

FOR LEASE

3008
LAKESHORE
AVE

Oakland, CA 94610

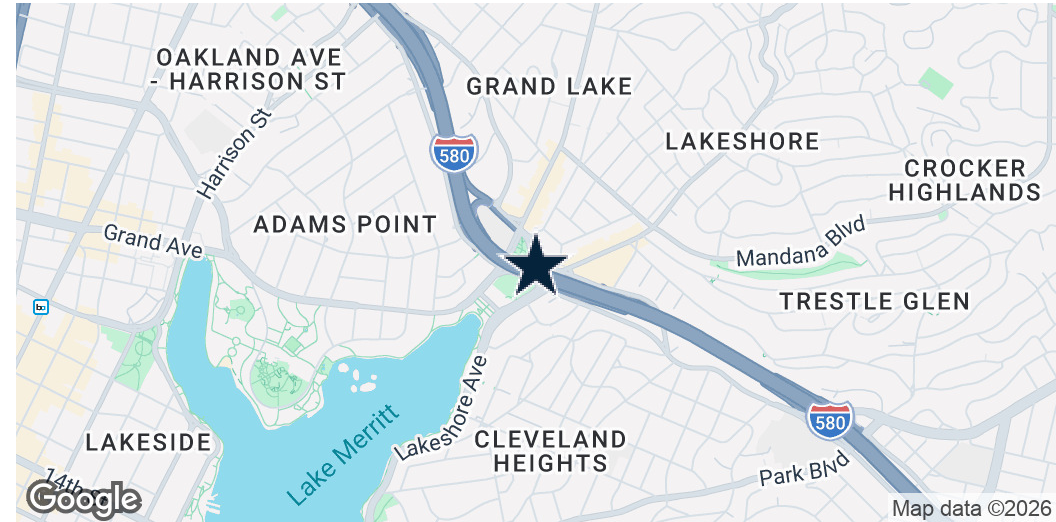
Exclusively Listed by

Brad Banker

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3008 Lakeshore Ave Oakland, CA 94610



OFFERING SUMMARY

Lease Rate:	\$3.25 SF/month (Modified Gross)
Available SF:	900 SF

PROPERTY OVERVIEW

Small Office/retail space available on Lakeshore Avenue. Space features high ceilings, restroom, private office area, kitchenette, and one parking space on-site during business hours. Sorry no gift shop, smoke shop, convenience store, grocery or cannabis uses.

PROPERTY HIGHLIGHTS

- High Ceilings
- Great Street Frontage
- In-Suite restroom, kitchenette

LCB
ASSOCIATES

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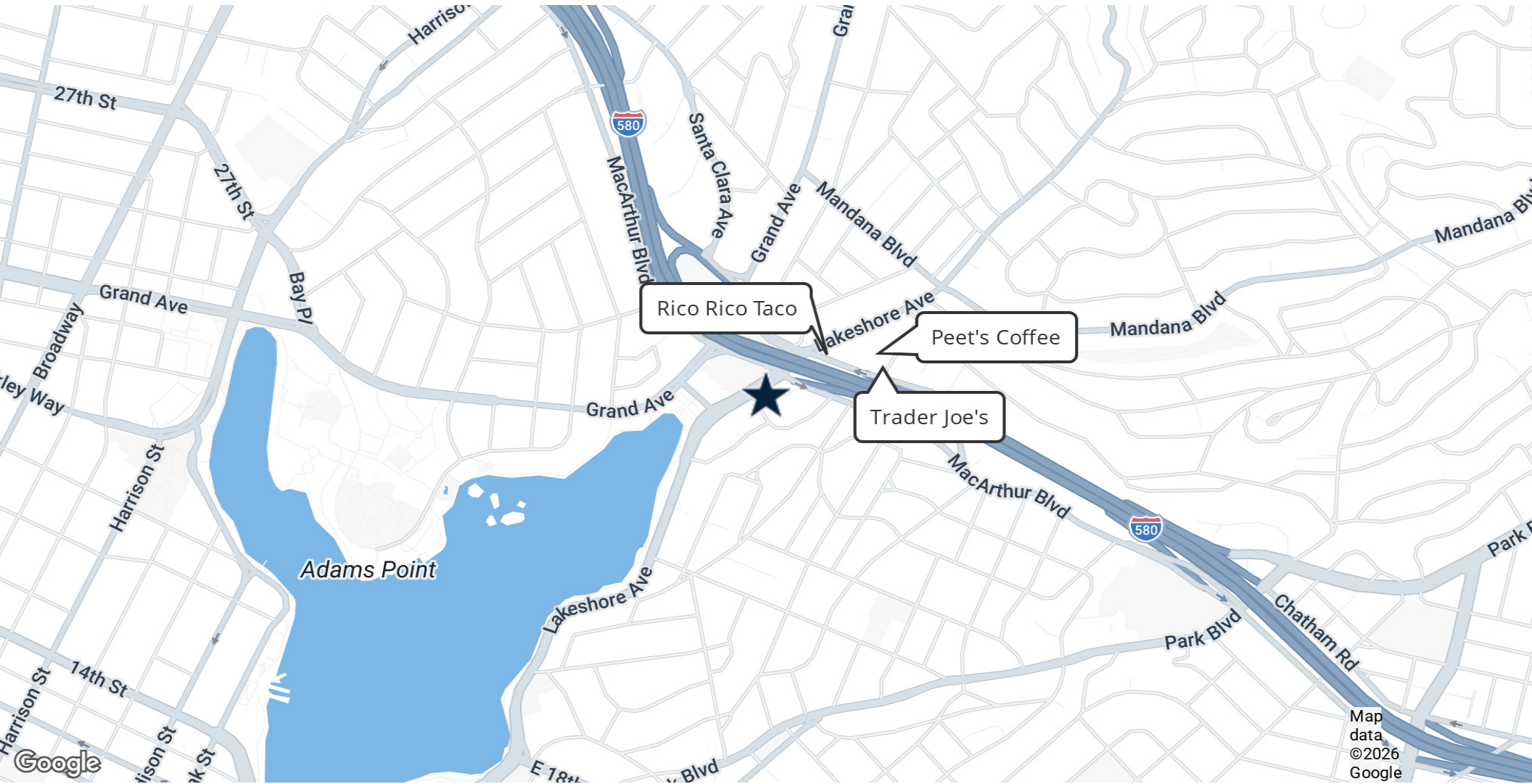
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,075	13,871	55,370
Average Age	37.0	39.4	40.6
Average Age (Male)	37.4	40.7	40.5
Average Age (Female)	36.6	38.7	41.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,706	7,454	28,641
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$139,504	\$151,792	\$146,069
Average House Value	\$862,146	\$1,021,658	\$1,166,391

2023 American Community Survey (ACS)

