

FOR SALE

11
EMBARCADERO
WEST UNIT 200

Oakland, CA 94609



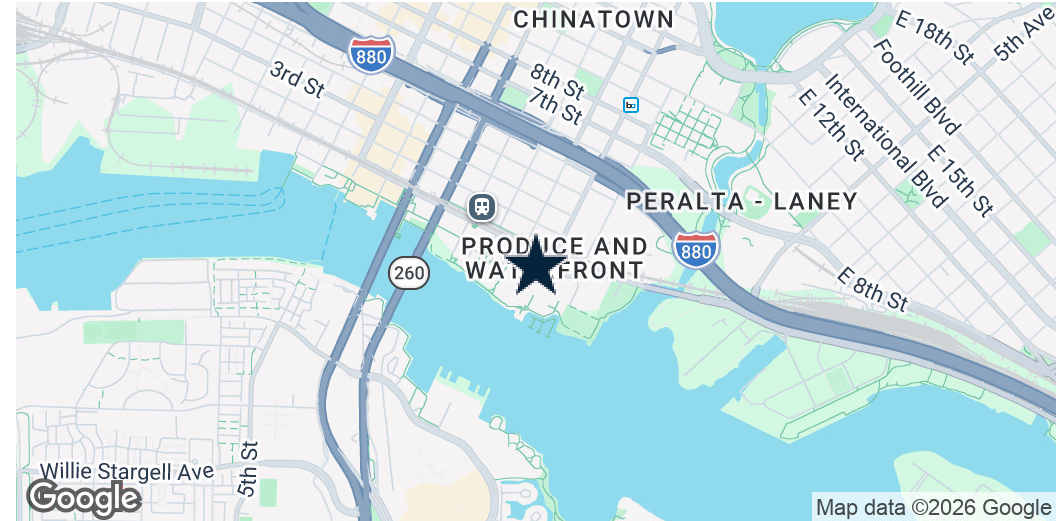
Exclusively Listed by

Brad Banker

510.763.7090 x215

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11 Embarcadero West Oakland, CA 94609



OFFERING SUMMARY

| | |
|------------------|-----------|
| Sale Price: | \$700,000 |
| Building Size: | 2,920 SF |
| Number of Units: | 1 |
| Price / SF: | \$239.73 |

PROPERTY OVERVIEW

Office Condo available right on the water in Jack London Square. Unit 200: 2,920 RSF: 2nd floor walk-up space. Perimeter private offices/conference room, kitchenette, copy area. Corner unit with direct views. 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 \$4,240.43 per month.

