

GORDON
COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE: WELL SUITED TO RETAIL, OFFICE, FITNESS, OR SERVICE COMMERCIAL

•• **SUPERB STREET FRONTAGE IN DYNAMIC TEMESCAL DISTRICT** ••

5239 CLAREMONT AVENUE

OAKLAND, CALIFORNIA



CONTACT: JONATHAN NEWMAN

510 898-2122 • jnewman@gordoncommercial.com • CA DRE# 02118083

GROUND FLOOR SPACE OF FULLY-OCCUPIED 33-UNIT RESIDENTIAL BUILDING IN OAKLAND'S TEMESCAL DISTRICT

SIZE AVAILABLE

± 870 rsf

LEASE RATE

\$2,400/month NNN

- Expansive window frontage
- Large space with 1 restroom
- High ceiling with fan and nice natural light
- Onsite parking lot with potential for tenant to rent a space
- Excellent signage opportunity
- Next to popular 9 Julio Empanada Kitchen
- Lively neighborhood full of restaurants and shops
- .8 mile to Rockridge BART and easy access to highways 24/580
- Zoned CN-2



Situated in a growing business district full of small independent shops, unique restaurants, family-friendly breweries and services. Across from Children's Hospital & Research Center, and Red Sea Restaurant. Quick walk to popular Kingfish Pub & Cafe. Just 2 blocks to Temescal Farmers Market (every Sunday). Less than a mile to both Kaiser Permanente, and Alta Bates Summit Medical Center.

"Oakland's 'there there' is in its diversity, its distinction, its sense of place, its people"
– National Geographic Travel

DEMOGRAPHICS

Temescal Population / 3 miles	± 291,666
Average Household Income	\$ 131,795
Median Age	35
Daytime Employees / 3miles	231,182
Population of Oakland	440,000

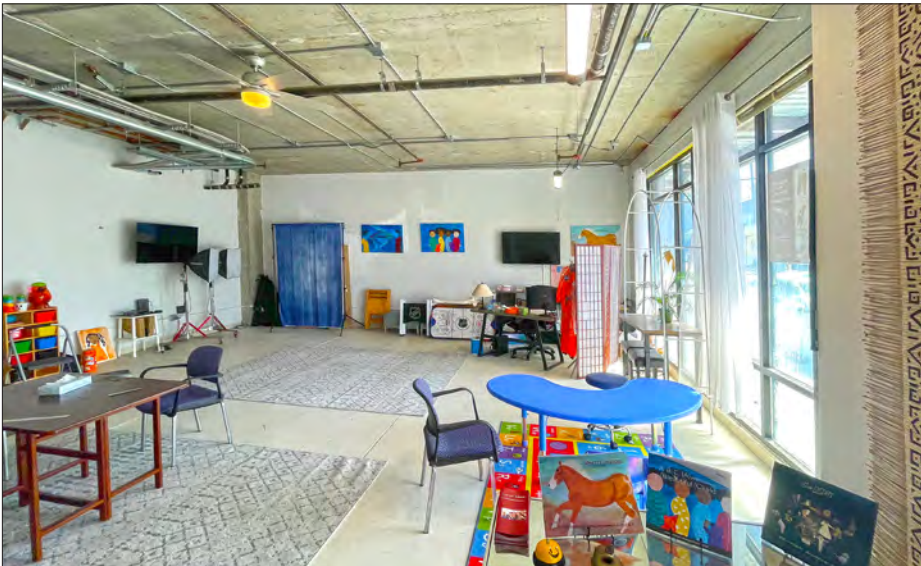
(Source: CoStar)



