



RETAIL SUBLEASE



Downtown Pittsburgh – Retail Sublease Opportunity

3435 Forbes Ave, Pittsburgh, PA 15213

Prime Oakland corridor | Former QSR | 2,192 SF | Immediate Possession

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Property Summary & Highlights

PROPERTY SUMMARY

Address	3435 Forbes Ave, Pittsburgh, PA 15213
RBA	2,192
Year Built	2019
Term Remaining	4 Years (Sublease Exp. October 21, 2029)
Asking Rent	Upon Request
Operating Cost Structure	NNN
Date Available	Immediate
Condition	Delivered vacant, former QSR

HIGHLIGHTS



Prime Oakland Institutional / Student Corridor



Proximity to University of Pittsburgh, Carnegie Mellon University & UPMC



High Student & Medical District Traffic



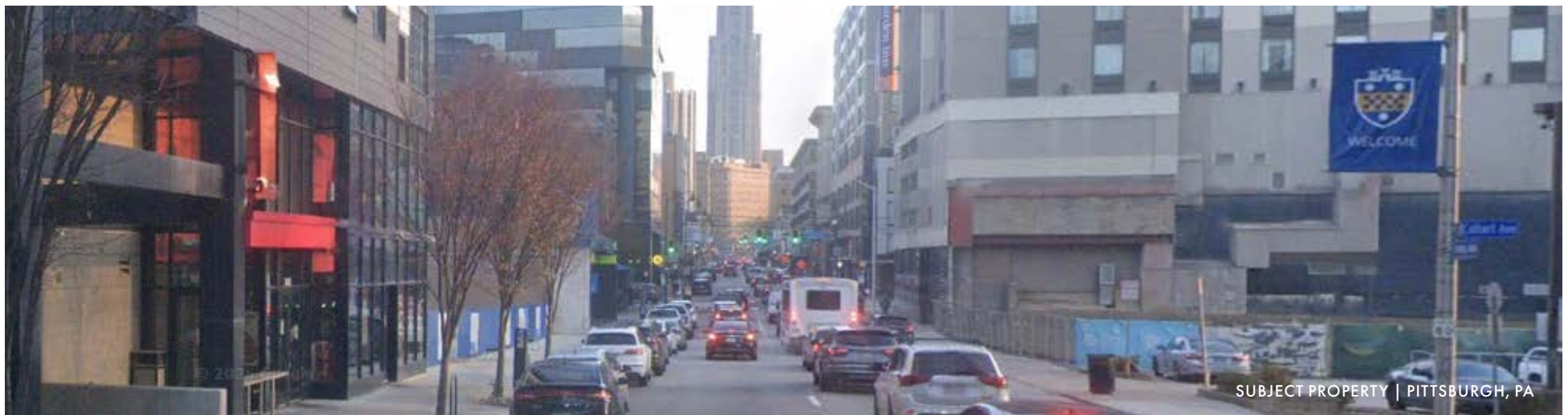
Dense Mixed-Use Trade Area



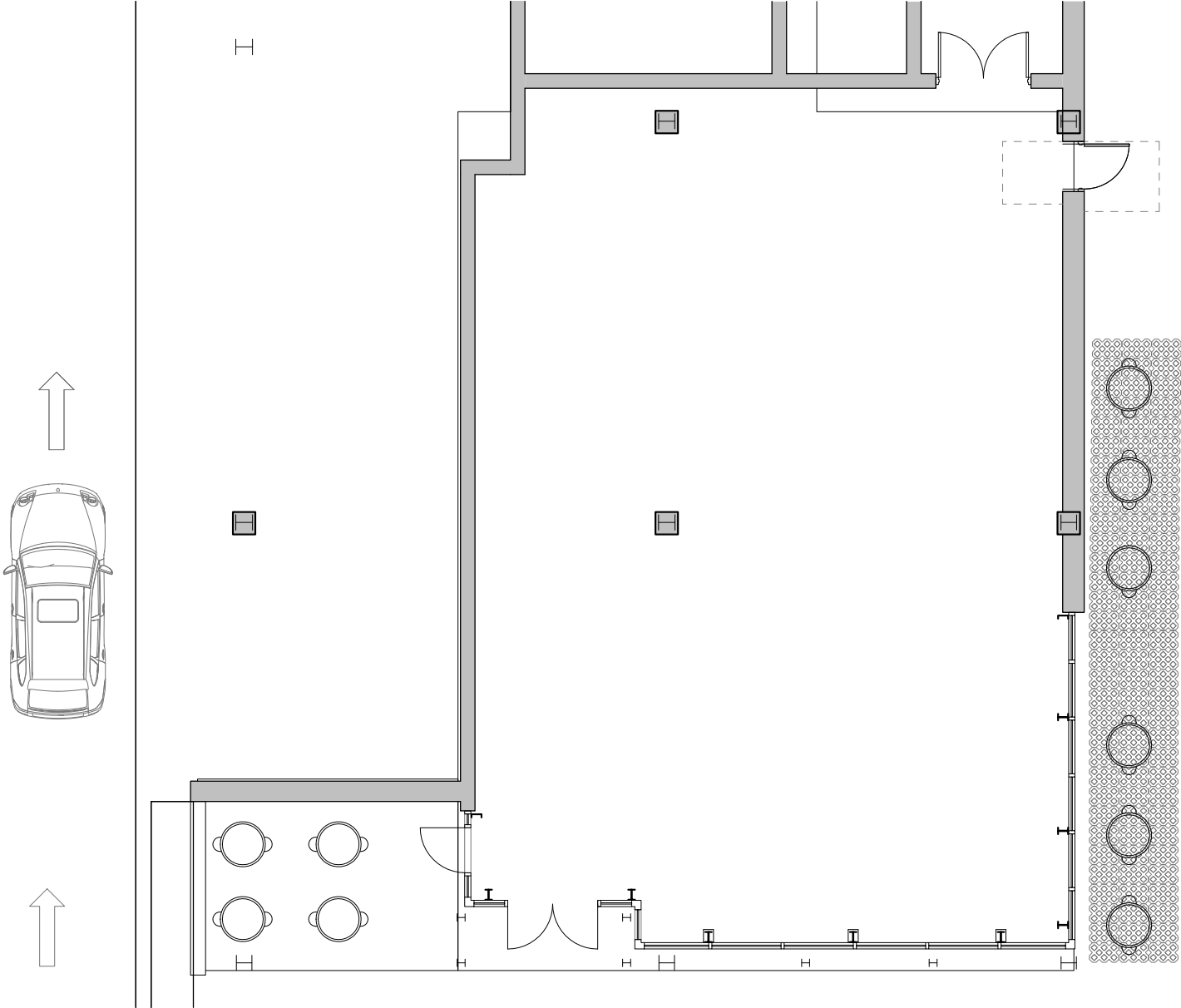
Newer Construction (2019)



