

FOR LEASE

5337 COLLEGE AVENUE

Oakland, CA 94618



Exclusively Listed by

Steve Banker

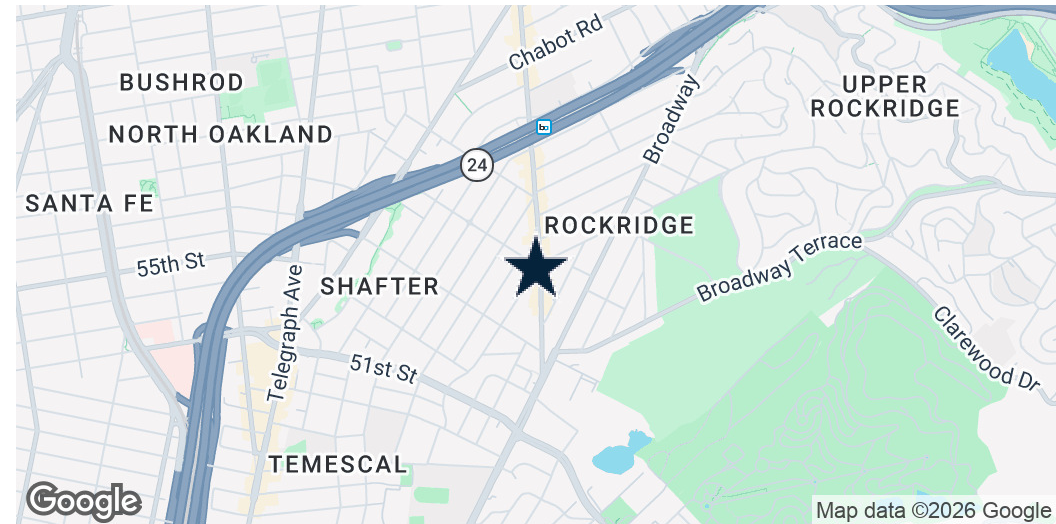
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OFFERING SUMMARY

Lease Rate:	\$3,900 per month (NNN)
Building Size:	16,000 SF
Available SF:	757 SF
Zoning:	CN-1

PROPERTY OVERVIEW

Extremely rare 2nd Generation Restaurant space with type 1 hood in Oakland's Rockridge District. Space includes use of existing equipment, cookware, furniture and fixtures. Existing parklet seating (Tenant to confirm whether approved by City of Oakland/responsible for all city of Oakland permitting fees), exterior storage area, and access to common area trash and restrooms. One parking space available at \$300.00 per month per stall. NNN estimated at \$789.02 per month plus an additional \$300.00 per month for water/recycling.

PROPERTY HIGHLIGHTS

- Type 1 hood
- Indoor/outdoor seating
- Existing FF&E
- Access to shared trash/restrooms.



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LCB
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	31,002	141,002	279,557
Average Age	40.2	36.1	36.0
Average Age (Male)	39.8	35.1	35.4
Average Age (Female)	41.3	37.3	36.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	16,049	64,594	127,373
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$103,753	\$90,730	\$84,172
Average House Value	\$778,022	\$722,572	\$713,716

2020 American Community Survey (ACS)

