

FOR LEASE

360°
VIRTUAL TOUR



3,254 Sq Ft Available Near Oakland's Vibrant Jack London District

401 Alice St | Oakland, CA

NANorthgate

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HIGHLIGHTS

- Recent investment of over \$2 million into building improvements, including newly demised space, roof, windows, doors, lighting, electrical and more.
- Within walking distance of Amtrak, Bart, and other public transportation.
- Central location in the city of Oakland – close to I-880, Jack London Square, Downtown Oakland, Lake Merritt, and Laney College.
- Mixed-Use Community Synergy – Surrounded by residences, retail, dining, and office tenants that drive all-day, seven-day-a-week activity.
- Growing Waterfront Destination – A historic area undergoing revitalization, drawing continued investment and regional interest.
- Proximity to the Posey and Webster Tube's, high traffic underwater tunnels connecting Oakland and Alameda.

PROPERTY OVERVIEW

ADDRESS	401 Alice St, Oakland, CA 94607	
PROPERTY TYPE	Retail	
PRICE	Contact Broker	
ZONING	Retail Commercial (C-45/S-4)	
AVAILABLE SPACE	Suite A	3,254 sq ft
LOT SIZE	0.32 acres	
APN	001-0153-007-00	
TRAFFIC	I-880	± 99,802 ADT
	Alice St	± 479 ADT
	4 th St	± 2,953 ADT

AERIAL VIEW



5th St \pm 495 ADT

I-880 \pm 99,802 ADT

SITE

4th St \pm 2,935 ADT

Alice St \pm 479 ADT

MARKET OVERVIEW



Residential, legal, and recreational uses, with a mix of parks, event venues, and waterfront amenities.

Industrial, distribution, and wholesalers.

Commercial, residential, and civic uses with an emphasis on government offices, professional services, auto-related businesses, creative studios, and a growing presence of breweries and software companies.

SITE

JACK LONDON SQUARE
Professional services, restaurants, and tourist attractions, with an emphasis on legal, design, and dining establishments.

I-880 ± 99.8k ADT

Retail and recreation-focused area with numerous restaurants, shopping, parks, and a broad mix of local services.

