

# FOR LEASE

±2,200 - 66,840 SQUARE FEET  
SHOPS, PAD, ANCHOR, & DEALERSHIP SPACE

8400 EDGEWATER DRIVE  
OAKLAND, CA

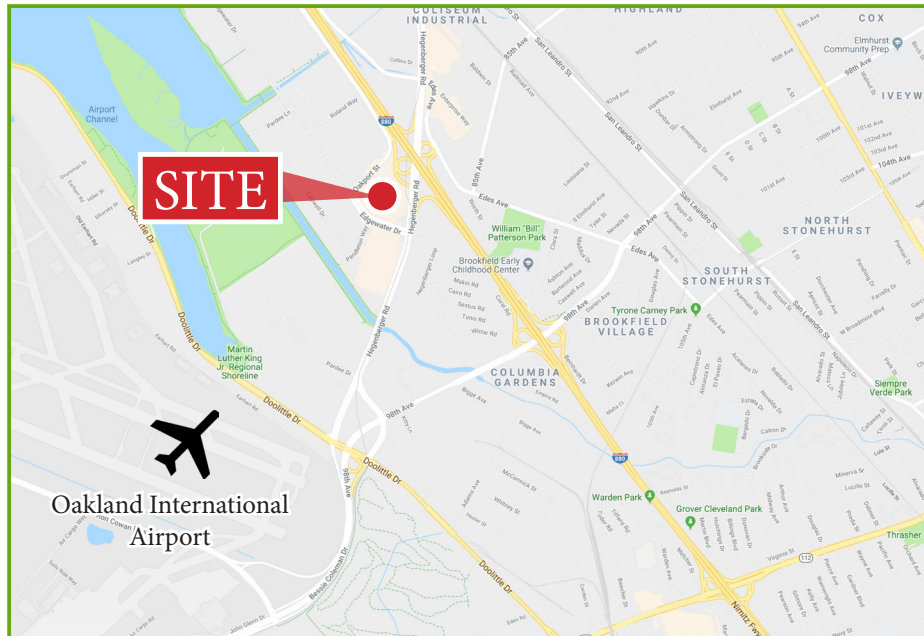


Carol Therien  
carol@retailpacific.com  
Office (925) 256-4555  
Mobile (925) 890-6980  
CA License #00909068

Retail Pacific Inc.  
570 Lennon Lane  
Walnut Creek, CA 94598  
www.retailpacific.com

## SITE OVERVIEW

- » Prominent I-880 visibility at the Hegenberger Road interchange
- » Highly visible pylon signage
- » Abundant on-site parking
- » Traffic: Interstate 880: 210,000 ADT  
Hegenberger Road: 45,000 ADT
- » Demographics:  
5-mile Population: 415,755  
5-mile Average Household Income: \$105,380

