

565 BELLEVUE AVE #2403, OAKLAND, CA 94610

Oakland

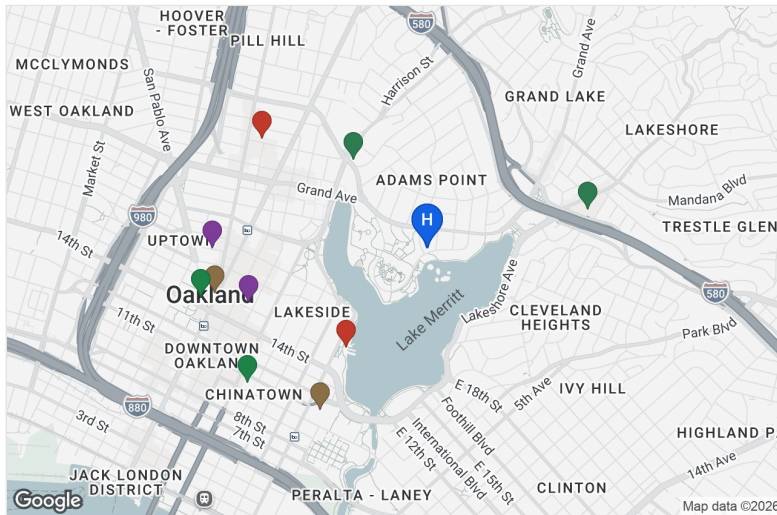
THE HOME

Unit 2403 at 565 Bellevue Avenue occupies a high floor in one of Oakland's established condominium towers along Lake Merritt. The building sits at the intersection of the city's downtown corridor and its historic lakeside residential district, offering walkable access to grocers, cafés, and cultural institutions. The address benefits from a Walk Score of 93, placing most daily errands within a short walk. Oakland International Airport lies 17 minutes away by car, and Downtown Oakland is reachable in 10 minutes by car or 16 minutes by transit.

THE NEIGHBORHOOD

The blocks surrounding Lake Merritt form one of Oakland's most pedestrian-friendly districts. Whole Foods Market, Trader Joe's, and Safeway anchor the grocery options, while Awaken Cafe & Roasting, The Lake Chalet Seafood Bar & Grill, and Mua offer dining variety. Snow Park, the Palmetum, and Frank H. Ogawa Plaza provide open space within walking distance. The Oakland Museum of California and Oakland School for the Arts contribute to the cultural fabric. Lincoln Elementary School, rated 9 out of 10 by GreatSchools, is 0.8 miles away, and Edna Brewer Middle School, rated 8 out of 10, lies 1.5 miles from the property.

THE NEIGHBORHOOD MAP



This home
 Cafés Dining Grocery Parks Schools

GETTING AROUND

Downtown Oakland

10 min drive · 1.6 mi 16 min transit

Chabot College

32 min drive · 18.1 mi 1 hr 11 min transit

Oakland International Airport

17 min drive · 12.1 mi 59 min transit

Drive times reflect typical traffic at generation; transit via public schedules. Source: Google Maps.

MARKET & HOME VALUES

\$868,000

MEDIAN SALE PRICE

\$905,000

MIN SALE PRICE

\$1,095,000

MAX SALE PRICE

\$943,667

AVG SALE PRICE

\$961,667

AVG LIST PRICE

\$703.76

OVERALL AVG \$/SQ FT

46

AVG DAYS ON MARKET

1,311

AVG SQ FT

Recent condominium sales in the area have ranged from \$858,000 to \$1,095,000, with a median of \$868,000 and an average of \$943,667. The overall average price per square foot stands at \$703.76, and homes have averaged 46 days on market. Unit 2607 in the same building at 565 Bellevue Avenue sold for \$1,095,000, or \$812.55 per square foot. At 200 Lakeside Drive, recent transactions have closed between \$878,000 and \$858,000, reflecting varied floor plans and finishes within the lakeside corridor.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
565 Bellevue Ave. #2607, Oakland, CA 94610	\$1,095,000	2/2	1,243	\$812.55	6/26/26
200 Lakeside Dr #801, Oakland, CA 94612	\$858,000	2/2	1,379	\$703.41	7/21/26
200 Lakeside Dr #401, Oakland, CA 94612	\$878,000	2/2	1,379	\$656.27	4/24/26
565 Bellevue Ave. #806, Oakland, CA 94610 ACTIVE	—	2/2	1,243	\$642.80	—

Source: agent-prepared CMA · sale data only · not an appraisal or guarantee of value.

WORTH KNOWING

- The building's location yields a Walk Score of 93, placing it in the Walker's Paradise category and reducing reliance on a car for everyday needs.
- Recent condominium sales in the immediate vicinity have ranged from \$858,000 to \$1,095,000, with an average of 46 days on market.
- Within a 10-minute drive, commuters can reach Downtown Oakland; Oakland International Airport is 17 minutes by car or 59 minutes by transit.

NEARBY

CAFÉS	Oakland Museum of California, Awaken Cafe & Roasting, Farley's East
DINING	The Lake Chalet Seafood Bar & Grill, The New Parkway Theater, Awaken Cafe & Roasting
GROCERY	Whole Foods Market, Trader Joe's, Grocery Outlet
PARKS	Frank H. Ogawa Plaza, Lincoln Square Park, Snow Park

93 WALK SCORE®
Walker's Paradise

Walk Score® rates an address from 0–100 by how easily everyday errands — groceries, coffee, dining, school pickup — can be done on foot. 50+ means some errands can be walked, 70+ means most can, and 90+ is a rare walker's paradise. Transit and Bike scores read the same way for public transportation and cycling.

SCHOOLS

6/10

Cleveland Elementary School
Public · Grades K-5 · 0.7 mi · Average

2/10

Westlake Middle School
Public · Grades 6-8 · 0.6 mi · Below average

3/10

Dewey Academy
Public · Grades 9-12 · 0.8 mi · Below average

9/10

Lincoln Elementary School
Public · Grades K-5 · 0.8 mi · Above average

8/10

Edna Brewer Middle School
Public · Grades 6-8 · 1.5 mi · Above average

7/10

AIMS College Prep High
Charter · Grades 9-12 · 0.5 mi · Above average

Ratings are GreatSchools Summary Ratings on a 1–10 scale, based on test scores, student progress, and college readiness — 8–10 is above average, 5–7 average, 1–4 below average. Schools shown are the closest rated options within five miles. Attendance boundaries change; always verify enrollment eligibility directly with the school district.

ABOUT HERNANDO



Hernando Lovings

REALTOR® SF PENINSULA, EAST BAY · DRE #02038374

Hernando Lovings is a rising star in Silicon Valley real estate. His background in project management and superior organizational expertise allows Hernando to work with his residential real estate clients in a way that ensures a seamless transaction that is as stress-free as possible.

In addition to his organized approach, Hernando is a 20-year resident in California which gives him the unique ability to help each client find the perfect property with a location close to the schools, offices, entertainment, and amenities that fit their lifestyle. He works with buyers and sellers who are looking for a new home or investment property and prides himself on building the confidence and trust that makes each client a long term customer.

You can catch Hernando in his spare time hiking the trails of Mission Peak, or biking the trails in Folsom Ca. He also has a thing for food and fashion, whether it be exploring a new restaurant in San Francisco or attending a fashion show in LA you'll find him there.

THE OLDHAM GROUP AT COMPASS

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Not an appraisal or opinion of value. Neighborhood data from Google Places. Walkability from Walk Score. Narratives by AI; reviewed for accuracy. © 2026 The Oldham Group at Compass. All rights reserved.



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Generated October 03, 2026