Former QSR Infrastructure




Site Plan




Area Map & Surrounding Tenants



Demographics

 POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	32,001	196,199	382,753
2030 Population	32,886	200,442	386,194
2025 Median Age	23.2	31.6	35.6

 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	10,852	91,579	178,957
2030 Households	11,400	94,532	181,849
2025 Average Household Size	1.93	1.88	2.00

 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Median Household Income	\$31,766	\$65,388	\$65,848
2025 Average Household Income	\$61,394	\$102,116	\$95,910

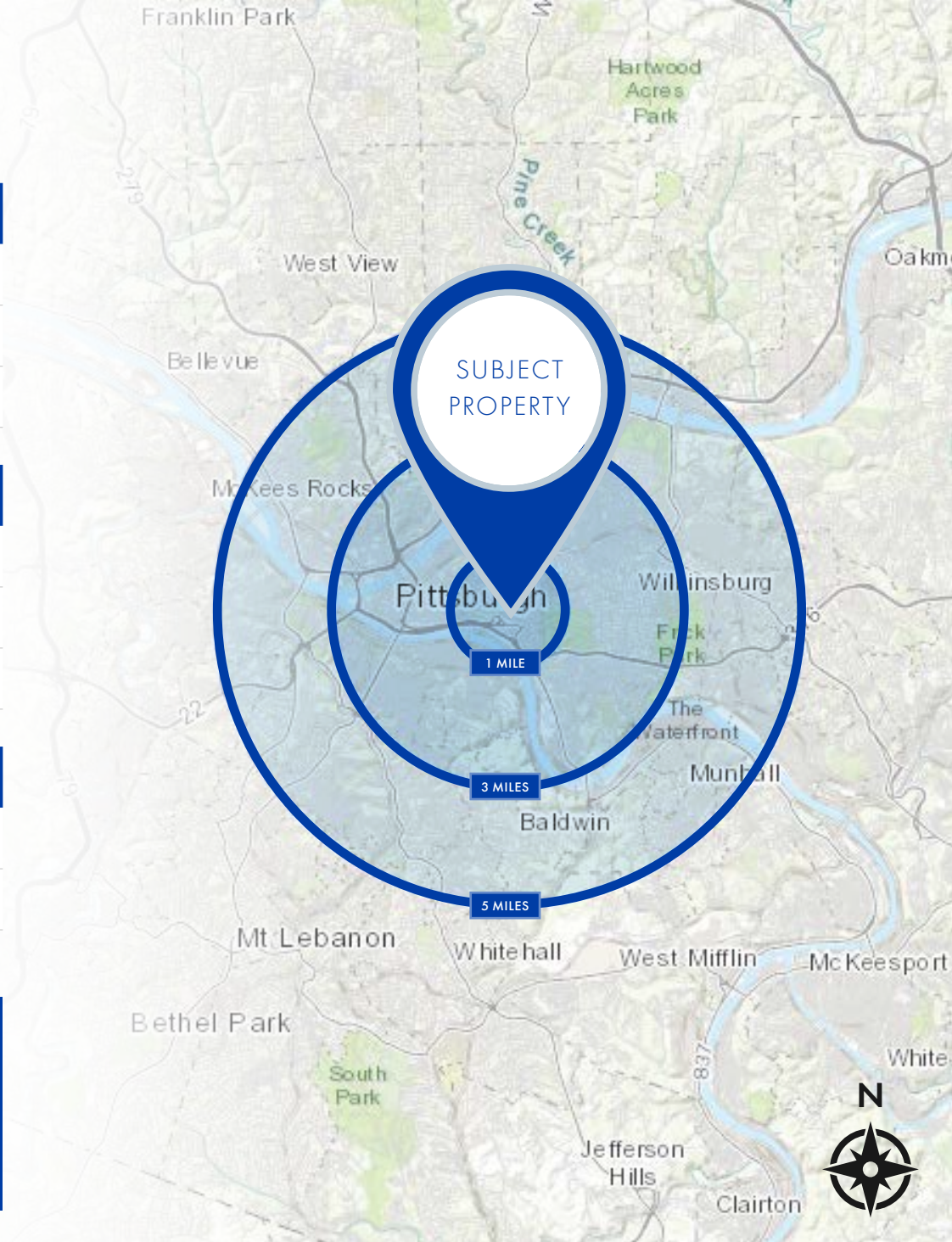
Source: Esri, 2025

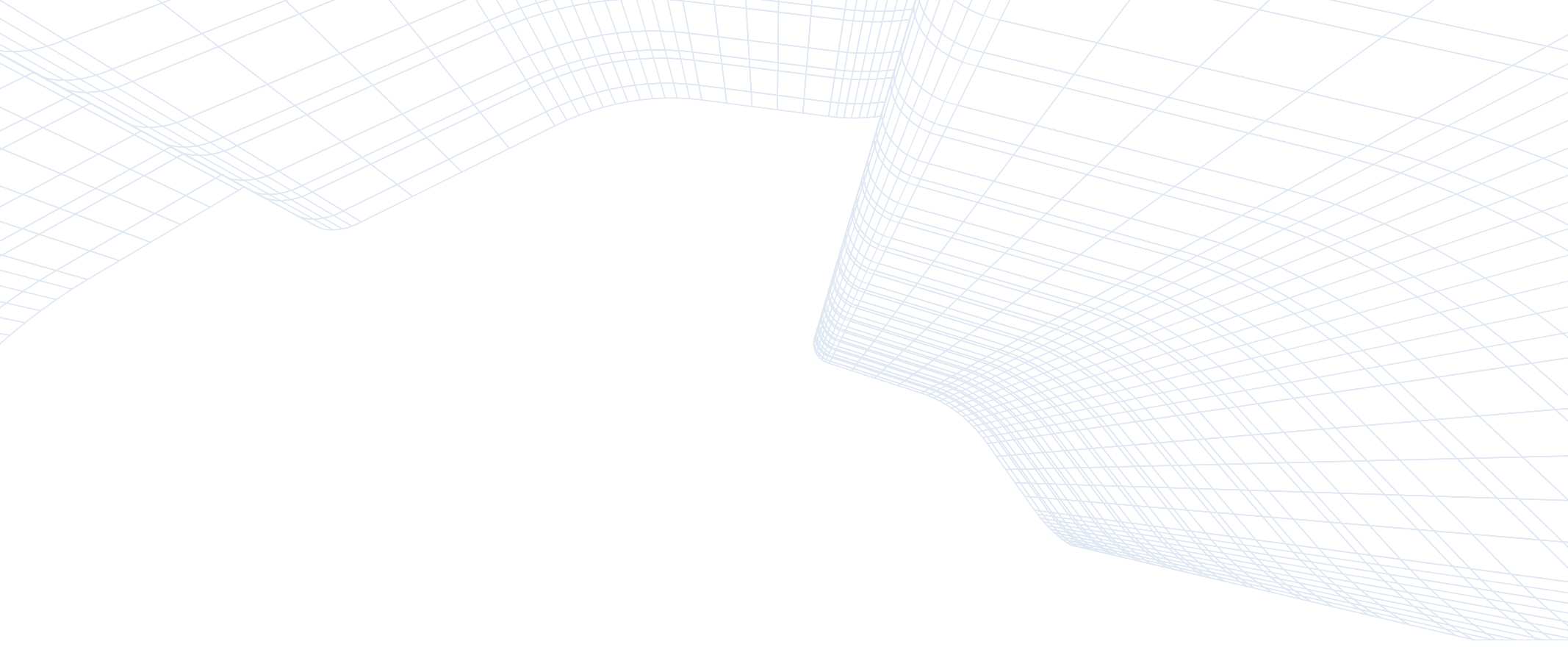
382K

POPULATION
(5 MILES)

\$102K

AVG HH INCOME
(3 MILES)





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Commercial Real Estate

Debt + Equity | Investment Sales | Loan Servicing | Fund Management

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