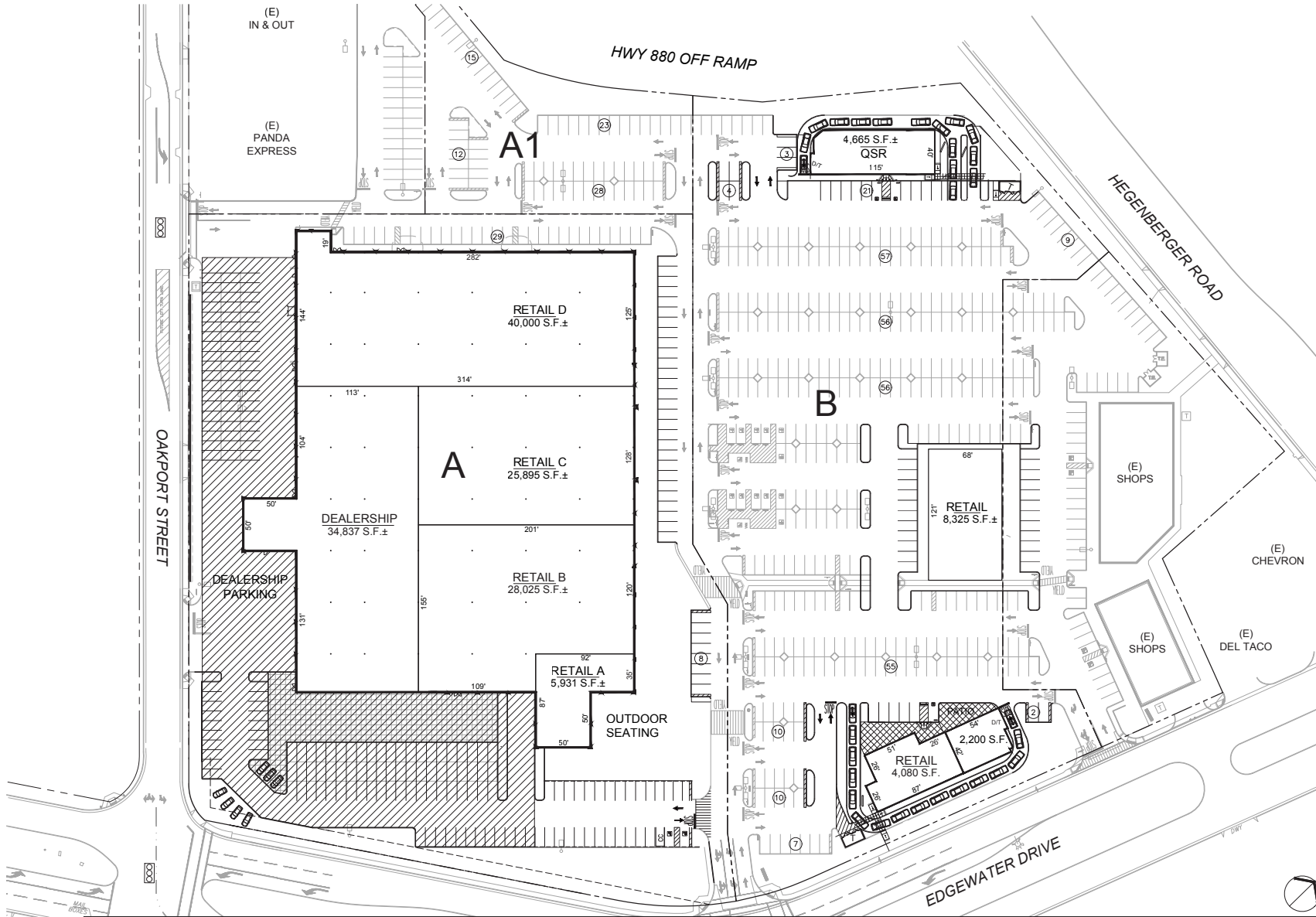


## AREA OVERVIEW

- Oakland is the 8th largest city in California with a population of over 425,000.
- The city is bordered by 19 miles of coastline to the west and vast rolling hills to the east and is appreciated for its magnificent views of San Francisco and the Pacific Ocean.
- The Oakland International Airport serves over 13.5 million passengers annually and features 15 airlines offering nonstop service to over 60 worldwide destinations.
- The city is undergoing a major construction boom and cultural renaissance. Its emergent positive image has attracted numerous large-scale developments and the city has permitted approximately 10,000 new homes since 2016.
- National Geographic ranked Oakland one of the “Must See” destinations of the world, one of only four cities selected in the United States (2019). The city is popular for its art scene, nightlife, restaurants and diversity.
- Oakland is ranked #25 “Best Places for Business and Careers” in the country by Forbes (2018).
- The city has a thriving, diverse, and sustainable economy fueled by Professional, Scientific, and Tech Services; Healthcare and Social Assistance; and Educational Services.

