

FOR LEASE

2ND GEN
TAPROOM/NON
VENTED FOOD USE

388 Jackson Suite 4
Oakland, CA 94607



Exclusively Listed by

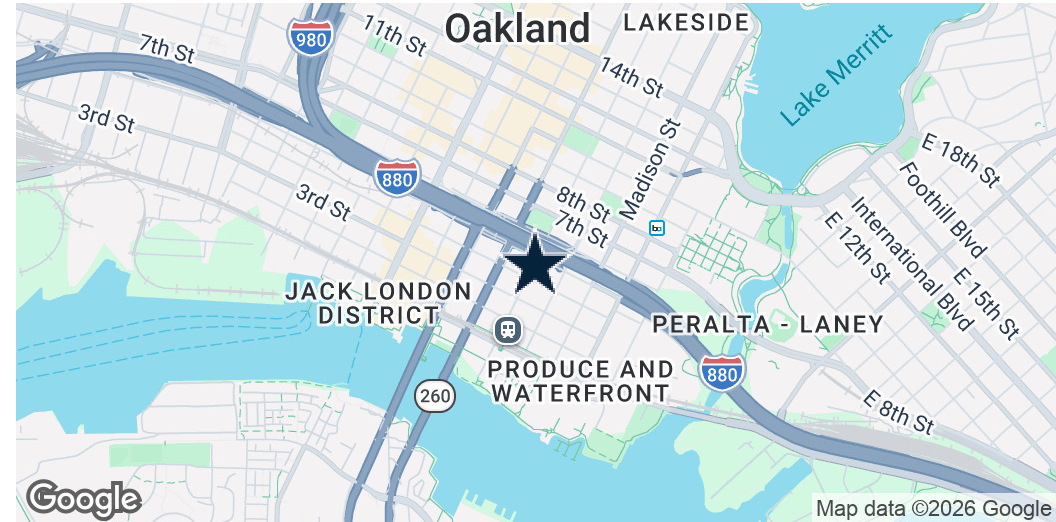
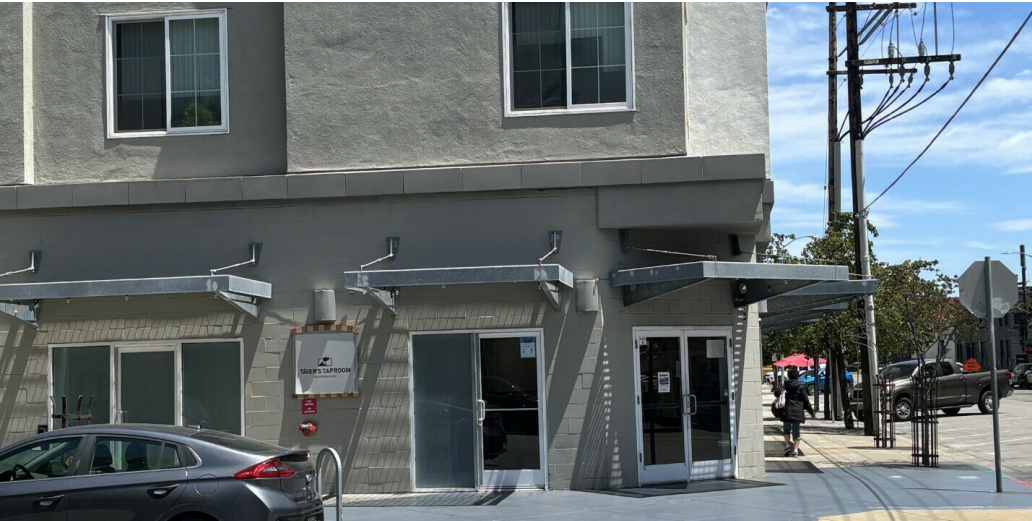
Brad Banker

510.763.7090 x215

bbanker@lcbassociates.com

THE ALLEGRO

240 3rd Street Oakland, CA 94607



OFFERING SUMMARY

Lease Rate:	\$2.50 PSF per month IG
Available SF:	1,500 SF

PROPERTY OVERVIEW

2nd gen taproom space available in Jack London Square. Space consists of: 2 restrooms, concrete floors, walk in, back of house prep area, HVAC and corner exposure. Could work great for taproom/winebar, coffee shop, or juice/acai space. No venting/type 1 or 2 hood.

