

FOR SALE

366
24TH
ST

Oakland, CA 94612



Exclusively Listed by

Steve Banker

President

510.763.7090 x206

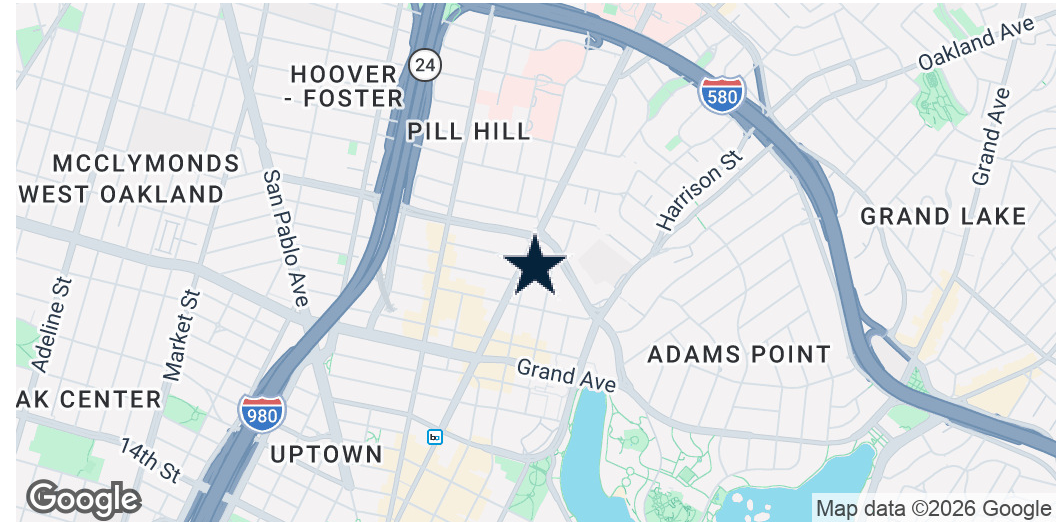
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OFFERING SUMMARY

Sale Price:	\$1,350,000
Building Size:	4,000 SF (per public record)
Lot Size:	5,000 SF
Price / SF:	\$337.50
Year Built:	1938
Zoning:	D-BV-2

PROPERTY OVERVIEW

High profile warehouse with flexible zoning in the heart of Broadway Valdez. Zoned DBV-2, which allows for office use, personal instruction uses, and potential grandfathered Manufacturing use (Buyer to verify with City of Oakland). Rare 4 stall on-site parking, high ceilings, skylights great signage visibility, and flexible floorplan. Currently consists of two restrooms, office area, kitchenette, and open warehouse area.

PROPERTY HIGHLIGHTS

- Great Broadway Valdez Location
- On-site Parking
- Flexible DBV-2 zoning (Buyer to Verify)
- Concrete Flooring, separate office and grade level roll up door entrance.

LCB
ASSOCIATES

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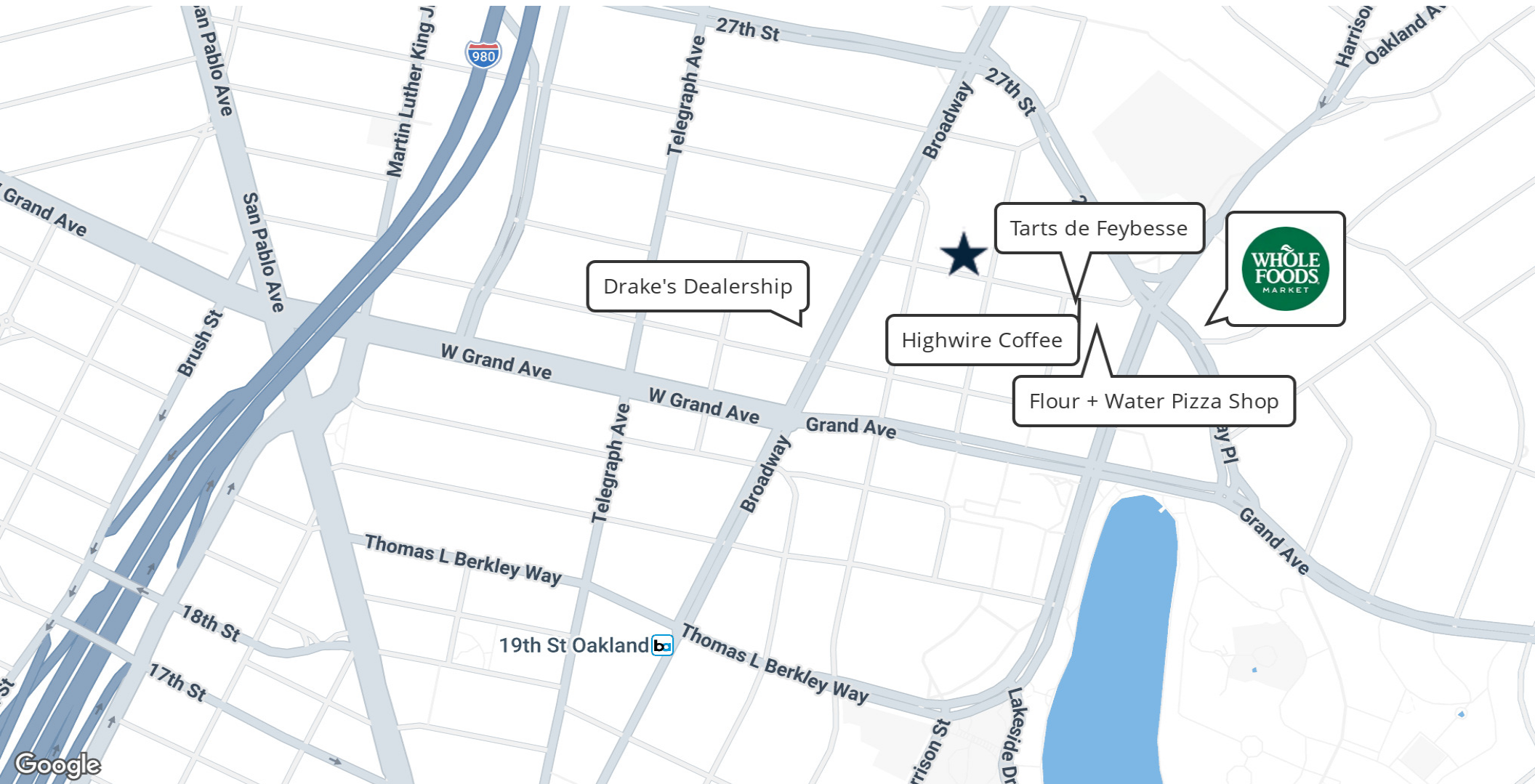
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,542	15,762	54,723
Average Age	39.2	40.5	39.1
Average Age (Male)	36.8	40.5	39.6
Average Age (Female)	41.8	41.0	38.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,555	8,999	29,427
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$155,827	\$130,598	\$125,040
Average House Value	\$487,439	\$645,457	\$748,858

2023 American Community Survey (ACS)