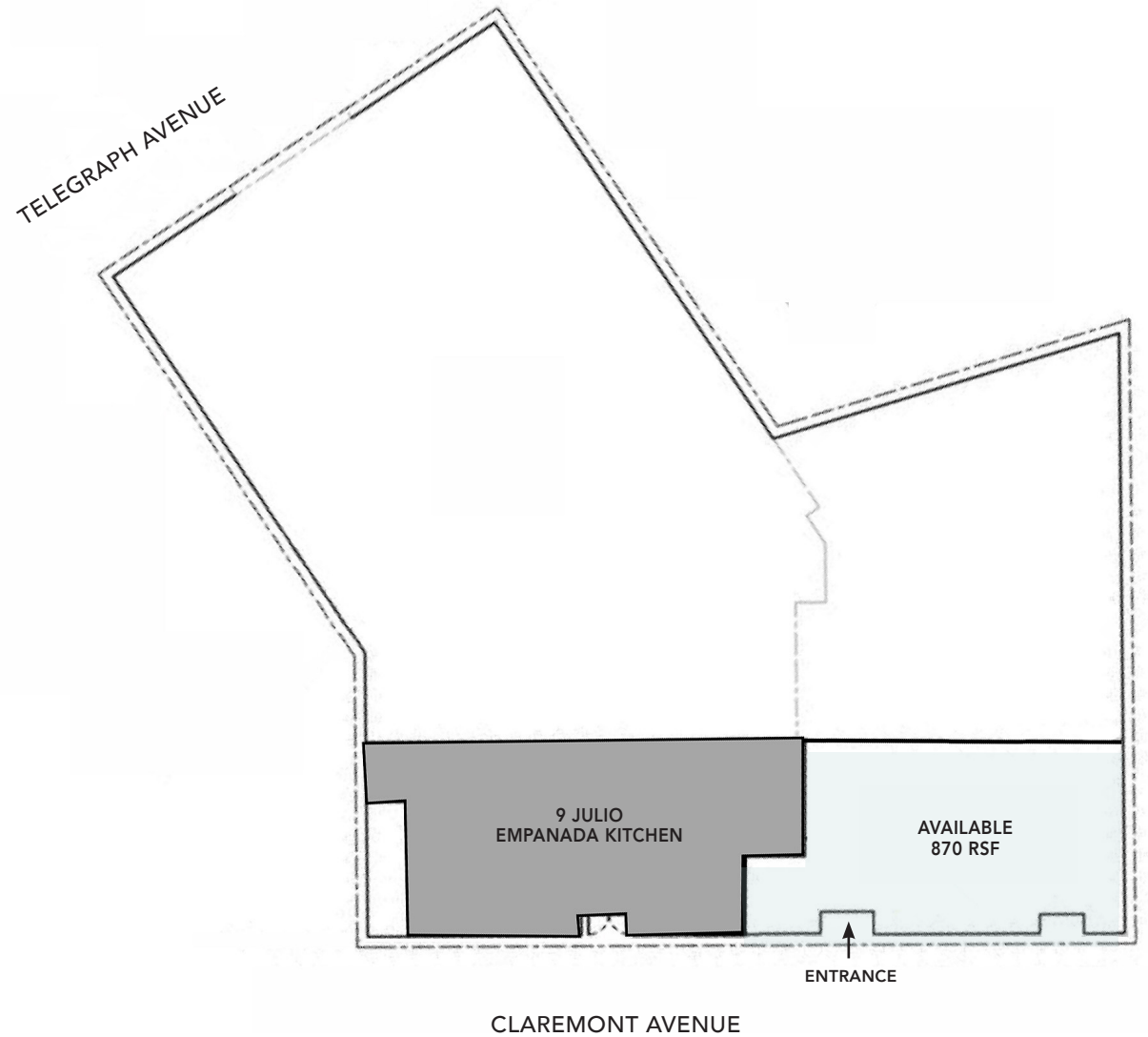
Walk Score
96



Bike Score
94



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.



AVERAGE DAILY TRAFFIC COUNTS PER DAY

Highway 24 at Telegraph Avenue North or East Bound	155,463
Highway 24 at Telegraph Avenue South or West Bound	129,000
On Telegraph Avenue, in Temescal	25,000

NEARBY BART STATIONS	Drive	Walk	Distance
• Rockridge	5 min	18 min	1.0 mi
• MacArthur	4 min	18 min	1.0 mi

