

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

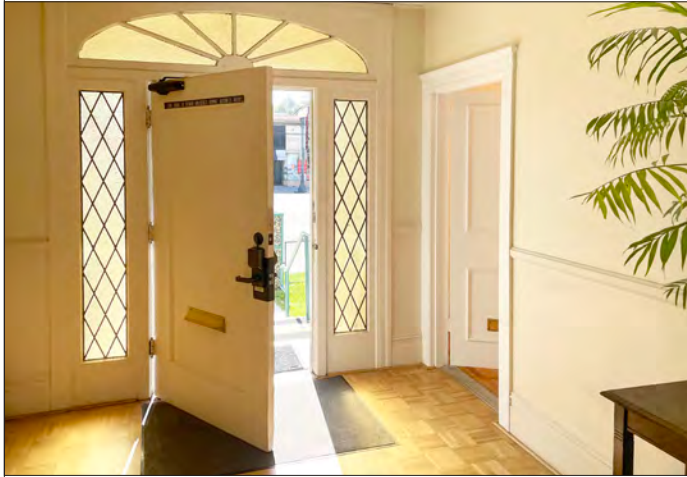
ASKING RENT:
\$4,675/month IG

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

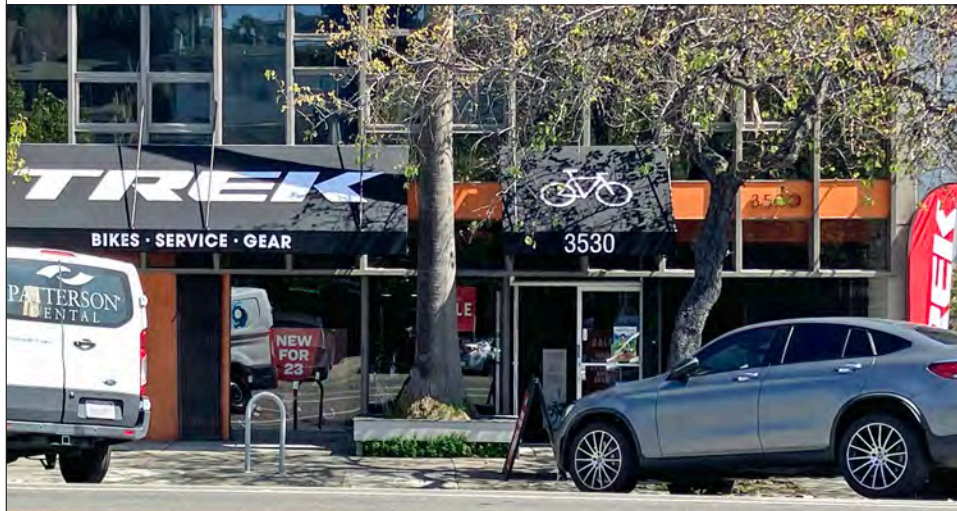
RETAIL

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

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

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.