PROPERTY HIGHLIGHTS

- HVAC
- 2nd gen taproom space
- 2 restrooms
- high ceilings and concrete floors
- corner exposure

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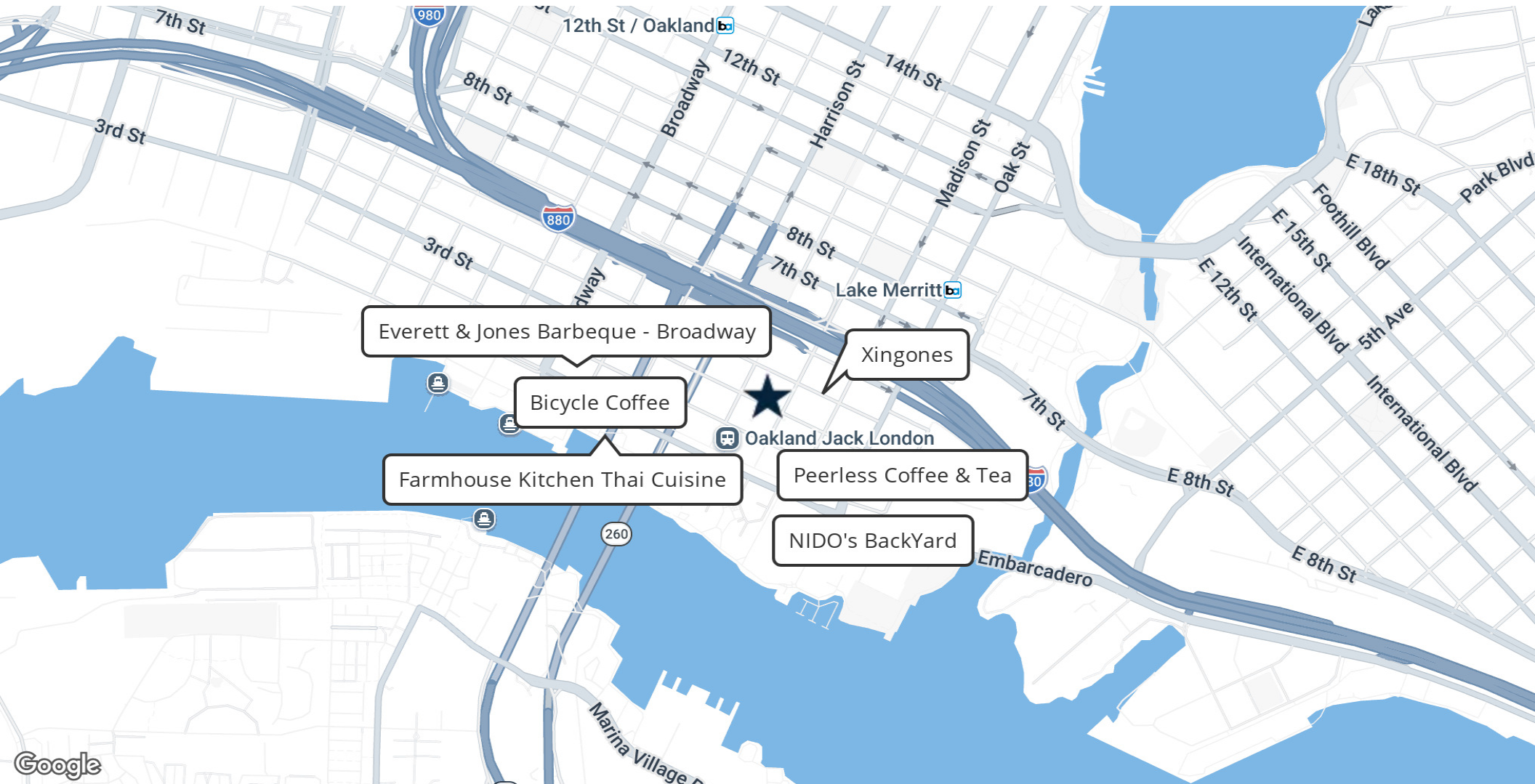
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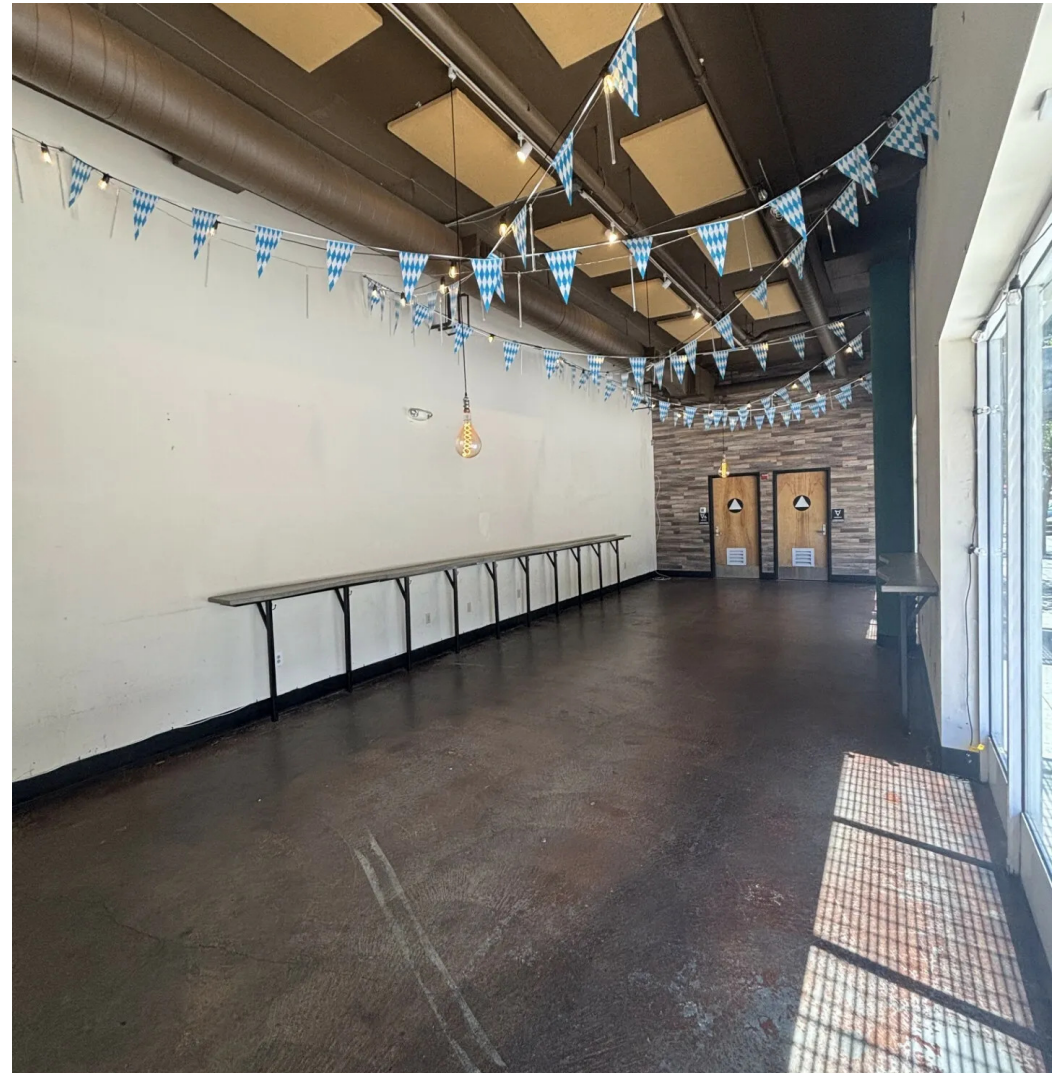
