

**GORDON**  
COMMERCIAL REAL ESTATE BROKERAGE

**FOR LEASE:** Ground Floor Office Space  
In Oakland's Vibrant Grand Lake District

**3931 GRAND AVENUE**  
**OAKLAND, CALIFORNIA**



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## Centrally Located Office Space Near Lake Merritt. Amid Shops, Eateries + Historic Grand Lake Movie Theatre

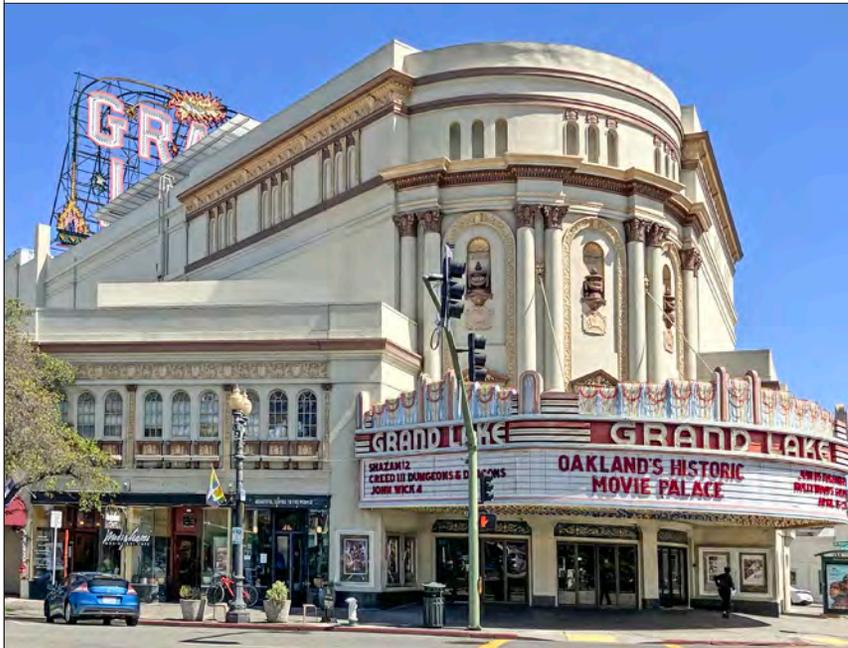
**SIZE:**  
±1,700 RSF

**ASKING RENT:**  
\$4,675/month IG

**ZONED:** CN-2 (Neighborhood Commercial)



- Cosmetic renovations completed
- 3 private offices, plus adjoining large rooms with nice natural light, kitchenette, and restroom
- Street parking
- Potential for future reserved parking space at the building
- Entrance in front (off of Grand Avenue) and rear access (off of parking lot)
- Excellent signage opportunity
- Easy access to I-580 and AC Transit bus
- Short walk to Lake Merritt
- Steps to Zachary's Pizza, Ace Garden & Hardware, Safeway, Star Pizza, Grand Oaks Sports Bar, Shogun Japanese Sushi & Grill, Coffee Mill, Lynn & Lu's Escapade Cafe, Grand Avenue Social Club, Colonial Donuts, Almond and Oak, Sister Restaurant, Neecha Thai Cuisine, Vegan Mob, CAÑA Cuban Parlor & Cafe, Arizmendi Bakery, Peet's Coffee, Chipotle, Red Bay Coffee, The Alley Piano Bar & Restaurant, and Bake Sum
- Near retail including Walden Pond Books, Gap Clothing Store, Trader Joe's, Trek Bicycle, and Walgreens
- Nearby fitness includes CorePower Yoga, Studio FitLife, Arise Yoga, The Town Athletics Pilates, Proaction Athletics, Bay Functional Fitness, and NextLevel Fitness
- 4 blocks to the art deco Grand Lake Theater, a first-run movie house







### RESTAURANTS, CAFÉS AND BARS

- |                                  |                          |
|----------------------------------|--------------------------|
| Zachary's Pizza                  | Mimosa 2 Cocktail Bar    |
| Safeway                          | The Libertine Bar        |
| Star Pizza                       | Star Pizza               |
| Grand Oaks Sports Bar            | Yang Chow Restaurant     |
| Shogun Japanese Sushi & Grill    | Modigliani Cafe          |
| Coffee Mill                      | Red Bay Coffee           |
| Lynn & Lu's Escapade Cafe        | Vegan Mob                |
| Grand Avenue Social Club         | CAÑA Cuban Parlor & Cafe |
| Miss Saigon Restaurant           | Arizmendi Bakery         |
| Almond and Oak                   | Peet's Coffee            |
| Bake Sum                         | Colonial Donuts          |
| Sister Restaurant                | Chipotle                 |
| Qi Dumpling Lounge               | Doña                     |
| Ikaros Greek Restaurant          | The Wolf                 |
| Neecha Thai Cuisine              | Cato's Ale House         |
| The Alley Piano Bar & Restaurant | Fenton's Creamery        |

### FITNESS

- |                            |                            |
|----------------------------|----------------------------|
| CorePower Yoga             | The Town Athletics Pilates |
| Studio FitLife             | Proaction Athletics        |
| The Town Athletics Pilates | Bay Functional Fitness     |
| NextLevel Fitness          | Arise Yoga                 |

### RETAIL

- |                               |                                 |
|-------------------------------|---------------------------------|
| Ace Garden & Hardware         | Alyce on Grand Women's Clothing |
| Safeway                       | Brother & Sisters Flower Shop   |
| Walden Pond Books             | ReLove Vintage Clothing         |
| Trek Bicycle                  | Radbird Fashion & Consignment   |
| Walgreens                     | The Raven's Wing Magical Co.    |
| Siegel's Tuxedo Shop          | Bay-Made Gift Shop              |
| Uhuru Furniture               | STUDIOS Footwear & Fashion      |
| Galleria Scola Picture Frames | Oaktown Spice Shop              |
| Custom Sofa Co.               | Target                          |
| Gap Clothing Store            | Srouts Farmer's Market          |
| Trader Joe's                  | Whole Foods Market              |

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3931 GRAND AVENUE, OAKLAND, CA  
NEIGHBORHOOD



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.