

FOR LEASE

470  
3RD  
STREET

Oakland, CA 94607



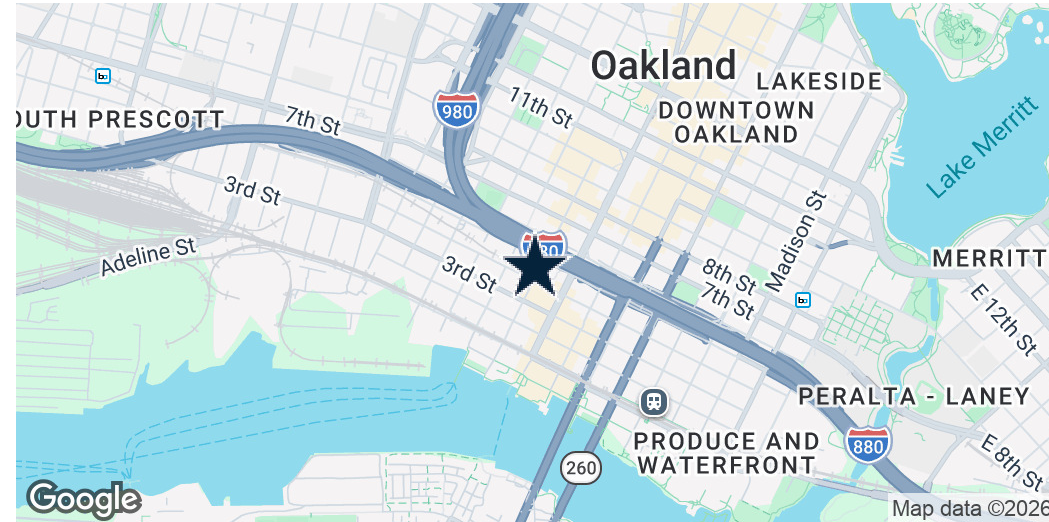
*Exclusively Listed by*

**Brad Banker**

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## OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (Gross)
Building Size:	13,295 SF
Available SF:	2,844 SF

## PROPERTY OVERVIEW

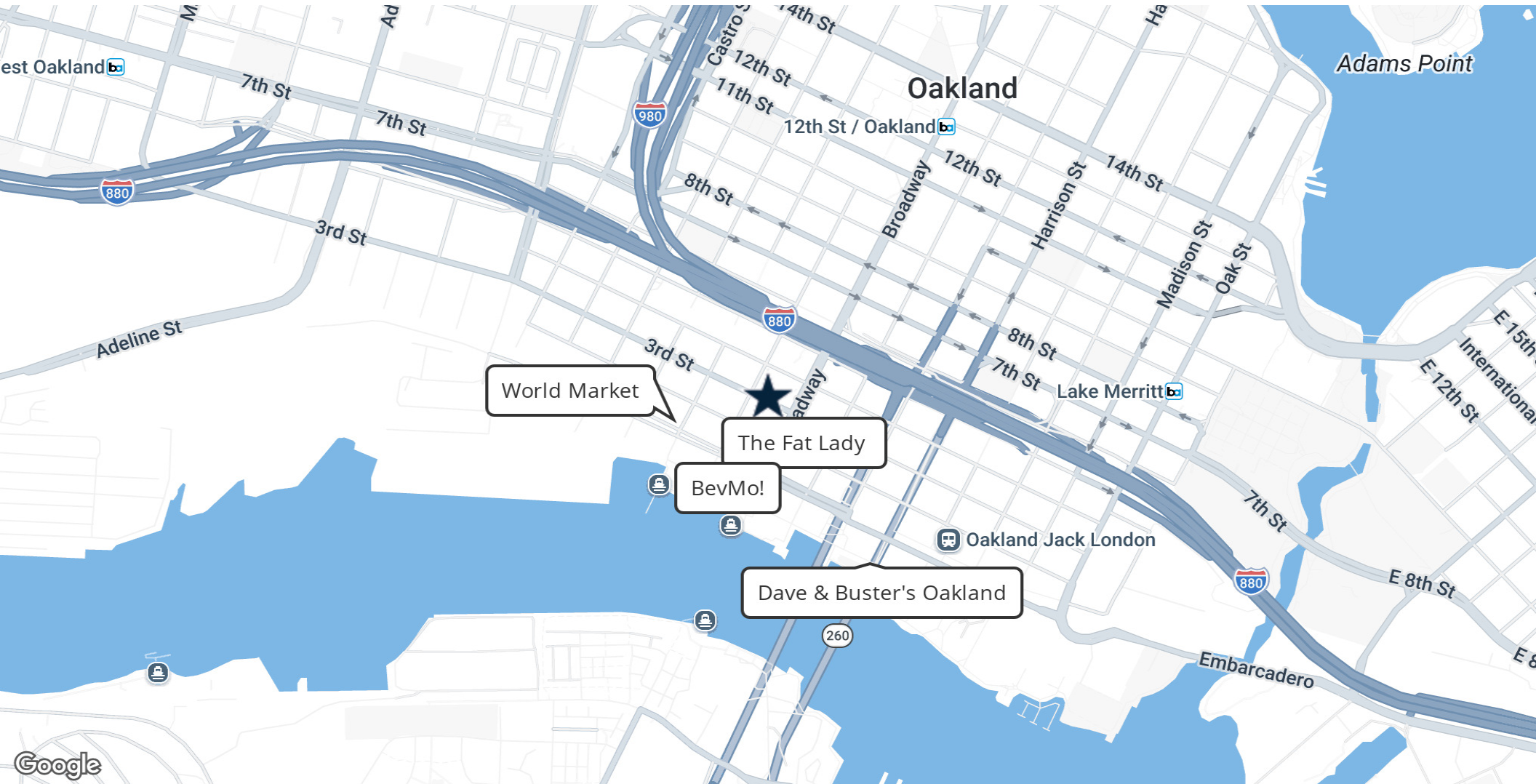
Highly functional office space available in Jack London Square. Ground floor office space with HVAC, on-site parking (at additional cost), kitchenette, large open area, and large conference with an additional private office. Building is a converted historic train station, and some original character including partial historic flooring still exists.

