



EASTMONT TOWN CENTER

7200 BANCROFT AVENUE OAKLAND CA



RETAIL OPPORTUNITIES AT EASTMONT!

Prime retail is available at this renowned shopping center and social services hub, serving the communities of East Oakland and San Leandro.

Under new ownership and with exciting plans underway, now is the time to join anchor tenants such as CVS, Auto Zone, Burger King, Taco Bell and Gazzail's Supermarket!

The Eastmont Town Center has taken on new life over the past decade and is now thriving in two capacities - one as a bustling retail center and the other as a hub for community services. Together this makes for a very active center between customers and clients shopping, dining and partaking in health and wellness visits.

THE NUMBERS

33 ACRES

Eastmont Town Center is bounded by Foothill Boulevard, Bancroft Avenue, 73rd Avenue, and Church Street, in the Frick neighborhood of East Oakland

18,000 VEHICLES

Travel past Eastmont Town Center daily

12 TRANSIT LINES

AC Transit Center located on site with several lines intersection with the Center

1,000+ EMPLOYEES

Estimated Staff working at the Health & Wellness Services Hub

419,000+ RESIDENTS

Within 5 Miles

94,000 HOUSEHOLDS

With Children

147,000 HOUSEHOLDS

FEATURES

PARKING:

The Center offers plentiful free parking while shopping - over 500 spaces!

TRANSIT SERVICES:

Eastmont Transit Center offers a major bus interchange location here with various lines serving the community, including direct access to BART

OAKLAND PUBLIC LIBRARY BRANCH:

One of 16 branches in the system, opened in 1998

LIBERATION PARK:

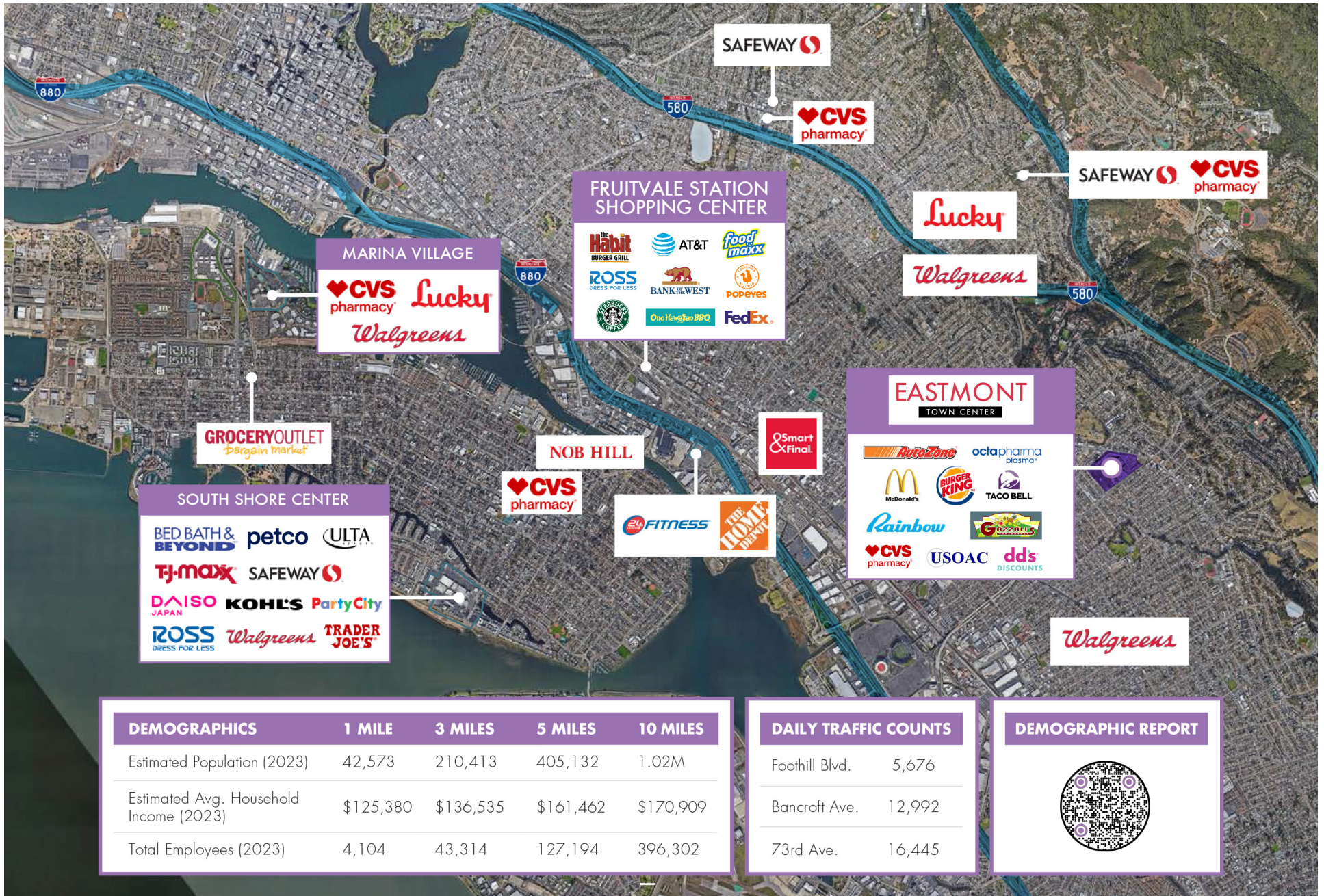
Currently a small community park, this will soon become a Cultural Center with an adjoining six-story affordable housing complex, a food hall, performance space and Farmers Market.

