

316 12th St

OAKLAND, CA | 94607

FOR LEASE



Marcus & Millichap

LEVIN JOHNSTON

COMMERCIAL REAL ESTATE ADVISORY GROUP

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ASSOCIATE

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CalDRE #02303500

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RETAIL (Ground Floor)

- Approximately **6,207 SF** Available As-Is (Open Floor Plate)
- Divisible Into 3 Separate Spaces (2,248 SF | 1,876 SF | 2,083 SF)
- Separate Restrooms For Each Space



OFFICE (2nd Floor)

- Approximately **6,465 SF** Available
- Large Terraces North & South (~2,179 SF)



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Ground Floor Retail

RETAIL OFFERING

Lease Rate:	\$2.50 SF/month (Gross)
Building Size:	35,702 SF
Available SF:	1,876-6,207 SF
Year Built:	2023
Zoning:	D-LM-4 (Mixed Commercial)

OFFICE OFFERING

Lease Rate:	\$2.32 SF/month Or \$15,000 /month (Gross)
Available SF:	6,465 SF
Year Built:	2023

PROPERTY OVERVIEW

316 12th St presents a rare opportunity to lease newly redeveloped retail and office space in the heart of Downtown Oakland. The premise offers easy access to public transit (AC Bus & BART), Uptown, Chinatown, Jack London Square, Lake Merritt, and more, generating consistent neighborhood retail demand.

The ground floor retail offers expansive frontage, high ceilings, and flexible, divisible layouts well-suited for a variety of uses including retail, food & beverage, fitness, and service-oriented concepts.

The second-floor office space features an open floor plate, abundant natural light, and large private terraces, providing an ideal environment for creative office users, startups, and professional services seeking a modern, design-forward workspace.

Contact us today to schedule a tour or request more details!

PROPERTY HIGHLIGHTS

- High 16' Ceilings With Expansive Open Volume
- Open Floor Plan With Abundant Natural Light From Large Windows
- Character-Rich Exposed Timber Interiors With Modern Structural Steel Frames
- Strong Street Presence — Ideal For Access, Visibility, & Branding
- Deep Floor Plate Providing Flexibility For Retail Operators