# SITE PLAN (OPTION A)

8400 EDGEWATER DRIVE  
OAKLAND, CA



**RUBICON PROPERTY - OAKLAND**  
8400 EDGEWATER DRIVE  
OAKLAND, CALIFORNIA 94621

A	6.75 AC
A1	.81 AC
B	4.77 AC
<b>TOTAL</b>	<b>12.34 AC</b>

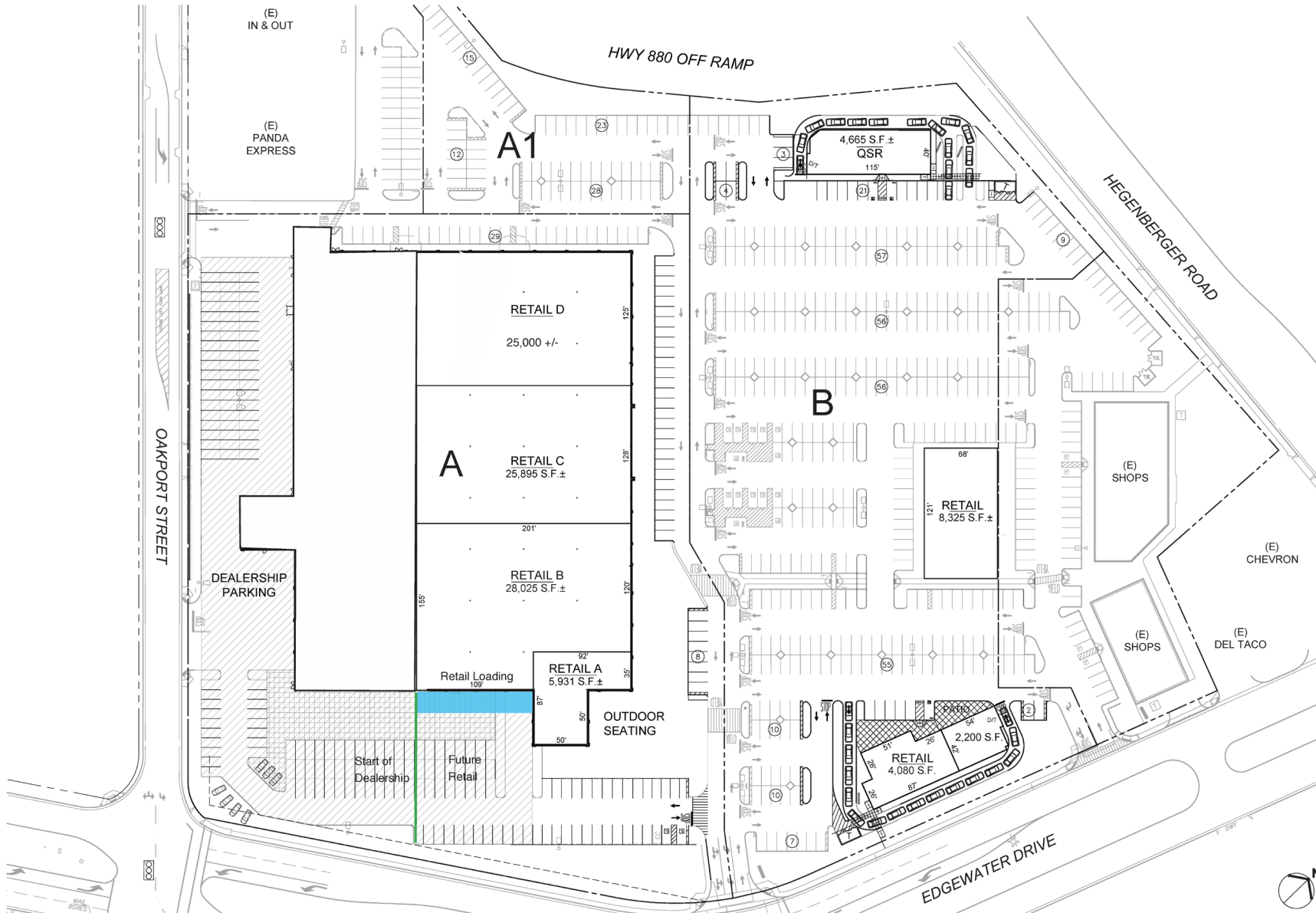
  
 N  
 SITE PLAN  
 1/32" = 1'-0"

