

OAKLAND • CALIFORNIA

# AMERICAN STEEL BLOCKS

RETAIL/SHOP SPACE AVAILABLE

±4,891 – 8,363 SF (DEMISEABLE)

2010 & 2030 MANDELA PARKWAY, OAKLAND, CA 94607

2010 & 2030 MANDELA PARKWAY

RETAIL SHOP SPACE SEEKING ±4,891 – ±8,363 SF (DEMISEABLE)



RENEGADE  
RUNNING

NOW  
OPEN!

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# Project Highlights

📍 2010 - 2030 MANDELA PARKWAY



±4,891 - ±8,363 S.F.  
(Demiseable)



Recently opened –  
Renegade Running



Additional On-Site Parking,  
under construction



Seeking Retail,  
Restaurant, and Class  
Based Fitness uses



Site adjacent to common  
area courtyard, shared with  
Touchstone Climbing Gym  
and Proyecto Diaz Coffee



Pacific Pipe (Touchstone  
climbing gym) currently  
drawing a steady customer  
base out of their facility on site



Residence Inn  
Marriott

Café RICO  
California

FLAX  
art & design

SWAN'S  
MARKET

Nosse

SUBWAY

este

Altrios

Horn  
BARBECUE

sweetgreen

planet  
fitness

McDonald's

Little Caesars

boost  
mobile

CITITRENDS

PACEsupply  
Employee Owned & Operated since 1994

good  
eggs

SINCERE  
HOME  
DECOR

ExtraSpace  
Storage

ACE  
Hardware

NIMITZ FWY (I-880) ±125,000 ADT