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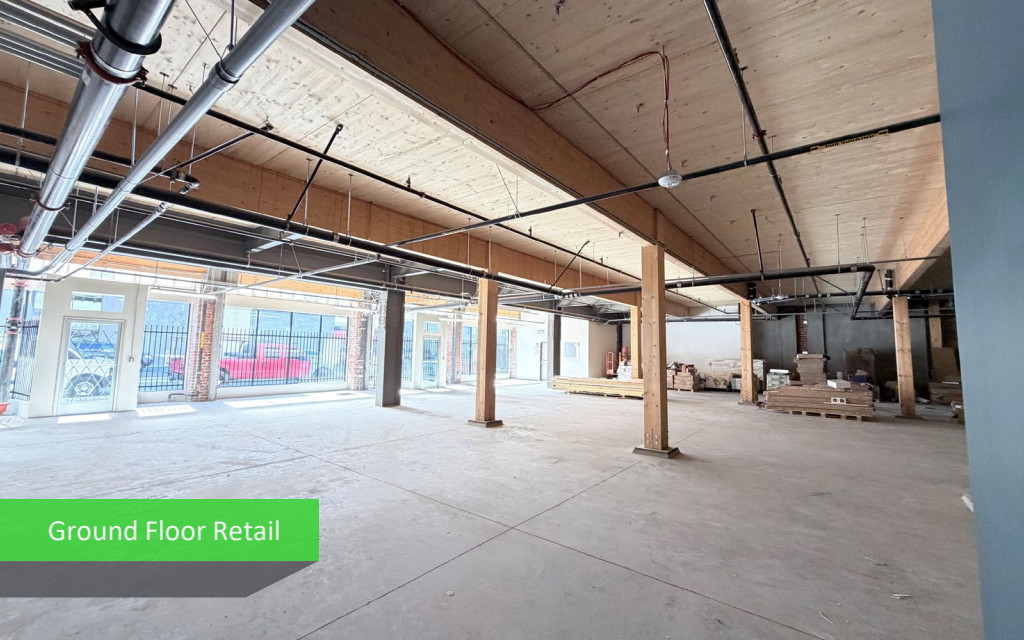
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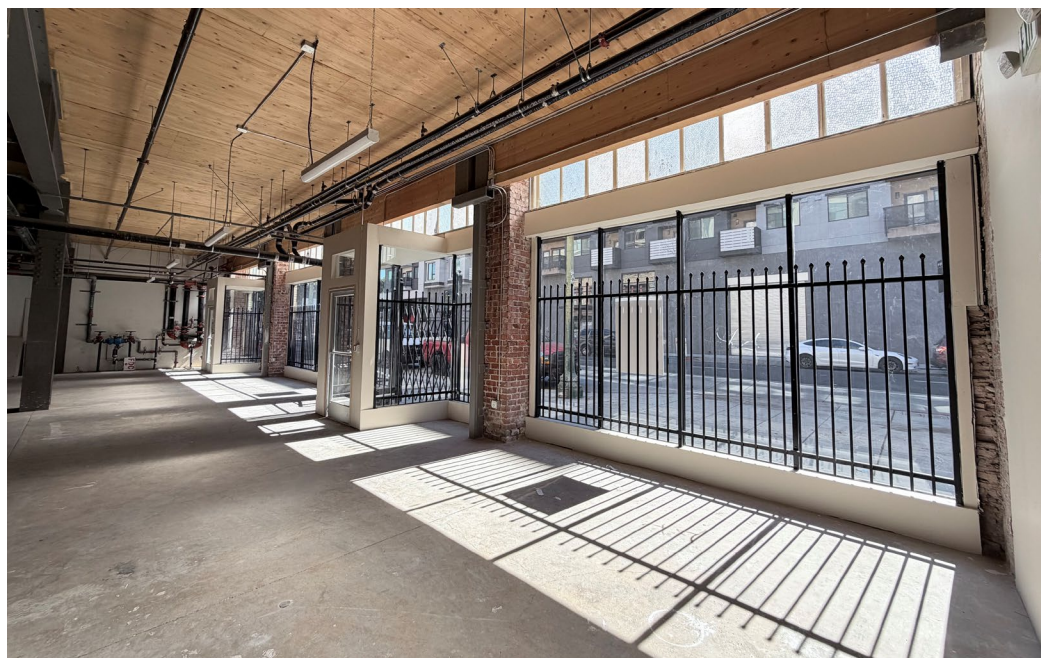
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Ground Floor Retail