**A1**  
02 01 19



# SITE PLAN (OPTION B)

8400 EDGEWATER DRIVE  
OAKLAND, CA



**RUBICON PROPERTY - OAKLAND**  
8400 EDGEWATER DRIVE  
OAKLAND, CALIFORNIA 94621

A	6.75 AC
A1	.81 AC
B	4.77 AC
<b>TOTAL</b>	<b>12.34 AC</b>

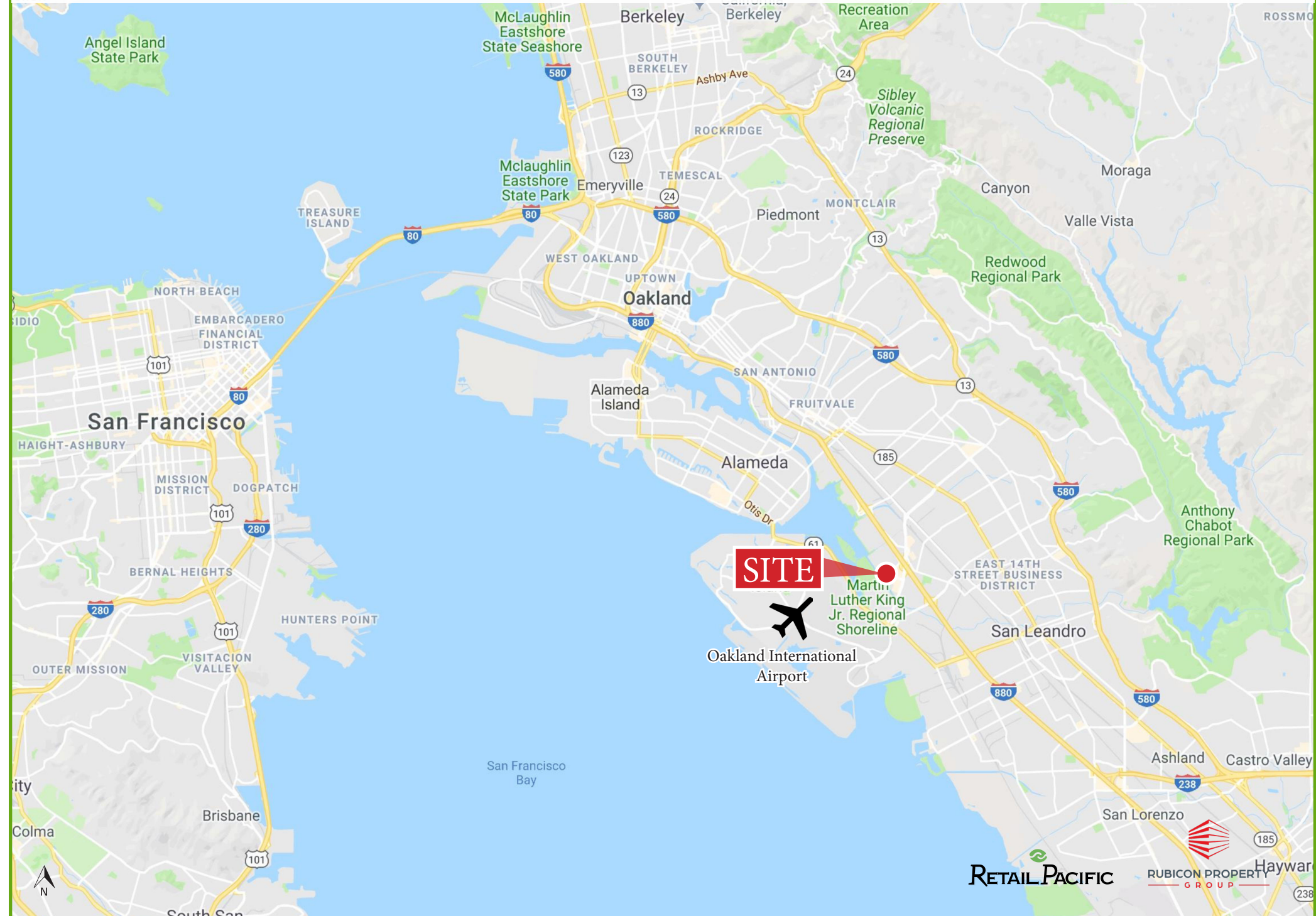
SITE PLAN  
1/32" = 1'-0"