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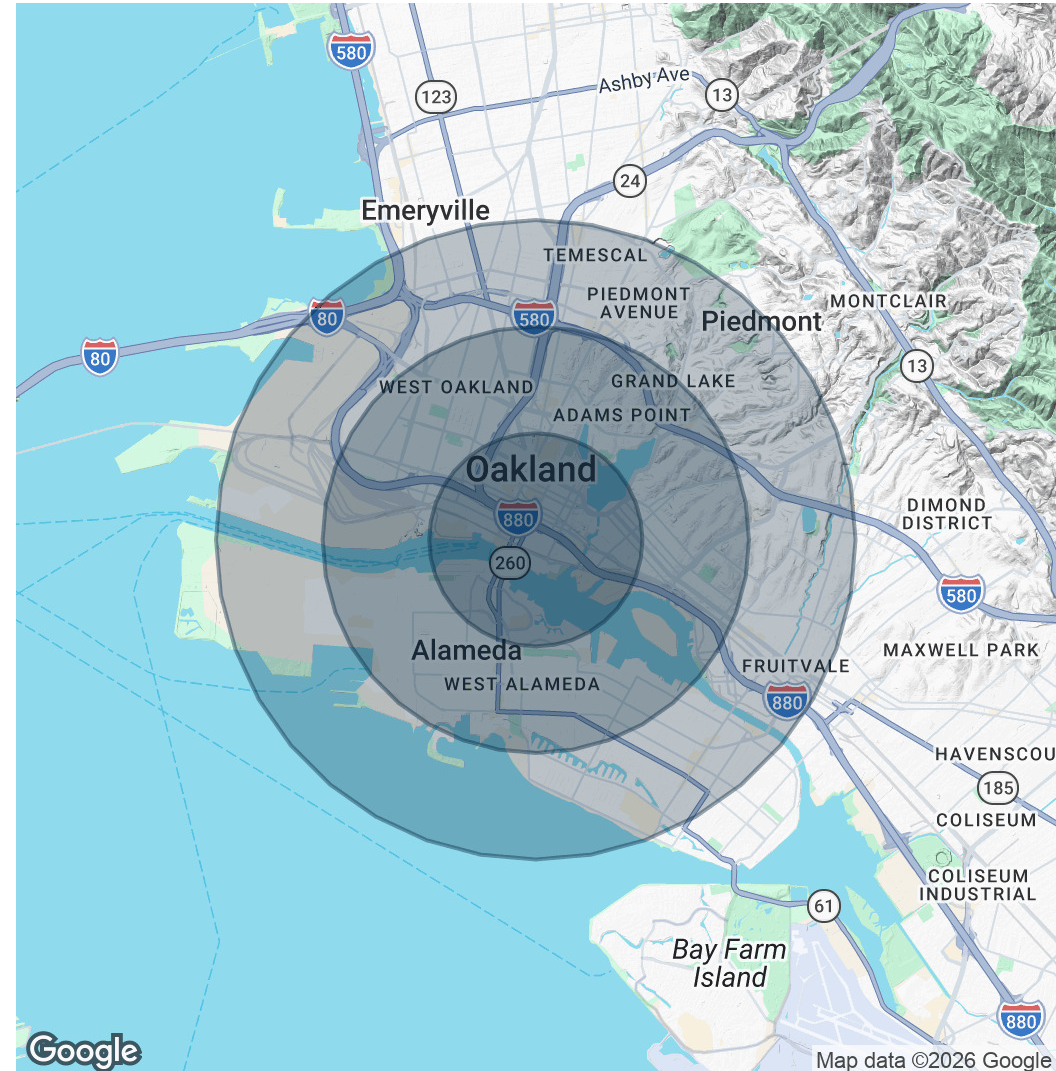
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	19,859	113,919	221,105
Average Age	43.3	38.0	37.0
Average Age (Male)	41.3	37.4	36.3
Average Age (Female)	44.6	38.2	37.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,411	55,496	102,004
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$55,470	\$58,644	\$65,235
Average House Value	\$464,091	\$514,877	\$572,316

2020 American Community Survey (ACS)



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