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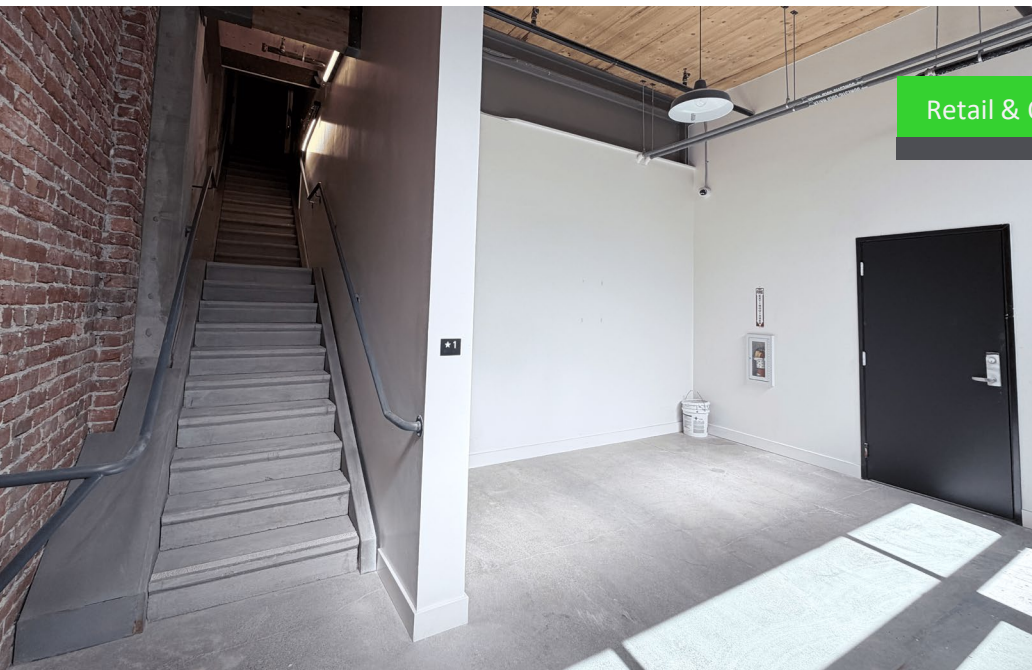
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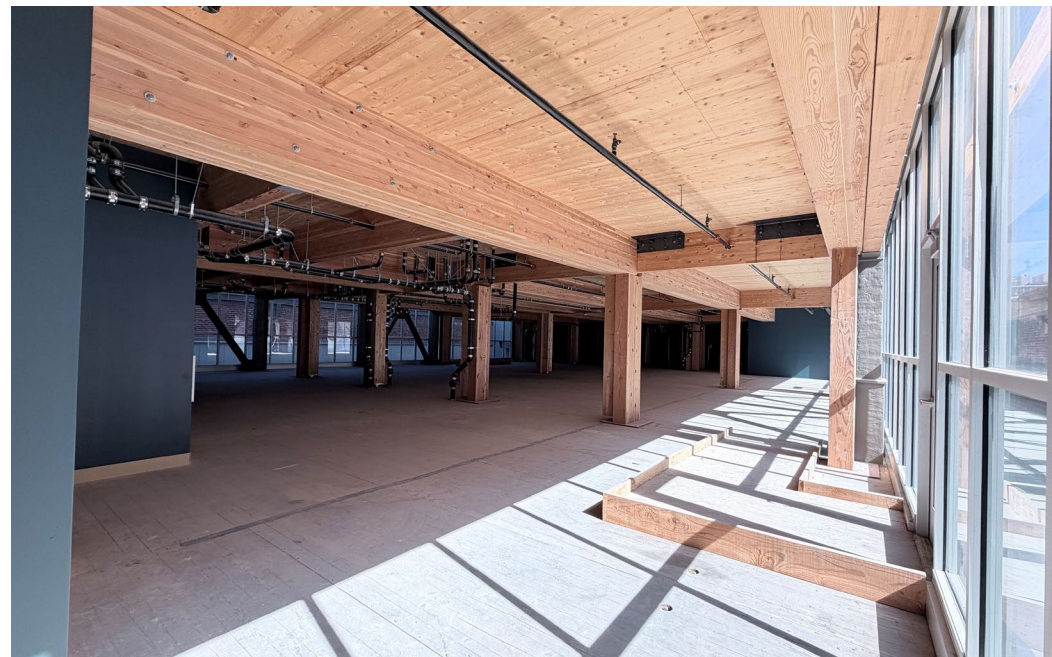
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Second Floor Office



