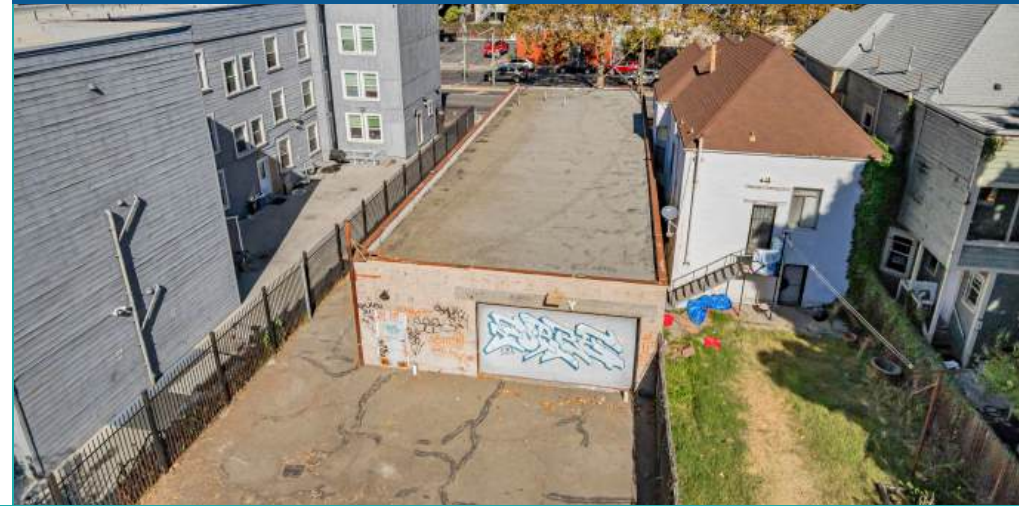




635 W GRAND AVE & 626 22ND ST

Oakland, CA 94612

RETAIL FLEX SPACE WITH LOT FOR SALE

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PROPERTY OVERVIEW

Artizan Advisors Presents 635 W Grand Ave & 626 22nd St, a retail/flex building with lot located in West Oakland. Built in 1966, the property consists of a +/-2,945 SF building with a +/-8,867 SF lot. The building features a side roll-up door and a roll-up door at the back for access to the open flex space.

635 W Grand is zoned D-DT-CX, S-13, per the City of Oakland (buyer to verify).

626 22nd St is zoned D-DT-R, S-13, per the City of Oakland (buyer to verify).

This is a high-traffic area offering street visibility along one of Oakland's key thoroughfares. The property provides easy access to Downtown Oakland, Uptown, and major freeways, with close proximity to a diverse mix of local dining, retail, and entertainment options.

This is a rare opportunity to own both a building and its adjoining parking lot, providing dual street access from 22nd St. and W Grand Ave.

PROPERTY SUMMARY

SALE
Negotiable

SF Building:
± 2,945

SF Lot: ± 5,175	APN#: 8-659-26	Address: 635 W Grand
SF Lot: ± 3,692	APN#: 8-659-18	Address: 626 22nd

Zoning:

635 W Grand Ave: D-DT-CX, S-13
626 22nd St: D-DT-R, S-13

PROPERTY HIGHLIGHTS

 Retail/Flex Space ideal for Owner-User

 High Traffic Street Visibility

 Close Proximity to Downtown Oakland

 Roll up Doors & Yard space

 Dual Access to Property

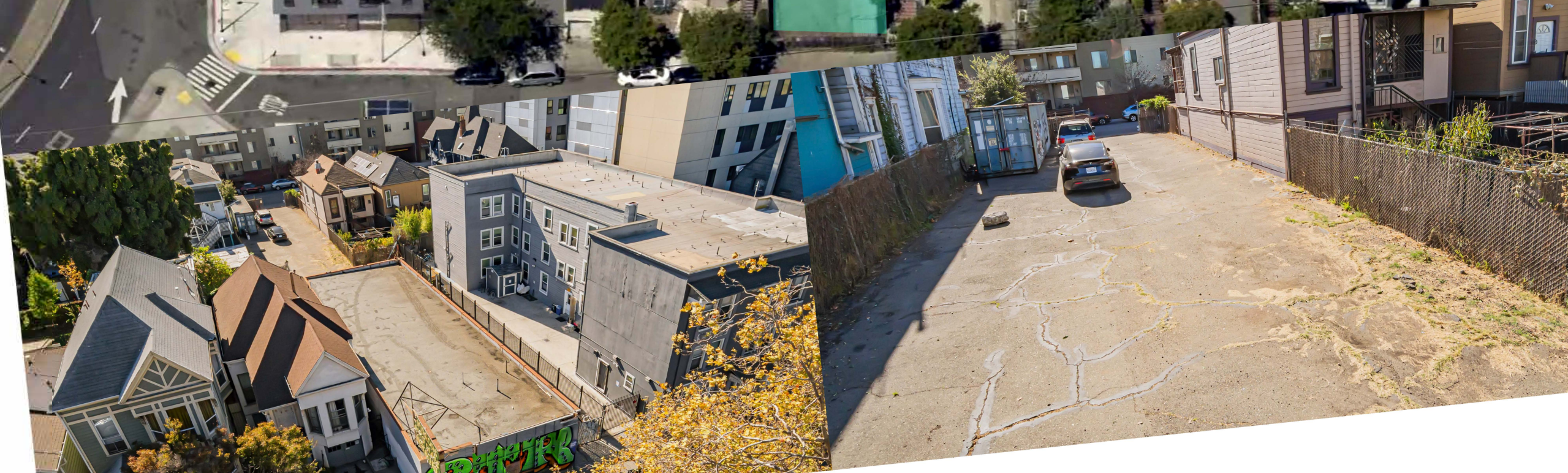




RRORS
TO BE
INSTALLED

24

GKODE
BAER



OAKLAND, CA

Oakland, California's real estate market is characterized by its diversity, affordability, and strategic location in the San Francisco Bay Area. The city offers a wide array of housing options, from historic Victorian homes in neighborhoods like Rockridge and Temescal to modern condominiums and apartments in downtown and Jack London Square. Oakland's real estate market benefits from its proximity to San Francisco, attracting both homebuyers seeking relatively more affordable housing options and investors eyeing potential returns.