**A1**  
02 01 19



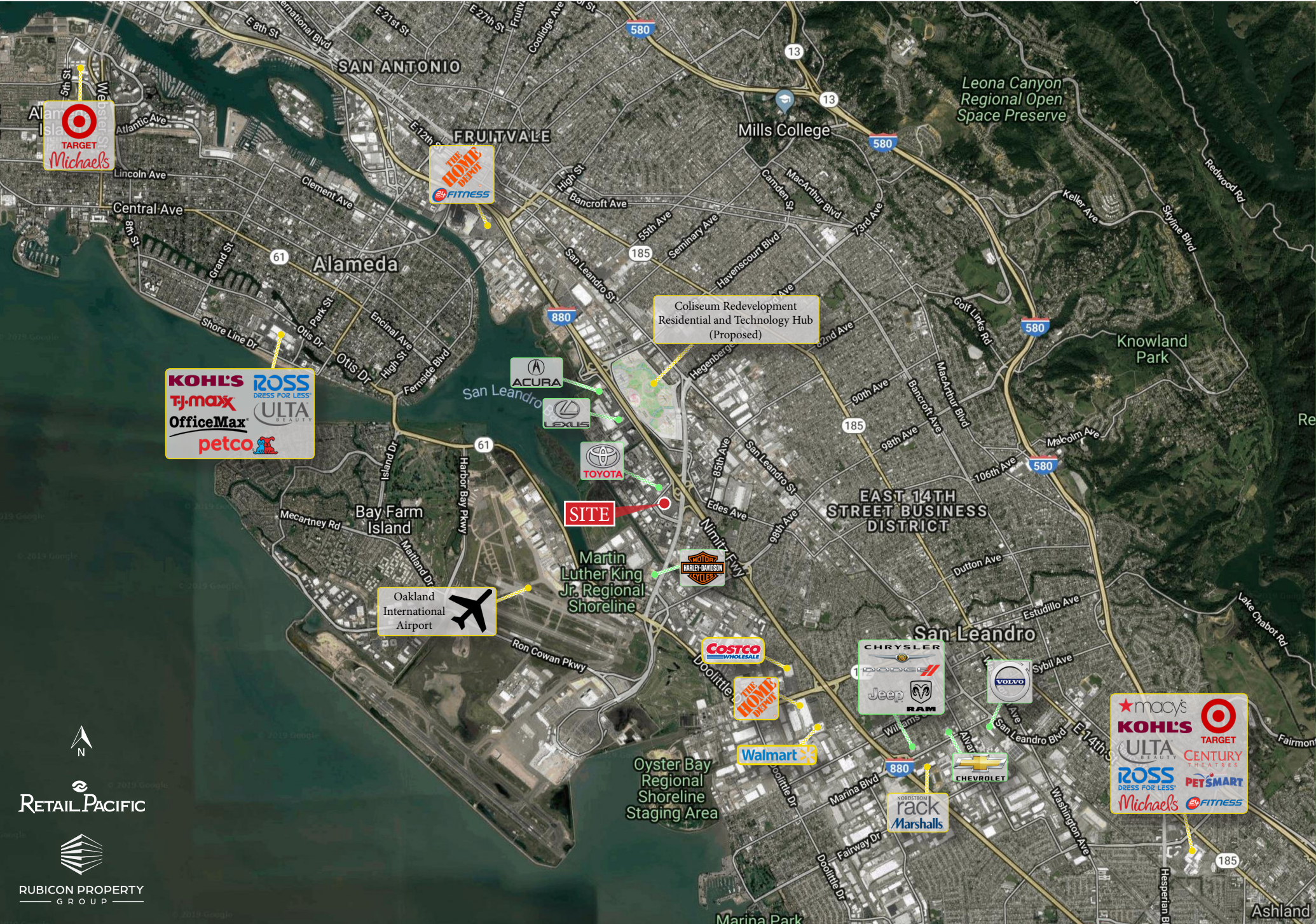
# REGIONAL MAP

8400 EDGEWATER DRIVE  
OAKLAND, CA



# AERIAL OVERVIEW

8400 EDGEWATER DRIVE  
OAKLAND, CA



# RESIDENTIAL DEVELOPMENT AERIAL

8400 EDGEWATER DRIVE  
OAKLAND, CA



\* This aerial presents a partial list of residential projects as of February 2019.

\* There were 8,600 units under construction and 7,900 units proposed as of August 2018.



Creating Value in Real Estate

Retail Pacific Inc is a full service commercial real estate company providing solid solutions for the changing dynamics in real estate. Retail Pacific Inc combines strategy, connections, expertise and efficient execution to create value for our clients. We provide:

- Investment Services
- Landlord Representation
- Tenant Representation
- Land Brokerage
- Disposition Services

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