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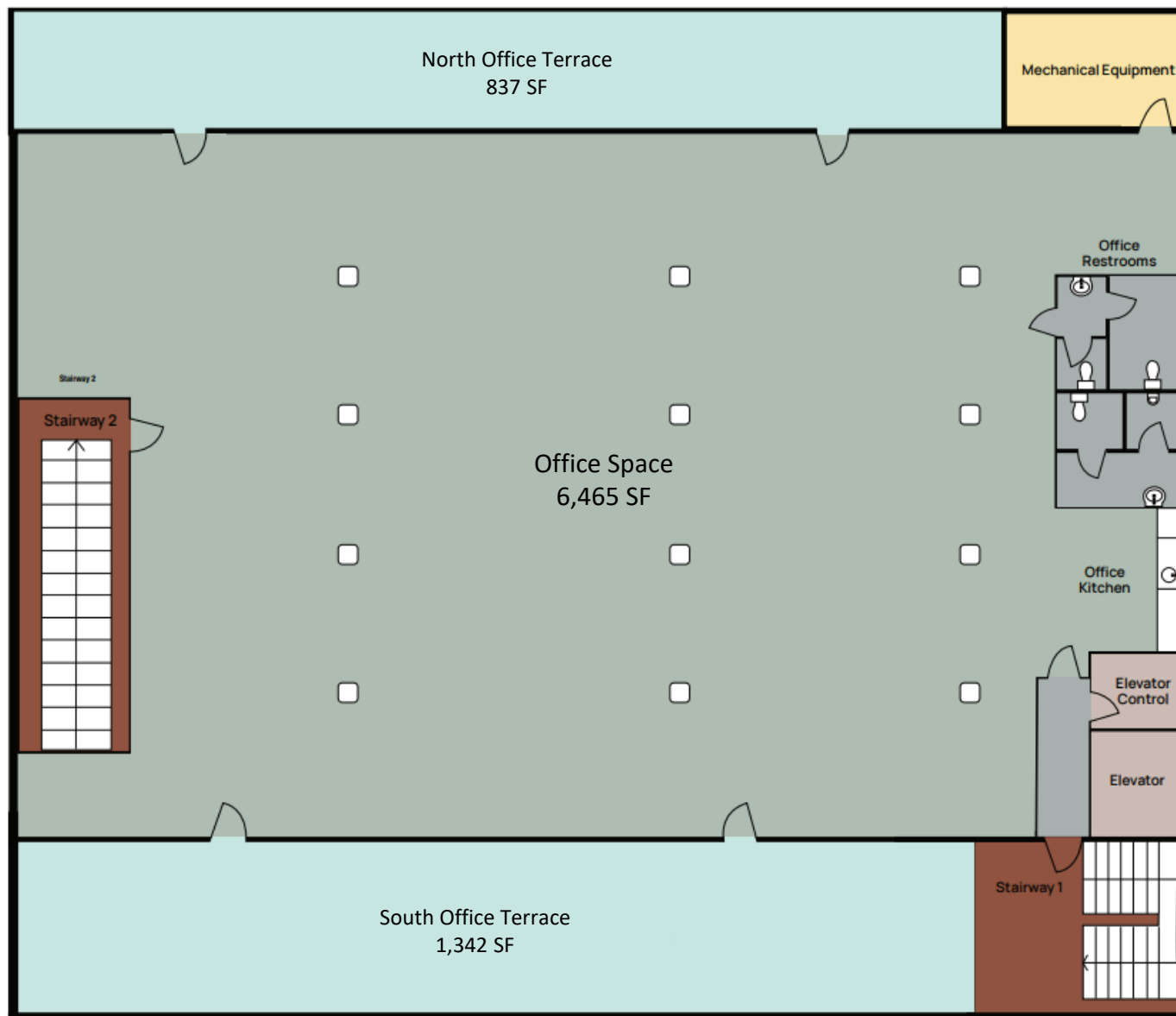
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2nd FLOOR

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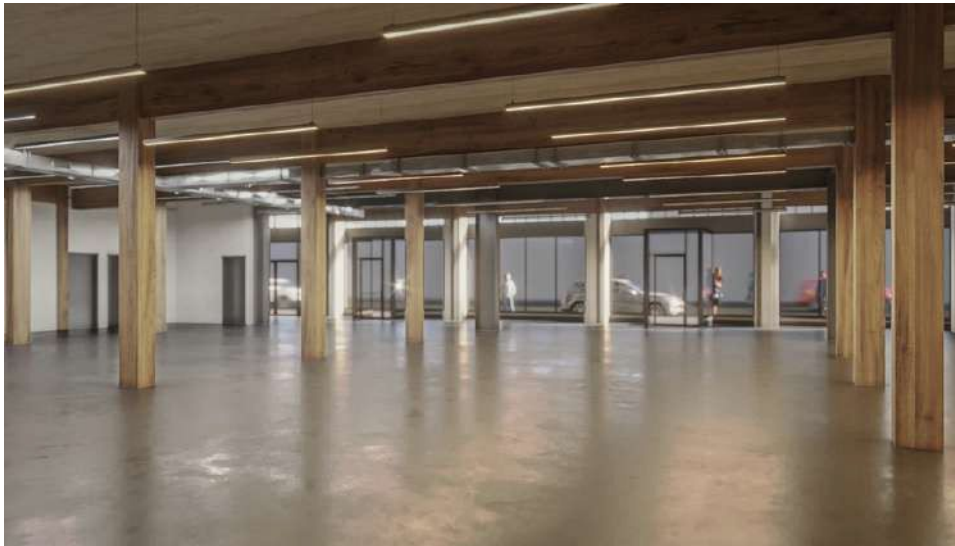
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BUILDING RENDERINGS