The city's thriving job market, cultural diversity, and vibrant arts scene further contribute to its appeal. However, like many parts of the Bay Area, Oakland faces challenges related to housing affordability and gentrification, prompting ongoing efforts to address these issues while promoting inclusive growth. Despite these challenges, Oakland's real estate market remains dynamic, offering opportunities for buyers, sellers, and investors looking

WALKSCORE

75

Walk Score



65

Bike Score



57

Transit Score



LOCATION HIGHLIGHTS

 .8mi Lake Merrit

 1mi. Downtown Oakland

 10mi San Francisco

TRANSIT HIGHLIGHTS

 .4mi 19th St Bart

 9.5mi OA Airport

 .8 mi AC Transit Line

 2 mi Amtrack Station

Most Diverse Cities in America

#4 of 229

Best Cities for Outdoor Activities in America

#14 of 229

POPULATION

437,825

MEDIAN HOUSEHOLD INCOME

\$94,389

MEDIAN HOME VALUE

\$883,800

MEDIAN RENT

\$1,849

AREA ATTRACTIONS



University of California Botanical Garden



Joaquin Miller Park



Oakland Zoo

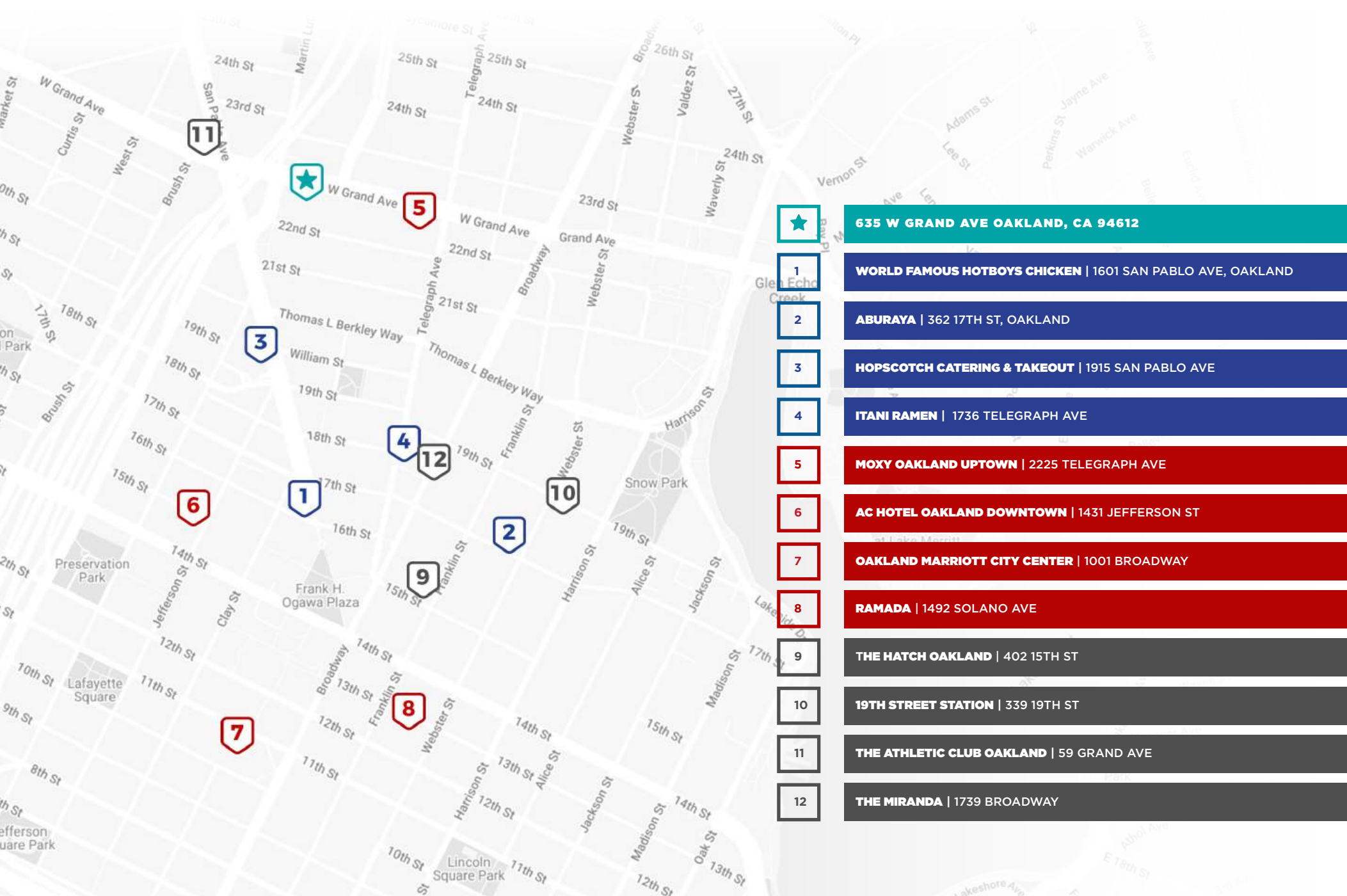


Sibley Volcanic Regional Preserve



Oakland Aviation Museum

LOCAL AMENITIES



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial Oakland makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial Oakland does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.