

FOR LEASE

423
EAST
18TH
STREET

Oakland, CA 94606



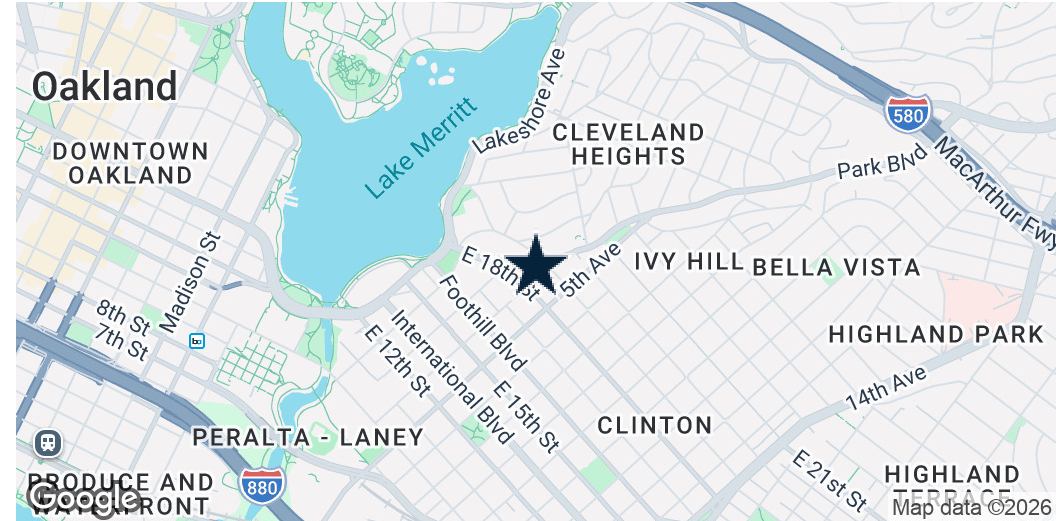
Exclusively Listed by

Brad Banker

510.763.7090 x215

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423 East 18th Street Oakland, CA 94606



OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (Gross)
Available SF:	759 SF

PROPERTY OVERVIEW

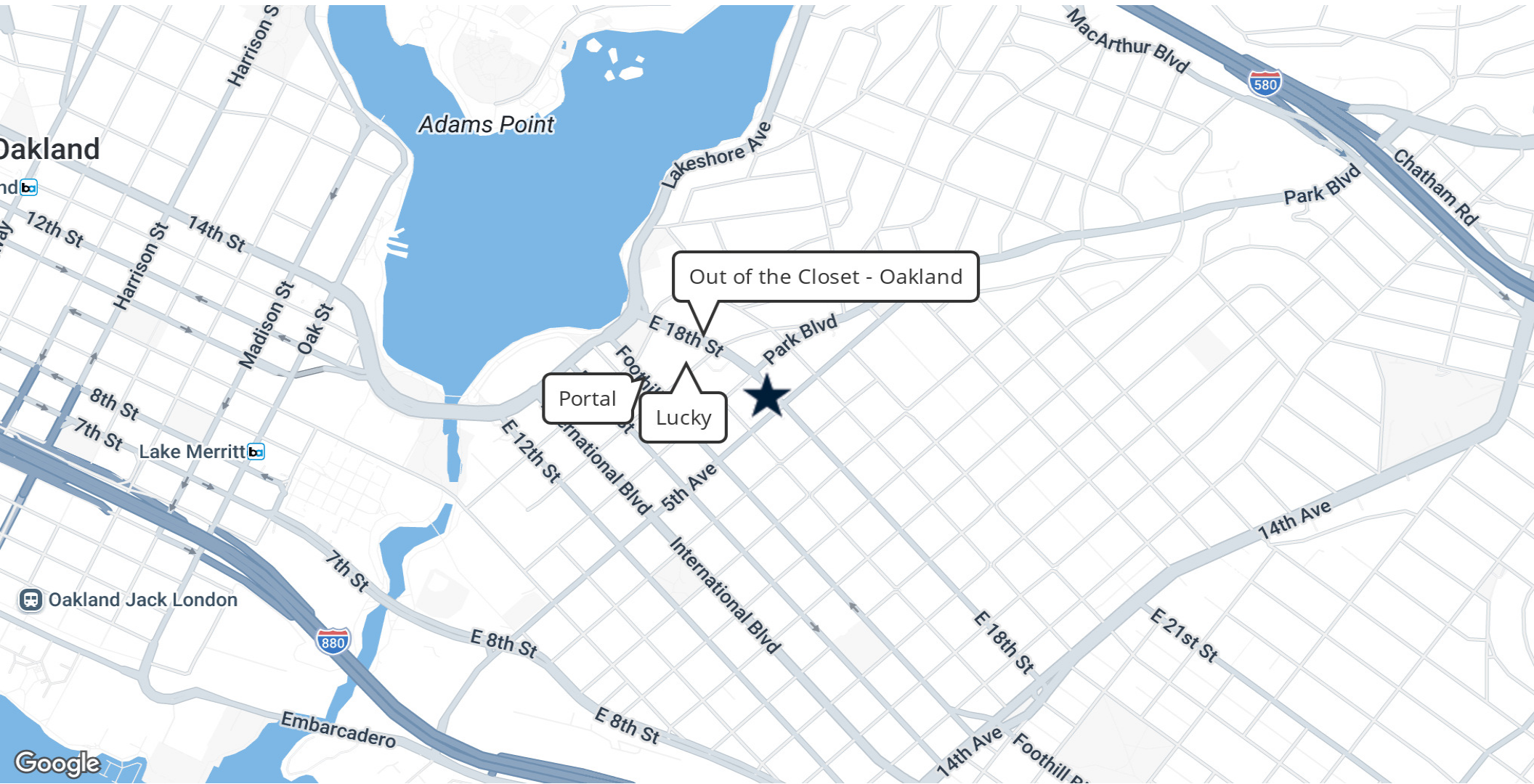
Ground floor office/retail space available on the East Side of Lake Merritt. Previously a leasing office, space features great glass frontage with street presence, break room with small kitchenette, open area, and restroom. Located on the east side of the lake, in close proximity to Lucky Super Market, Out of the Closet, and local favorites Portal and Firewings.