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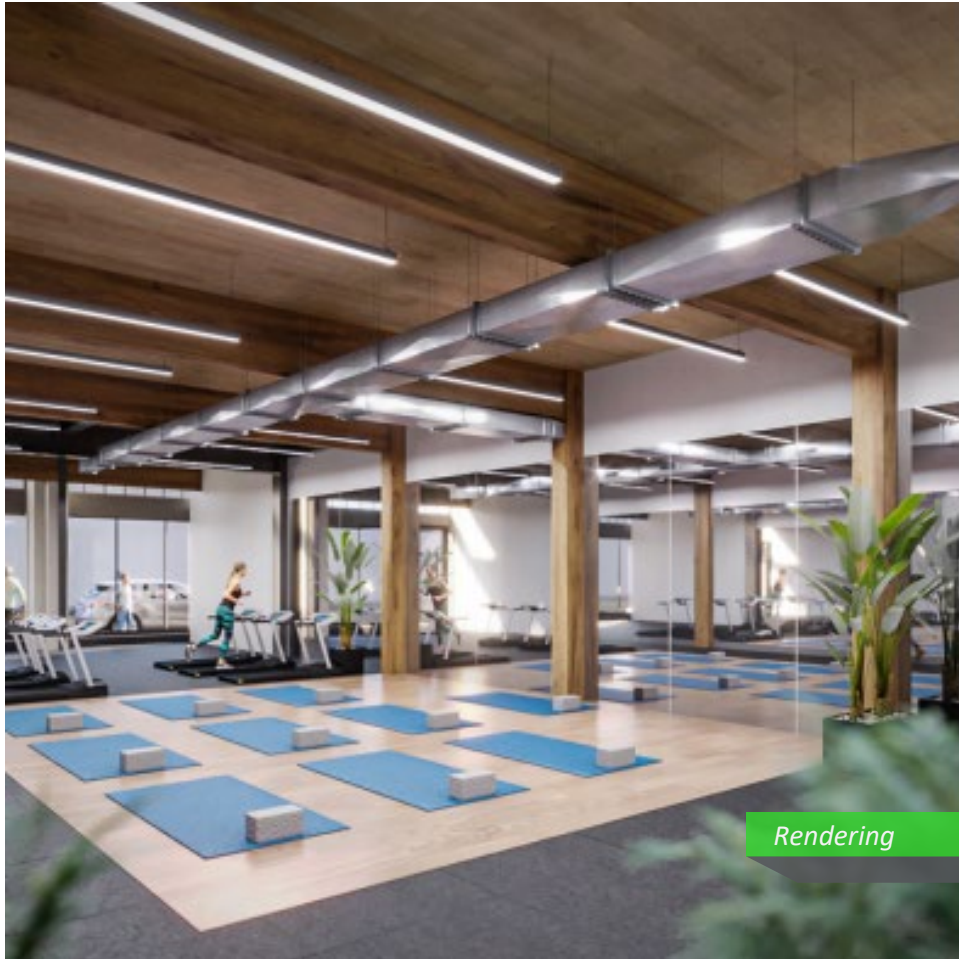
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LOCATION DESCRIPTION

Oakland is one of the nation's most rapidly growing cities. The city boasts a great combination of location, employment, and growth. Located directly across the Bay Bridge from San Francisco, the city serves as the seat of the Bay Area's Alameda County. Oakland is a major transportation hub with several Bay Area's Rapid Transit System (BART) stops and is intersected by several interstate freeways. The 12th Street Oakland City Center BART station is only a 5-minute walk from the premise. Downtown San Francisco is just a 13-minute BART ride away and there is immediate access to Interstates 80, Interstate 580, Interstate 880, the San Francisco - Oakland Bay Bridge, as well as many others.

Oakland has a diverse and robust list of top employers. The tech, health, and financial sectors are all represented by Square, Pandora Media, Kaiser Permanente, Sutter Health, Blue Shield, Sungevity, Ask.com, and Credit Karma are among the city's high-profile employers. Together Kaiser Permanente and Sutter Health employ over 16,000 within the city. Oakland also serves as the trade center for the Bay Area with the Port of Oakland being the busiest port in all of Northern California. The port is responsible for discharging more than 99% of all containerized goods moving throughout Northern California.

Within minutes of walking time to the Civic Center, Lake Merritt, the Oakland City Hall, and a myriad of local amenities, the newly built premise presents an exceptional site for retail operators to appeal towards local customers, visitors, and tourists alike. Additionally, rebounding multifamily markets & the rapidly expanding office scene on the Peninsula and San Francisco, owing to Artificial Intelligence and new commercial projects, could lead to a future spill-effect and growth for Downtown Oakland and the greater East Bay, creating significant additional consumer demand for neighborhood and regional retail.

