

FOR LEASE

2511
BROADWAY

Oakland, CA 94612



Exclusively Listed by

Steve Banker

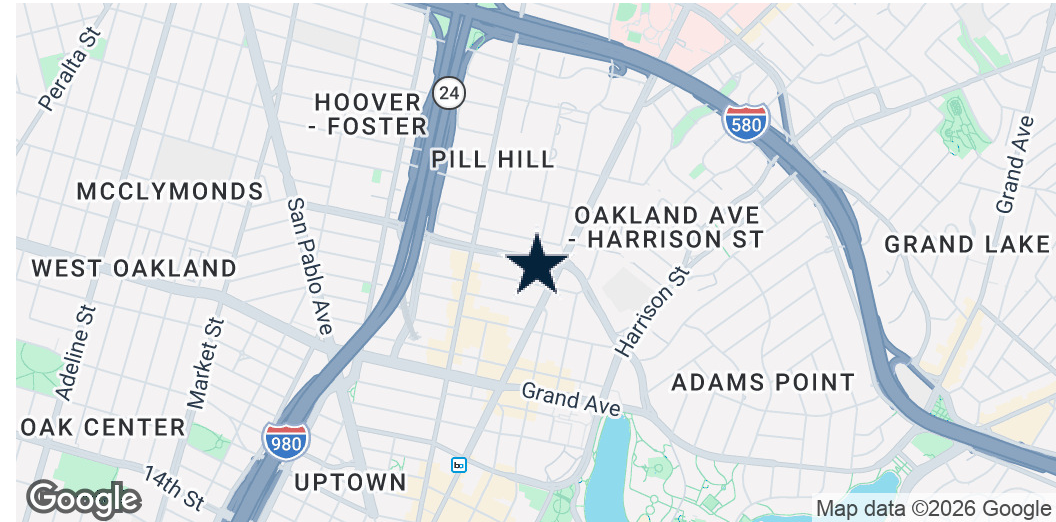
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OFFERING SUMMARY

Lease Rate:	\$4,700 per month (Industrial Gross)
Building Size:	11,936 SF
Available SF:	1,800 SF

PROPERTY OVERVIEW

Rare small retail space with mezzanine in Uptown Oakland. Suite features high ceilings, restroom, utility sink, and concrete floors. Sorry, no food, convenience store, grocery, smoke shop or massage uses.

PROPERTY HIGHLIGHTS

- High Profile retail space in Uptown Oakland
- High Ceilings
- Restroom and Utility Sink
- Concrete Floors



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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	43,779	143,787	259,198
Average Age	37.3	38.0	37.5
Average Age (Male)	36.6	37.1	36.7
Average Age (Female)	37.4	38.5	38.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	24,138	73,349	121,174
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$54,220	\$64,050	\$75,163
Average House Value	\$457,448	\$579,820	\$631,075

2020 American Community Survey (ACS)

