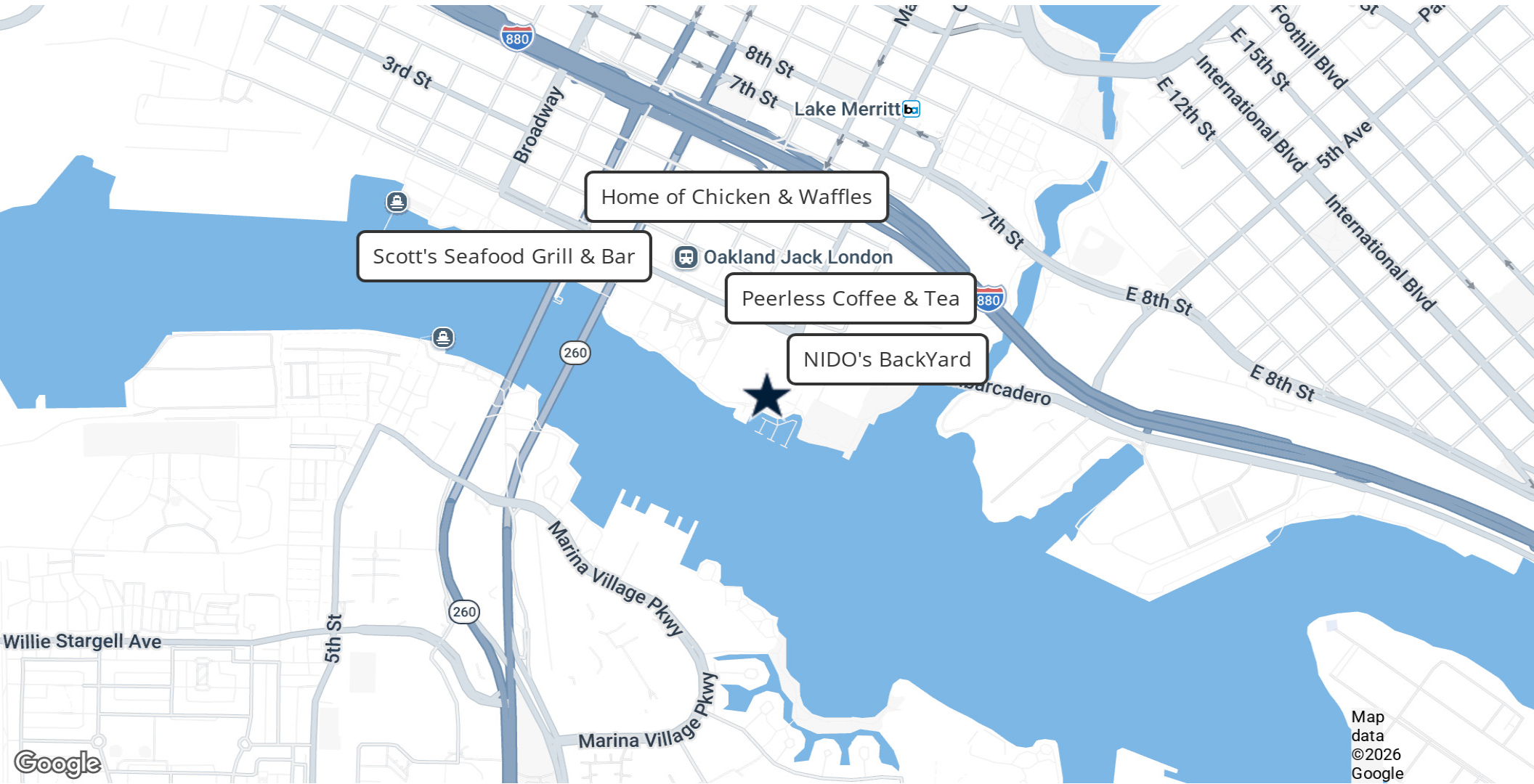
PROPERTY HIGHLIGHTS

- Two Individual Office Condos For Sale
- HVAC
- Pool/Gym Access (During Business Hours)
- Direct Groundfloor Access
- Great Natural Light