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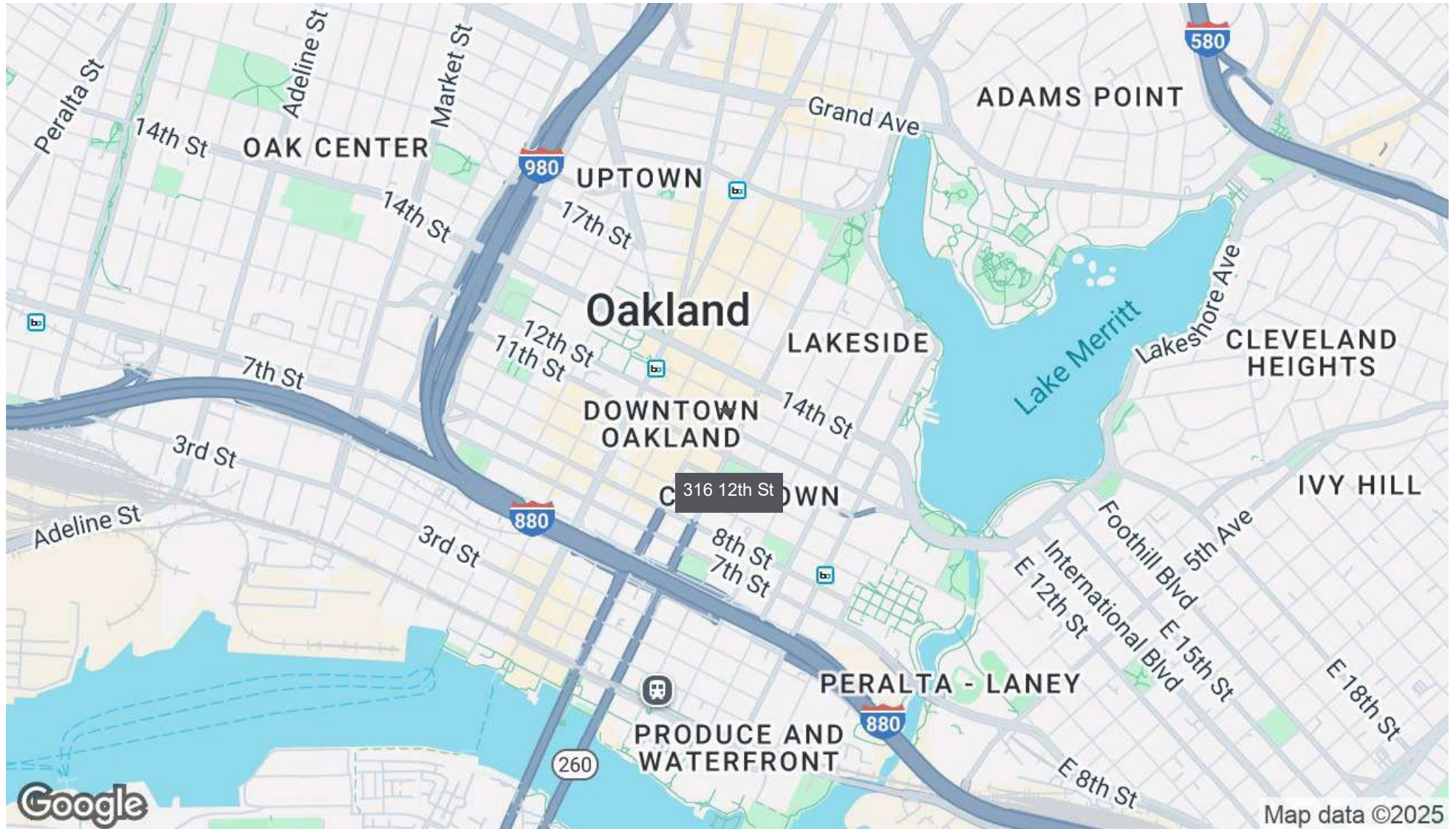
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REGIONAL MAP



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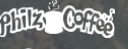
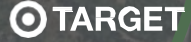
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DOWNTOWN BERKELEY