TRAFFIC COUNTS:

Foothill Boulevard - 5,676 Daily

Bancroft Avenue - 12,992 Daily

73rd Avenue - 16,445 Daily



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Estimated Population (2023)	42,573	210,413	405,132	1.02M
Estimated Avg. Household Income (2023)	\$125,380	\$136,535	\$161,462	\$170,909
Total Employees (2023)	4,104	43,314	127,194	396,302

DAILY TRAFFIC COUNTS	
Foothill Blvd.	5,676
Bancroft Ave.	12,992
73rd Ave.	16,445

DEMOGRAPHIC REPORT



PROPERTY HIGHLIGHTS

- Surface parked, high volume grocery /CVS anchored regional shopping center
- Prime 5,285 SF in-line available
- Rare 12,521 SF Anchor Position available
- Maximum freeway exposure
- Easy freeway access



EASTMONT TOWN CENTER

ZONING: CC-1 (COMMERCIAL ZONING - COMMUNITY)
 APNs: 039-3291-021
 039-3291-022
 039-3299-1-2
 039-3299-2-2

COMMERCIAL PARCEL 494,964 S.F. (±11.36 ACRES)

BUILDING 1 – SENIOR COMMUNITY HOUSING
 FOUR STORIES
 FIRST LEVEL SQUARE FOOTAGE 13,997 S.F.

COMMERCIAL BUILDING AREA

BUILDING 2 – AVAILABLE	1,200 S.F. & 2,000 S.F.
BUILDING 3 – TACO BELL	2,637 S.F.
BUILDING 4 – BURGER KING	3,416 S.F.
BUILDING 5 – AUTOZONE	6,854 S.F.
BUILDING 6 –	
SUITE 9 – AVAILABLE	1,106 S.F.
SUITE 20 – AVAILABLE	12,521 S.F.
SUITE 100 – OCTAPharma PLASMA	11,210 S.F.
SUITE 101 – RAINBOW APPAREL	9,400 S.F.
SUITE 102 – AVAILABLE (DIVISIBLE)	3,398 S.F.
SUITE 103 – AVAILABLE (DIVISIBLE)	2,845 S.F.
SUITE 106 – AVAILABLE	1,359 S.F.
SUITE 107 – AVAILABLE	3,394 S.F.
SUITE 112 – AVAILABLE	5,285 S.F.
SUITE 113 – GAZZALI'S SUPERMARKET	31,042 S.F.
SUITE 114 – dd'S DISCOUNTS	22,047 S.F.
SUITE 115 – CVS	13,840 S.F.

FUTURE BUILDING 7 – AVAILABLE PAD UP TO 3,000 S.F.
 TOTAL = 135,154 S.F.

NET LOWER LEVEL COMMERCIAL BUILDING AREA (F.A.R.) 135,154 S.F. (27.3%)

PARKING PROVIDED – TOTAL:

STANDARD	513
ACCESSIBLE	23
	536 SPACES

COMMERCIAL PROJECT PARKING RATIO: 4.0/1,000 S.F.

CHROMATA
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