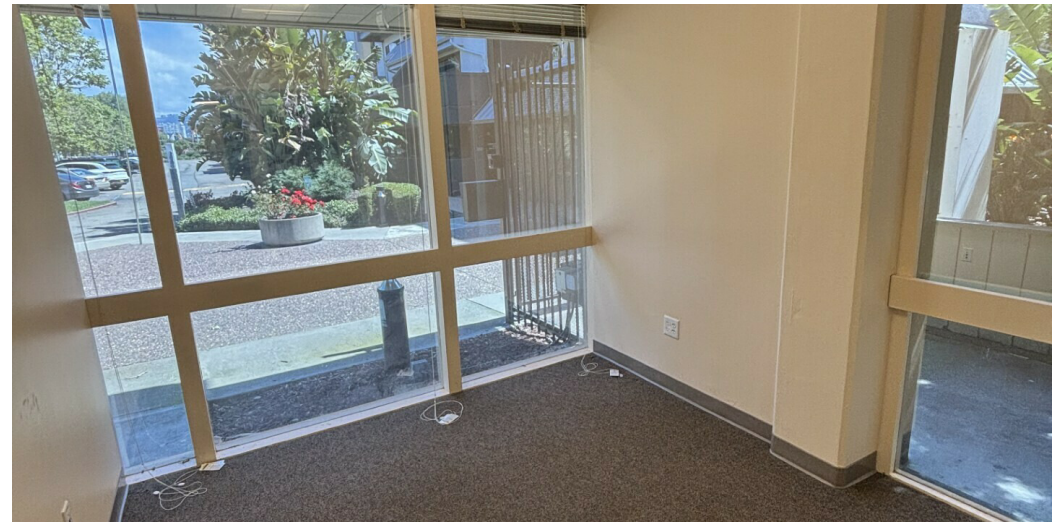
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LCB
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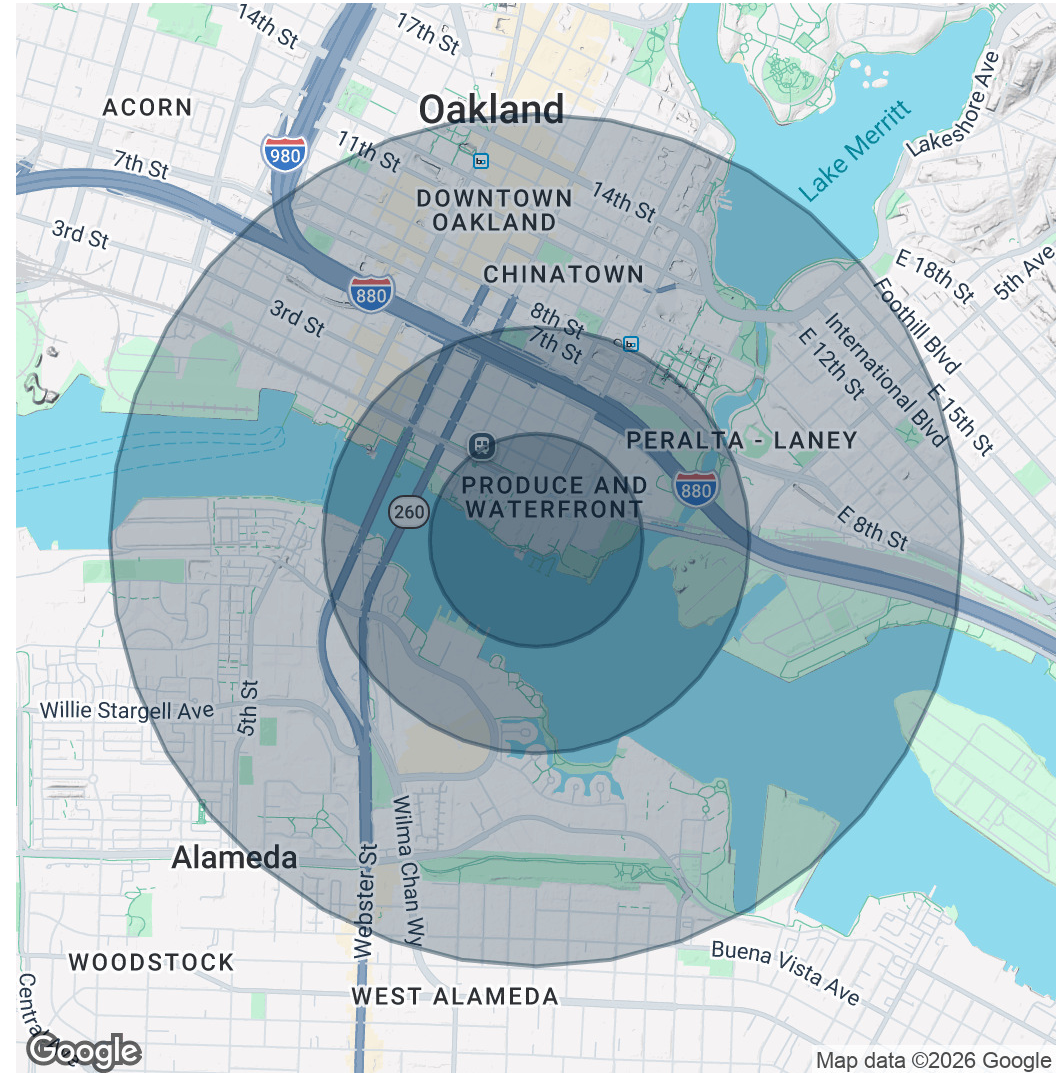
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,354	4,883	26,094
Average Age	33.0	37.2	41.9
Average Age (Male)	32.7	35.9	41.6
Average Age (Female)	34.5	37.8	41.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	755	2,532	13,286
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$187,647	\$182,395	\$135,145
Average House Value	\$802,357	\$905,556	\$904,080

2023 American Community Survey (ACS)



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