 **Berkeley**
UNIVERSITY OF CALIFORNIA

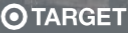
 KAISER PERMANENTE  Sutter Health

SAMUEL MERRITT UNIVERSITY

PIEDMONT

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DOWNTOWN OAKLAND

ALAMEDA

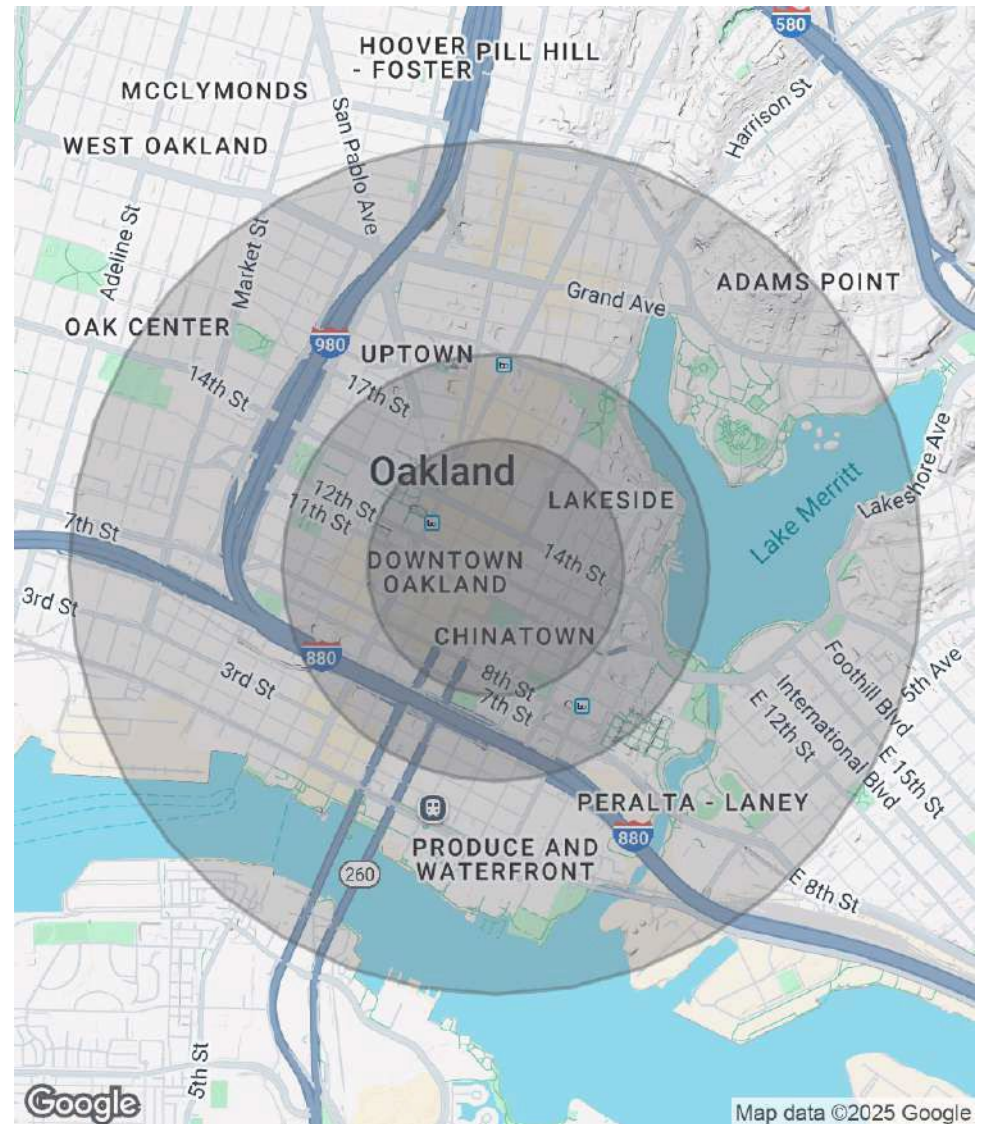
LANEY COLLEGE

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	7,551	16,481	45,769
Average Age	49	48	44
Average Age (Male)	48	46	43
Average Age (Female)	50	48	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,395	9,213	23,360
# of Persons per HH	1.7	1.8	2
Average HH Income	\$87,377	\$114,002	\$129,620
Average House Value	\$721,159	\$823,122	\$966,037

Demographics data derived from [AlphaMap](#)



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