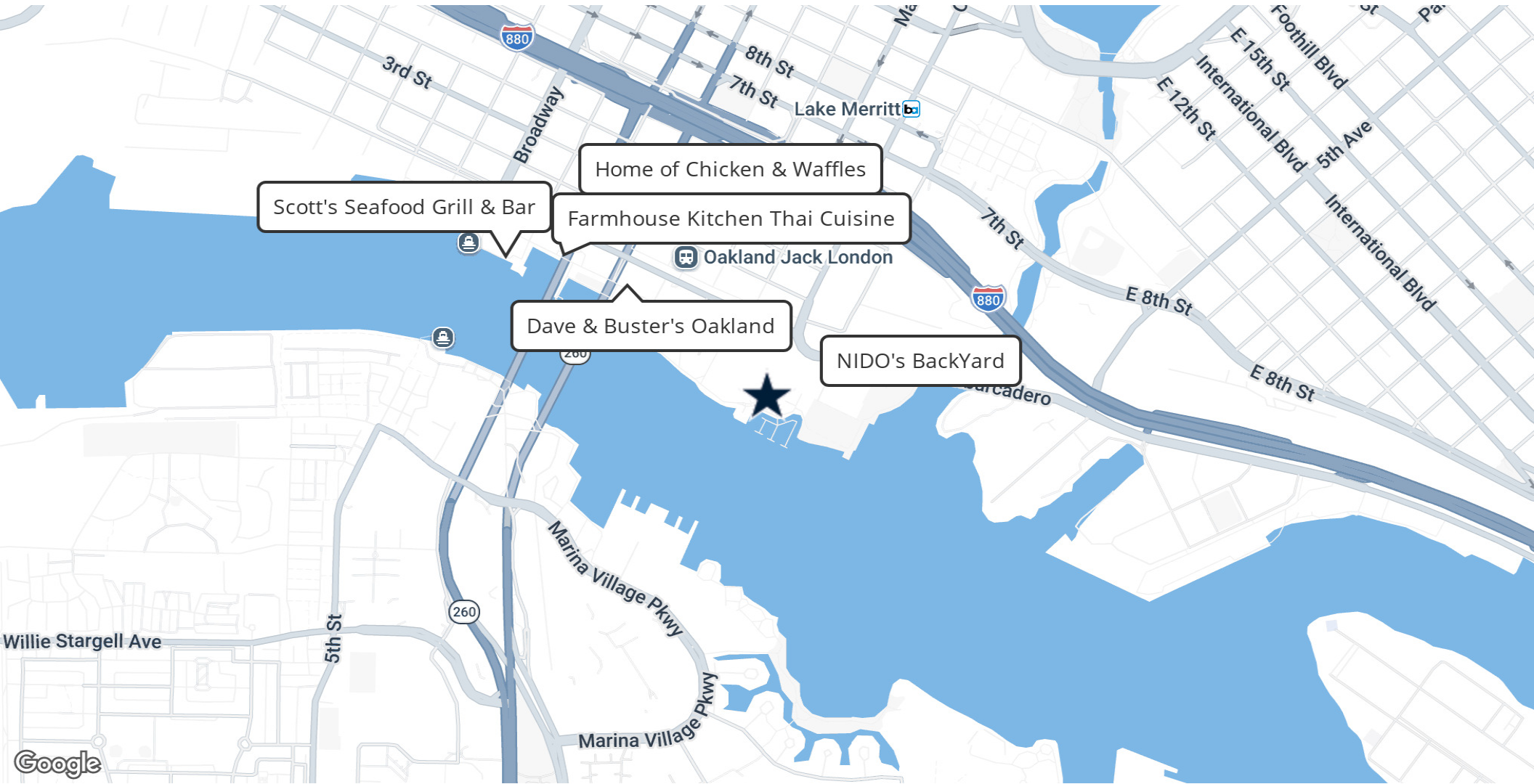
PROPERTY HIGHLIGHTS

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



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LCB
ASSOCIATES

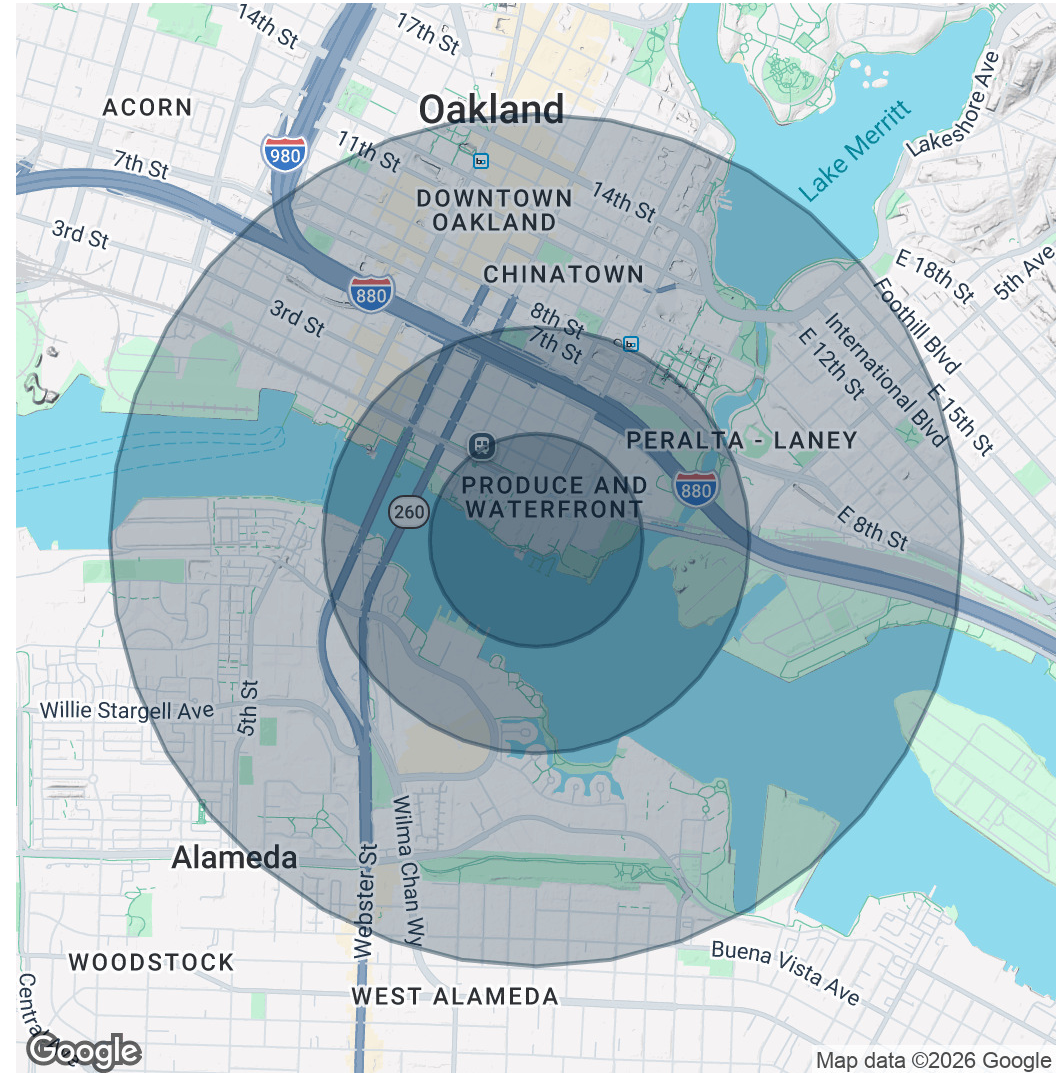
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 1,354 | 4,883 | 26,094 |
| Average Age | 33.0 | 37.2 | 41.9 |
| Average Age (Male) | 32.7 | 35.9 | 41.6 |
| Average Age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