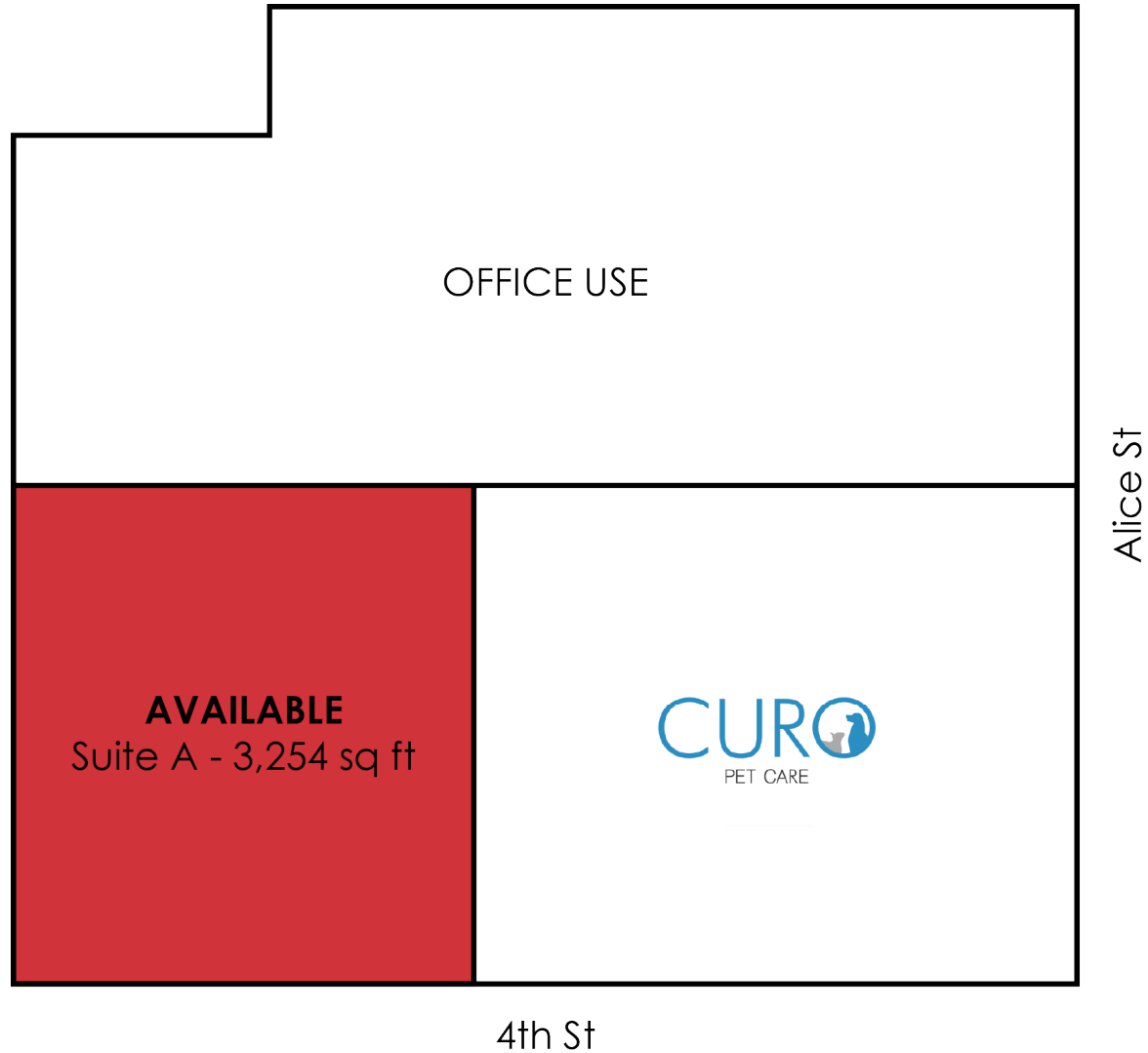
Posey Tube ± 27.9k ADT

Webster Tube ± 28.7k ADT

PUBLIC TRANSPORTATION – BART MAP

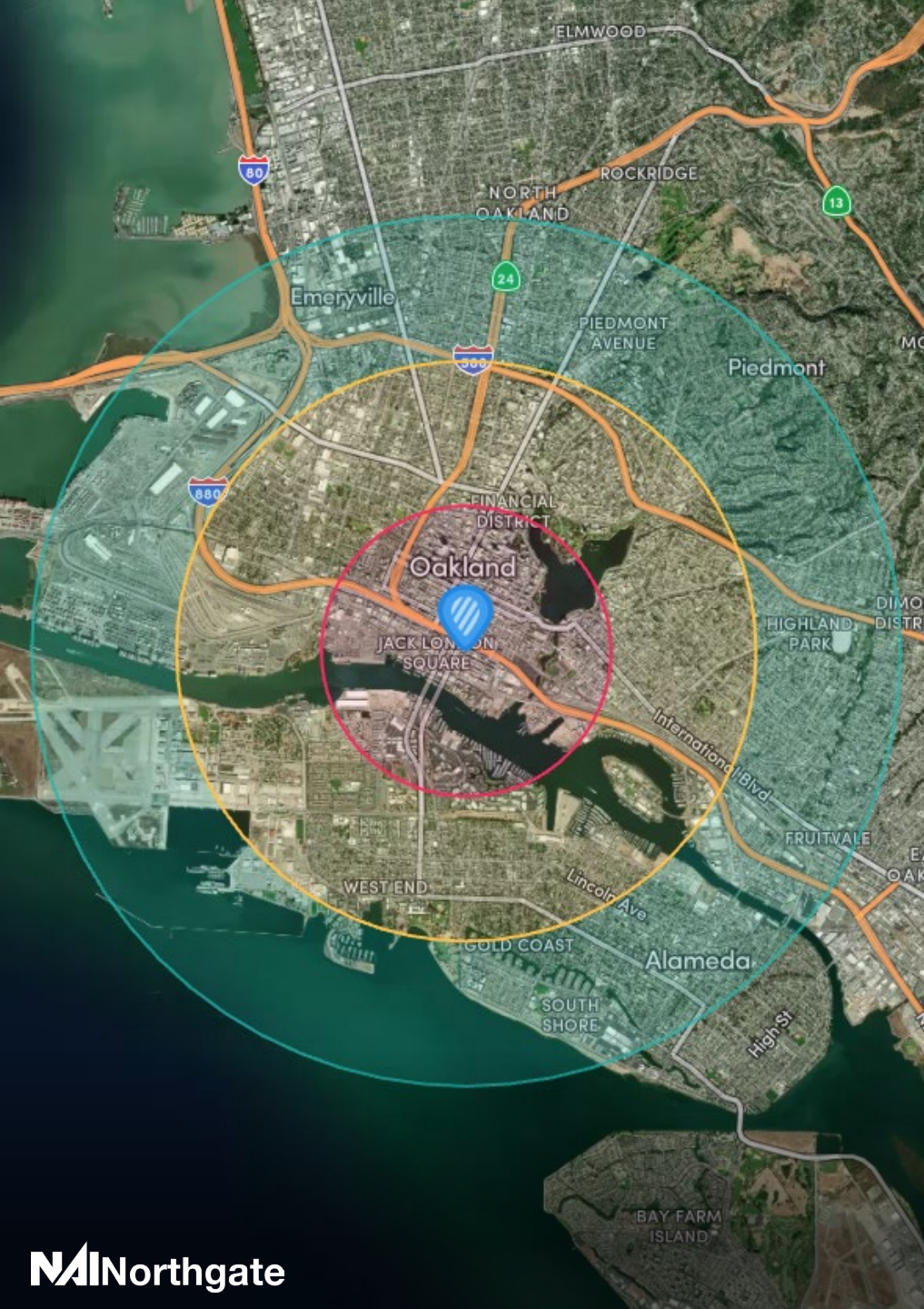


FLOOR PLAN



INTERIOR PHOTOS





DEMOGRAPHICS - 2025

	1 MILE	2 MILES	3 MILES
Population	31,910	139,046	252,946
Projected Growth (5 Yr)	32,801	139,383	251,861
Median Age	44	40	40
Households	16,377	61,320	107,595
White Population	9,198	45,873	86,980
Black Population	5,675	23,022	36,306
Am Indian Population	210	1,418	3,250
Asian Population	12,408	39,632	65,256
Other Population	5,312	29,438	60,068
Hispanic Population	12.57%	17.46%	20.21%
Average HH Income	\$127.2k	\$134.2k	\$144.6k
Median HH Income	\$84.8k	\$91.9k	\$103.7k
High School Graduates	23,123	98,455	174,117
College Graduates	15,792	66,044	117,482
Total Employees	17,573	79,627	143,173



Bay Area Gateway

Oakland serves as a vibrant gateway to the San Francisco Bay Area, offering a dynamic blend of urban energy, cultural depth, and economic opportunity. Its strategic location makes it an ideal hub for both regional and international business.

Economic Engine

Driven by thriving industries such as logistics, tech, healthcare, and green energy, Oakland continues to experience robust economic growth. Its deepwater port, one of the busiest on the West Coast, fuels trade and business expansion.

Talent & Innovation

Home to institutions like Mills College and neighboring UC Berkeley, Oakland benefits from a diverse, educated, and innovative workforce. The city attracts startups and established firms alike with its entrepreneurial spirit.

Scenic & Sustainable

Flanked by the San Francisco Bay and East Bay Hills, Oakland offers scenic views and abundant green spaces. Its commitment to sustainability is evident in eco-friendly development and alternative transportation initiatives.

Prime Connectivity

Oakland boasts exceptional access through major interstates, BART and Amtrak rail lines, and Oakland International Airport. Its infrastructure ensures efficient movement of people and goods across the region and beyond.

NA Northgate

Investment Sales | Leasing | Asset Management | Property Management



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