

FOR LEASE

2511
BROADWAY

Oakland, CA 94612



Exclusively Listed by

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OFFERING SUMMARY

| | |
|----------------|--|
| Lease Rate: | \$2.75 SF/month (Industrial Gross) |
| Building Size: | 11,936 SF |
| Available SF: | 1,575 SF Ground Floor 279 SF Mezzanine (not included in rent) |

PROPERTY OVERVIEW

Rare small retail space with mezzanine in desirable Uptown Oakland location.

PROPERTY HIGHLIGHTS

- HIGH CEILINGS
- RARE SMALL SPACE
- LARGE CLERESTORY WAREHOUSE WINDOWS

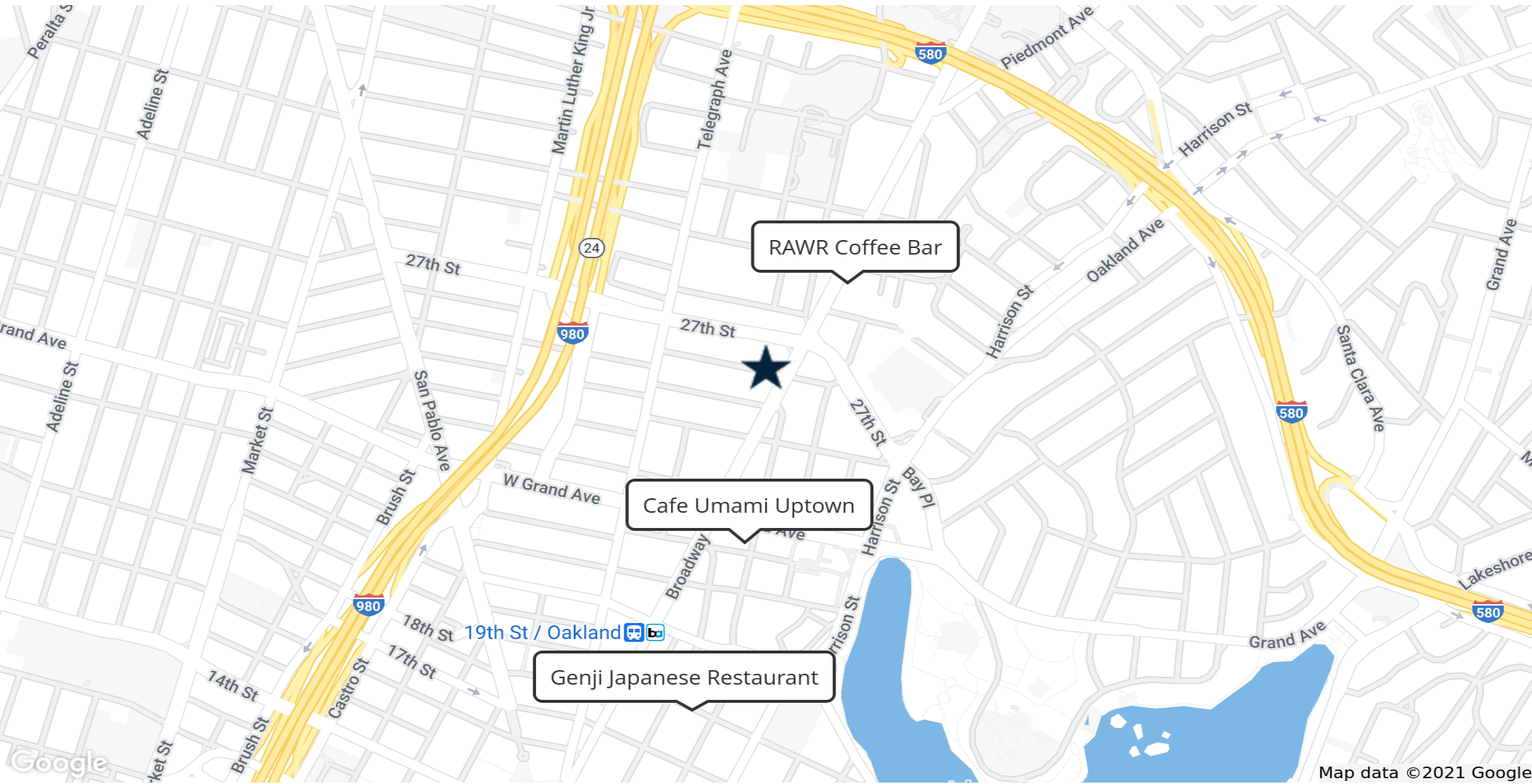


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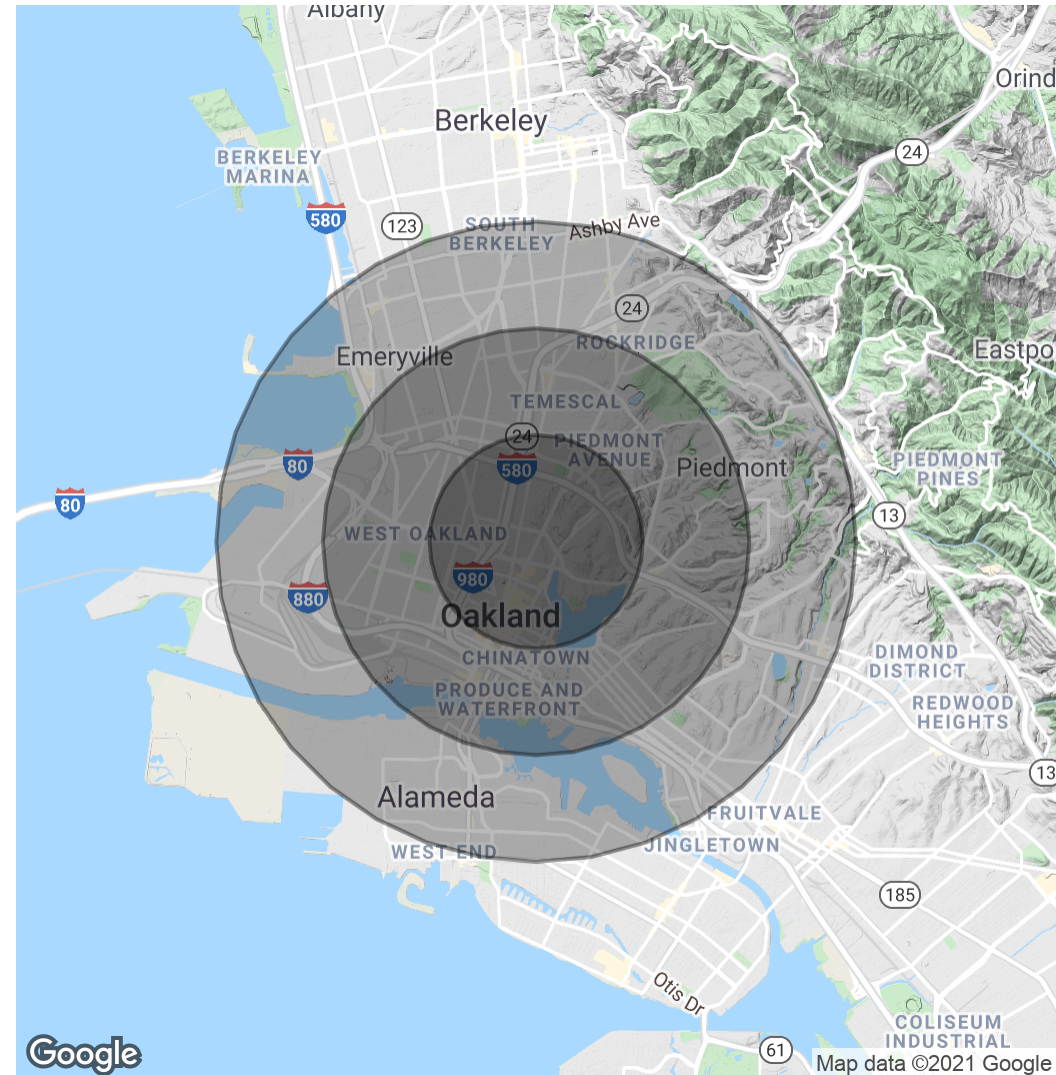
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 43,779 | 143,787 | 259,198 |
| Average age | 37.3 | 38.0 | 37.5 |
| Average age (Male) | 36.6 | 37.1 | 36.7 |
| Average age (Female)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

* Demographic data derived from 2010 US Census



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