PROPERTY HIGHLIGHTS

- High Ceilings
- Great Frontage/Visibility
- Efficient Layout with breakroom and restroom



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LCB
ASSOCIATES

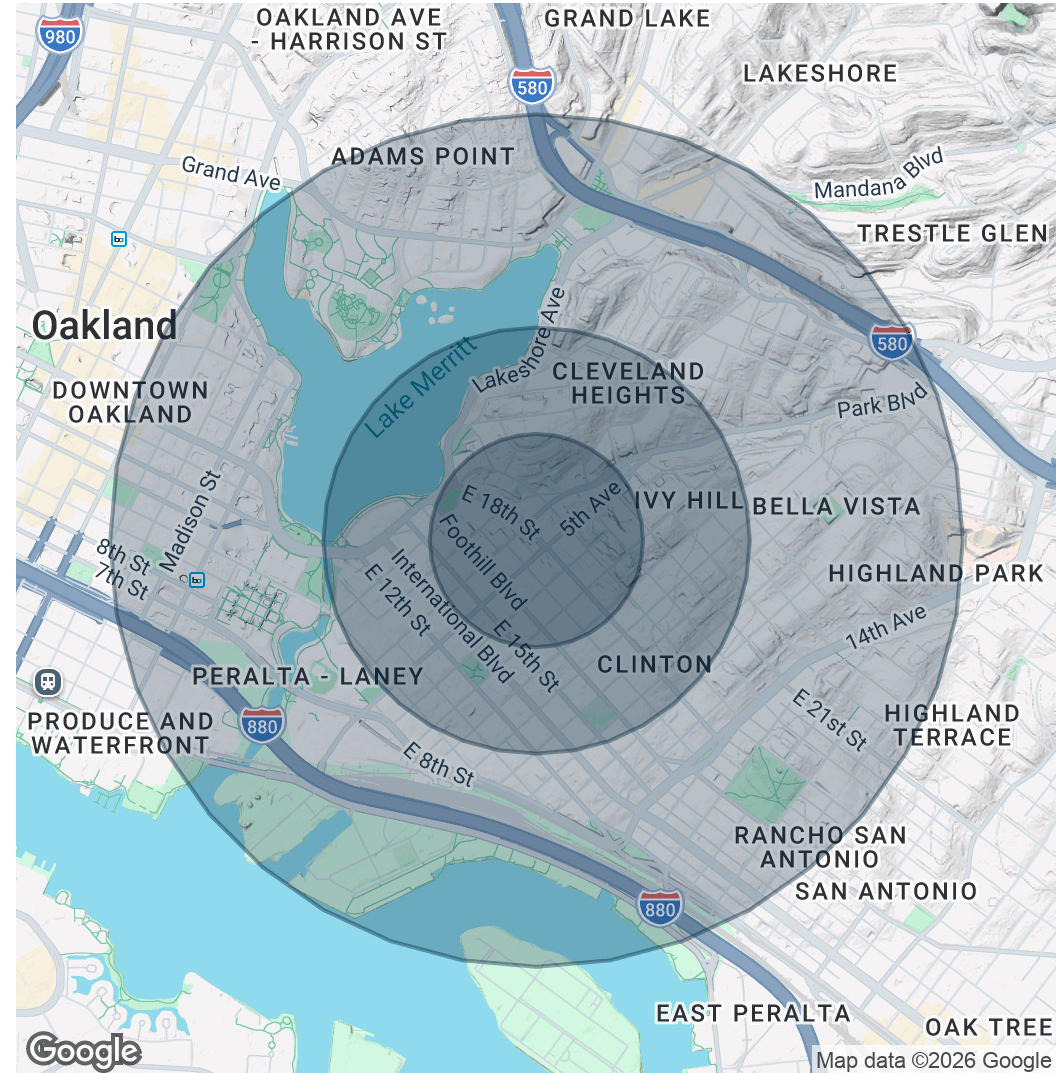
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,308	18,279	49,054
Average Age	37.4	41.0	39.8
Average Age (Male)	37.0	42.0	40.6
Average Age (Female)	38.4	40.9	39.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,123	8,668	23,676
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$112,526	\$104,745	\$115,099
Average House Value	\$829,163	\$788,587	\$834,852

2023 American Community Survey (ACS)



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