This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

RESTAURANTS, CAFÉS AND BARS

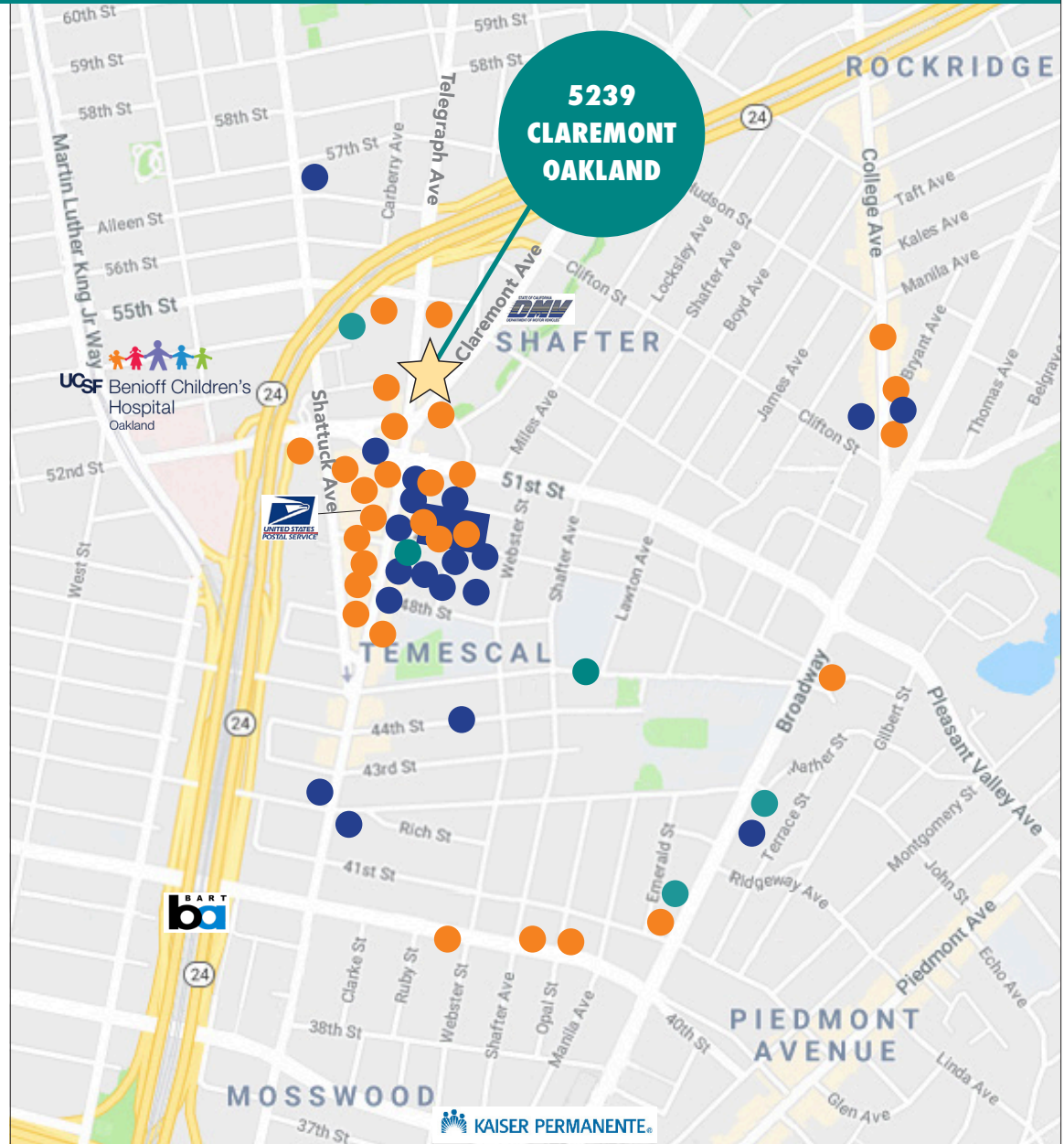
- | | |
|-------------------------|-----------------------------------|
| Red Sea Restaurant | The Avenue |
| Kingfish Pub & Cafe | Burdell |
| Cholita Linda | Alem's Coffee |
| Shangri-La Vegan | Temescal Brewing |
| Mariposa Baking Company | Marica Seafood Restaurant |
| Bowl'd BBQ | Pizzaiole |
| Bakesale Betty | A16 Italian Restaurant |
| Asmara Restaurant | The Barrel Room |
| Forma Bakery | Artichoke Basille's Pizza |
| Mountain Mike's Pizza | Poppy Bagels |
| Pee't's Coffee & Tea | Homeroom |
| Hawking Bird | |
| Pizzaiole | Temescal Alley: Doña, |
| La Calaca Loca Taqueria | Curbside Creamery, Alleyway Cafe, |
| Marufuku Ramen | Drawing: All Ages Art & Supply |

FITNESS

- | | |
|--------------------------|---------------------------|
| Bliss Fitness and Health | 9Round Kickboxing Fitness |
| CorePower Yoga | Hot Spot Yoga Oakland |
| StretchLab | |

RETAIL

- | | |
|-------------------------|------------------------------------|
| Shoe Palace | Whole Foods Market |
| Tip Top Bike Shop | Dax Lee's Part Deux |
| Preserved | Summer Solace Tallow |
| Vanishing Point Vintage | East Bay Depot Creative Reuse |
| Blick Art Materials | Sherwin-Williams Paint Store |
| Funky Furniture | |
| Mark's Paint Mart | Temescal Alley: Ali Golden, |
| Rockridge Two Wheels | Barbershop, Book/Shop, |
| The UPS Store | Sagrada, Crimson, Understory |
| Kelly-Moore Paints | |



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

5239 CLAREMONT 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 lease.