ghost  
town  
BREWING

sun moon

OAP  
OAKLAND  
AUTO PARTS  
A LEVAN COMPANY

Auto-Chlor  
SYSTEM

JOHNSTONE

NUNU'S CAFE

18TH STREET ±3,706 ADT

PROYECTO  
DIAZ  
COFFEE



POPLAR ST ±469 ADT

PACIFIC PIPE

2020 RENEGADE NOW OPEN

2010 ±8,363 SF

MANDELA PKWY ±4,487 ADT

2030 ±4,891 SF

Happy  
Hound

W GRAND AVE ±20,427 ADT



prescott market

Almanac

HIGH WIRE

Cafe Noir

FAST TIMES

WOO CAN COOK

PRESCOTT MEATS

PIZZERIA VIOLETTA

BLACK OAK  
WILDERNESS  
SCHOOL

PODS

PRESCOTT  
STATION



PACIFIC PIPE



re.PhYSIO



ArtHaus

NUNU'S CAFE

MANDELA PKWY ±4,487 ADT



BANDALOOP



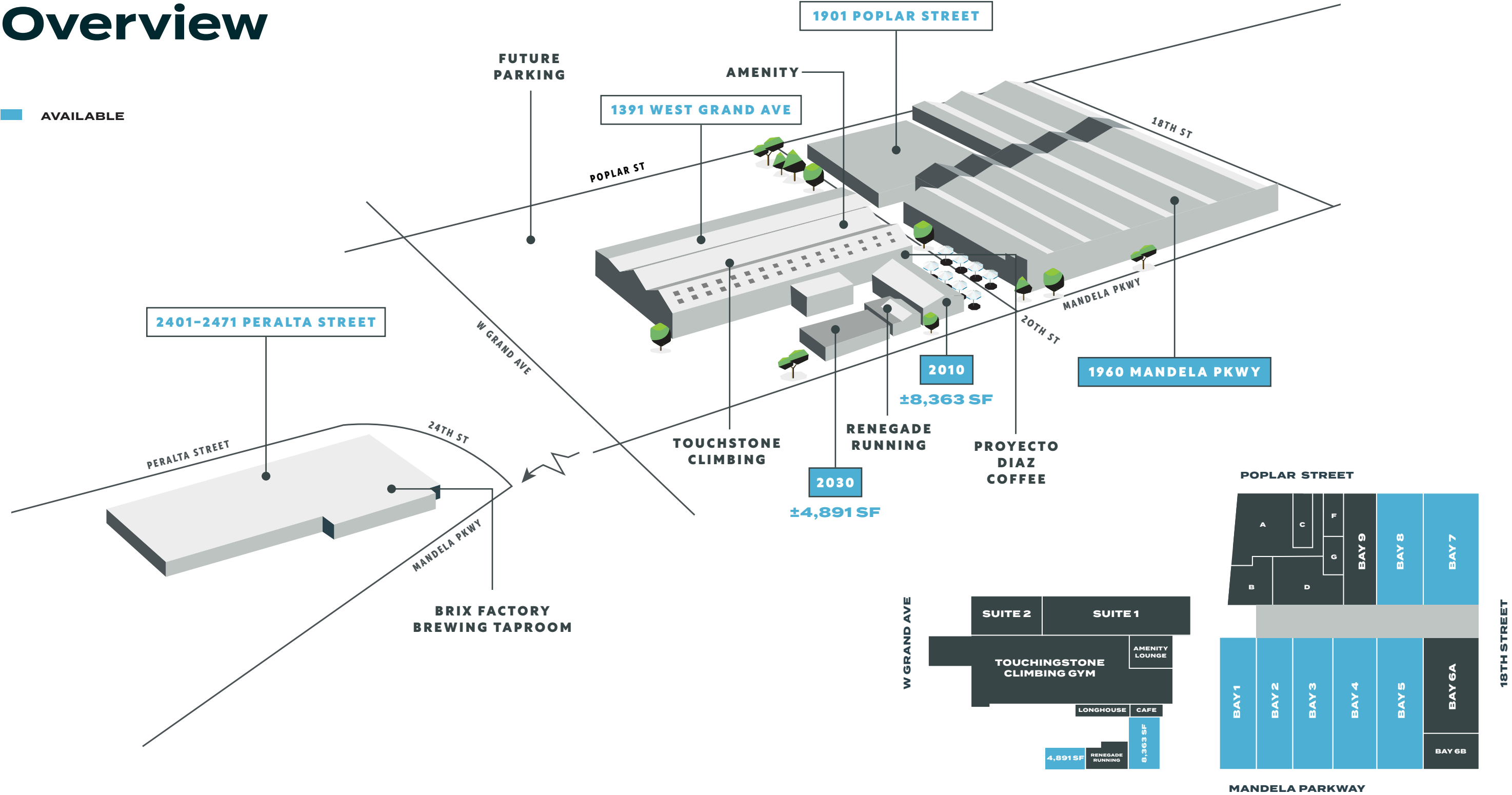
UNDERDOG  
FILM LAB





# Property Overview

AVAILABLE



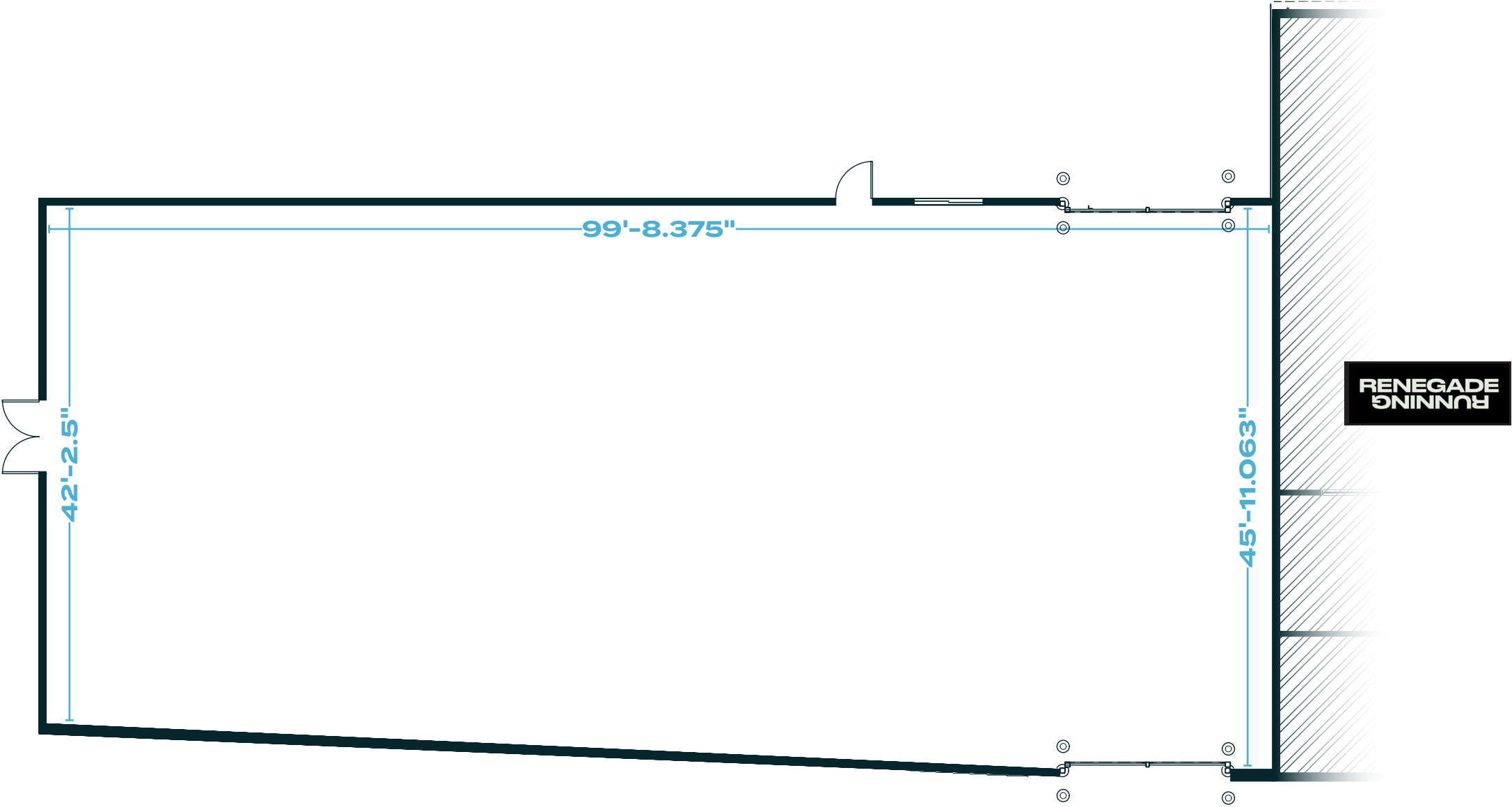


**PROPOSED  
EXTERIOR  
CHANGES**

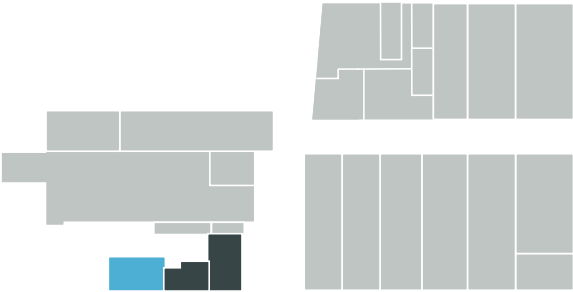


RETAIL SHOP SPACE

# 2030 Mandela

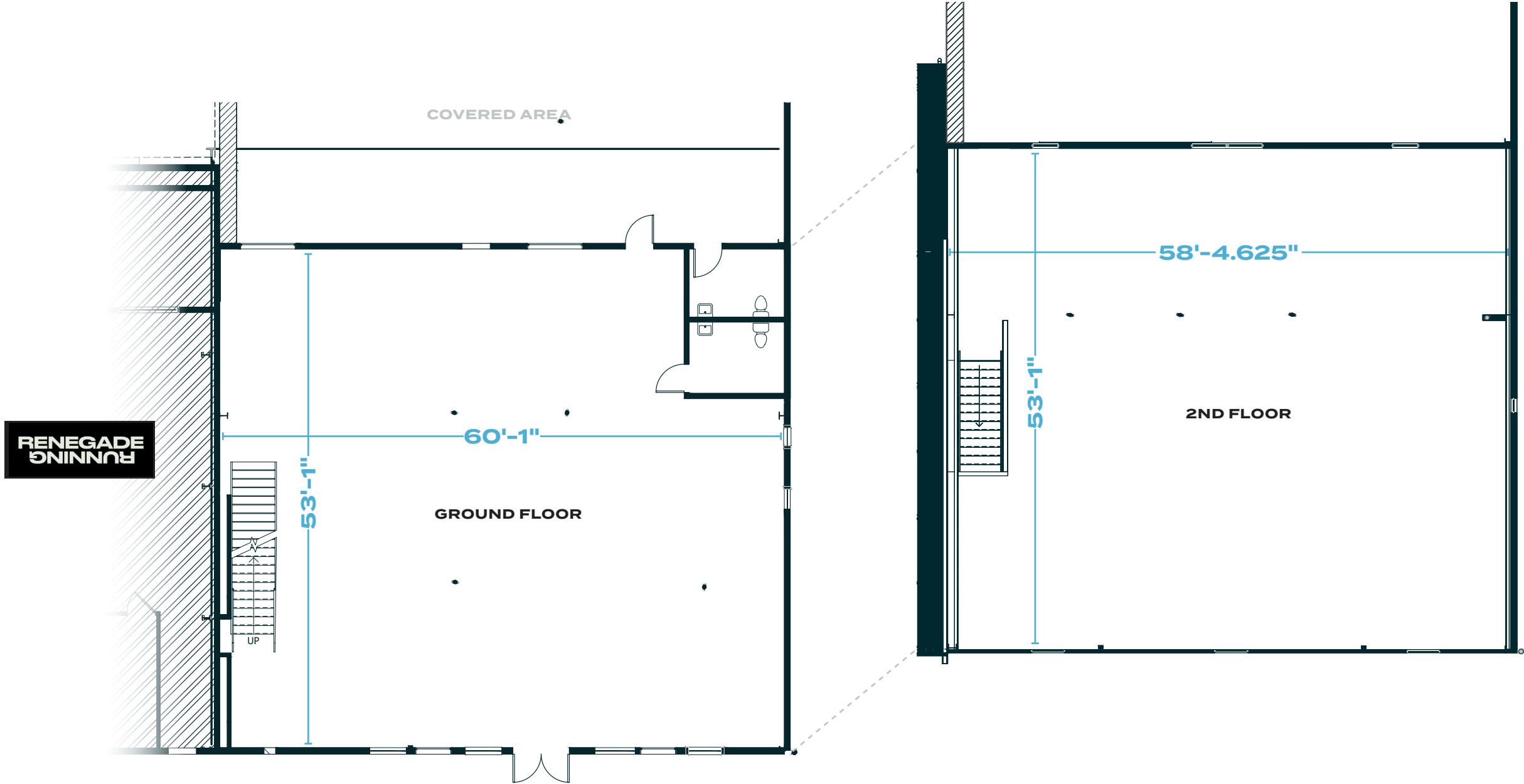


±4,891 RSF Suite Area





RETAIL SHOP SPACE  
**2010 Mandela**



±8,363 RSF Suite Area

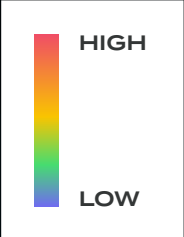


**EXISTING  
CLIMBING  
GYM**

# Placer Heat Map

PACIFIC PIPE/TOUCHING STONE  
CLIMBING GYM

359,000  
Annual Visits



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