## PROPERTY HIGHLIGHTS

- Historic Architecture
- Large open Area
- On-site Parking (at additional cost)
- Kitchenette, conference room, private office.

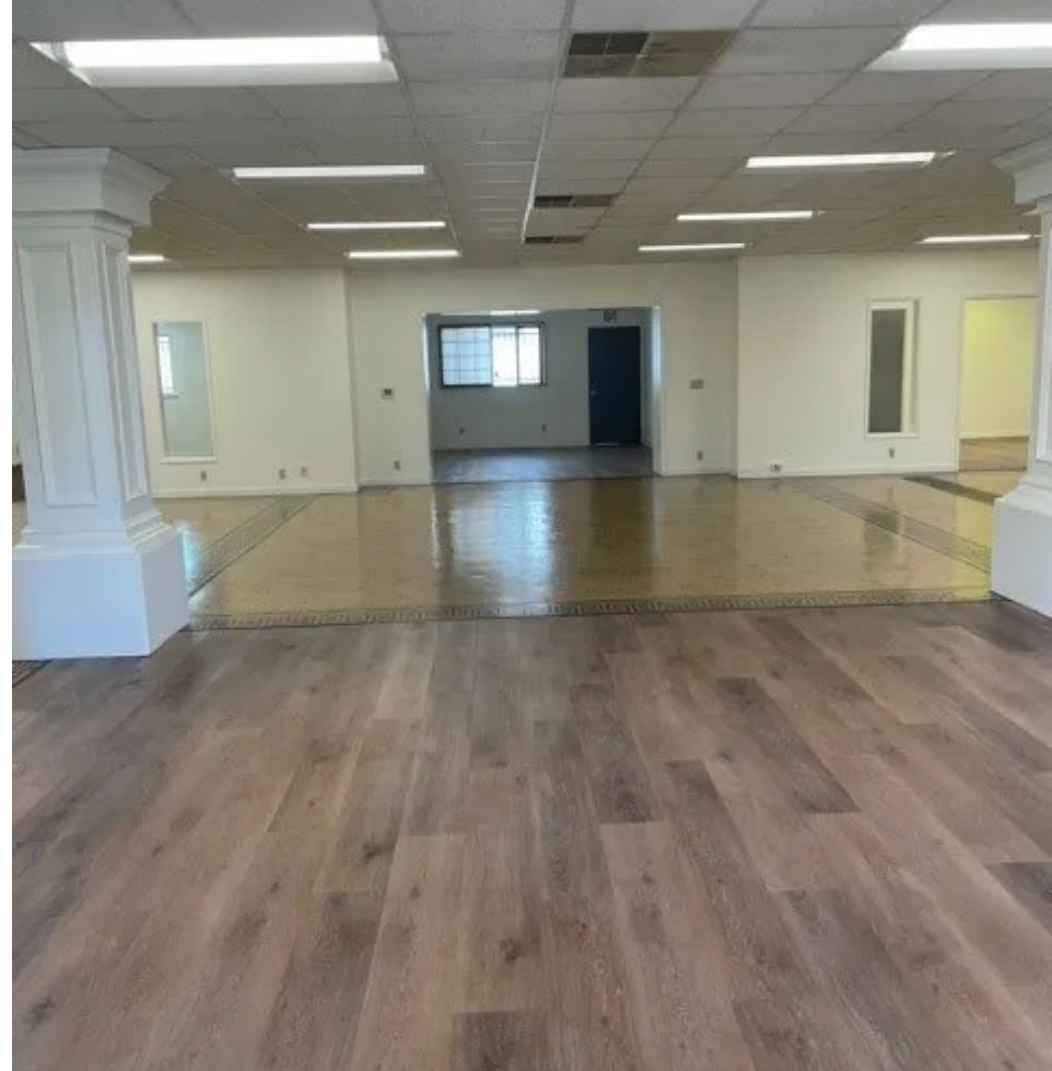
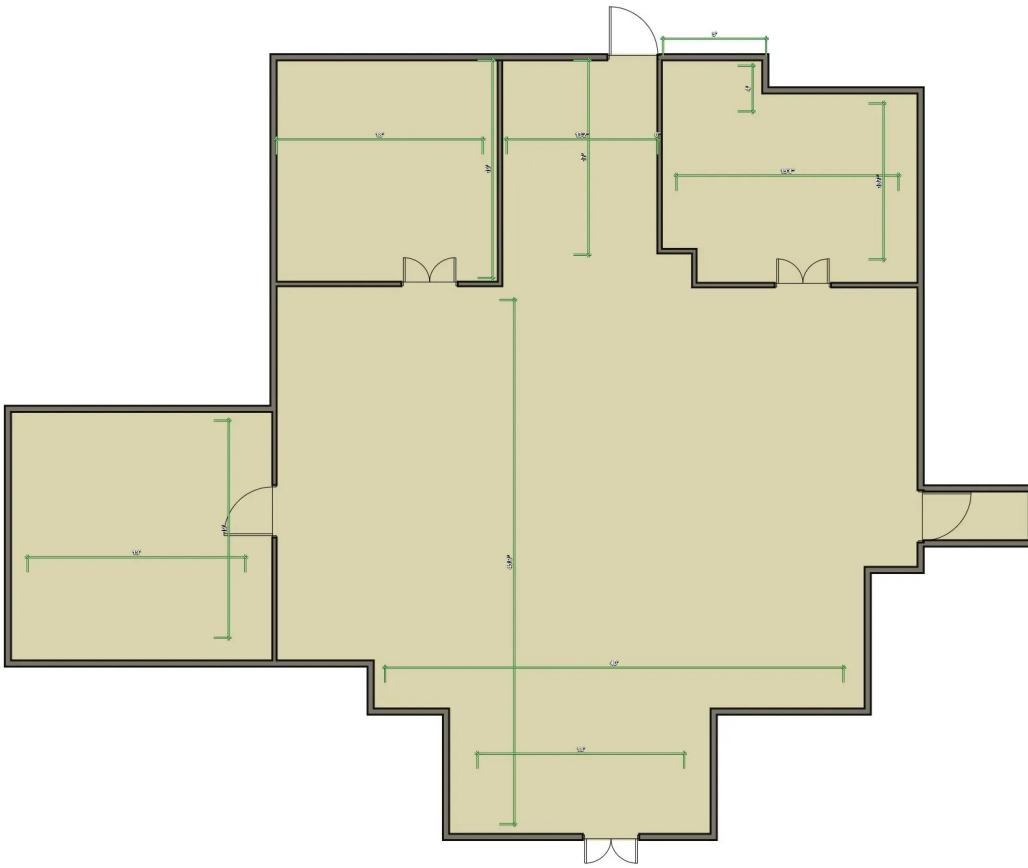


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**LCB**  
ASSOCIATES

## 470 3rd Street Oakland, CA 94607

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,613	7,746	29,501
Average Age	43.5	42.1	40.9
Average Age (Male)	40.2	39.0	40.0
Average Age (Female)	49.9	45.6	40.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	891	4,177	15,276
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$172,933	\$152,223	\$124,276
Average House Value	\$806,613	\$776,997	\$839,805

2023 American Community Survey (ACS)

