

# 528 7TH STREET

2 RETAIL UNITS IN DOWNTOWN OLD OAKLAND IN THE GREEN ZONE!

2 retail/ Office space with Green Zone opportunity. One unit with Shower



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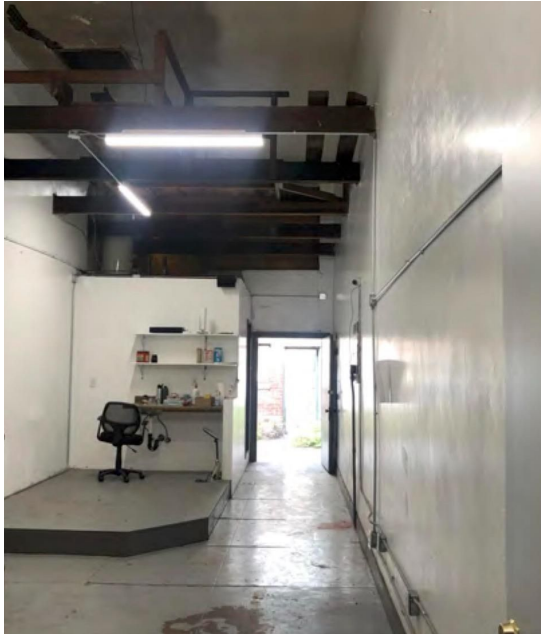
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**COMPASS**  
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# PROPERTY DESCRIPTION

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Unlock the potential of this 2,500 sq. ft. retail space located at 528 7th St in the heart of Oakland's coveted Green Zone. Perfectly suited for cannabis-related businesses or any retail enterprise seeking high visibility, this property benefits from significant foot traffic and easy access to major freeways and public transit. Situated just blocks from Chinatown and Jack London Square, the location is ideal for attracting a diverse customer base. The space features expansive display windows, and ample natural light, providing a versatile layout that can accommodate a boutique storefront, dispensary, or Office Space. With Oakland's Green Zone regulations in place, the property is primed for cultivation, distribution, or retail opportunities. As the surrounding neighborhood experiences ongoing growth and development, this vibrant area is drawing in even more residents and businesses. Don't miss your chance to establish your business in one of Oakland's most sought-after retail corridors

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# PROPERTY DETAILS

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**2**

Total number  
of units

## Property overview

**1933**

Year built

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**1-203-22**

Parcel number

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**2,163\***

Living Sq Ft

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**2,500\***

Lot Sq Ft

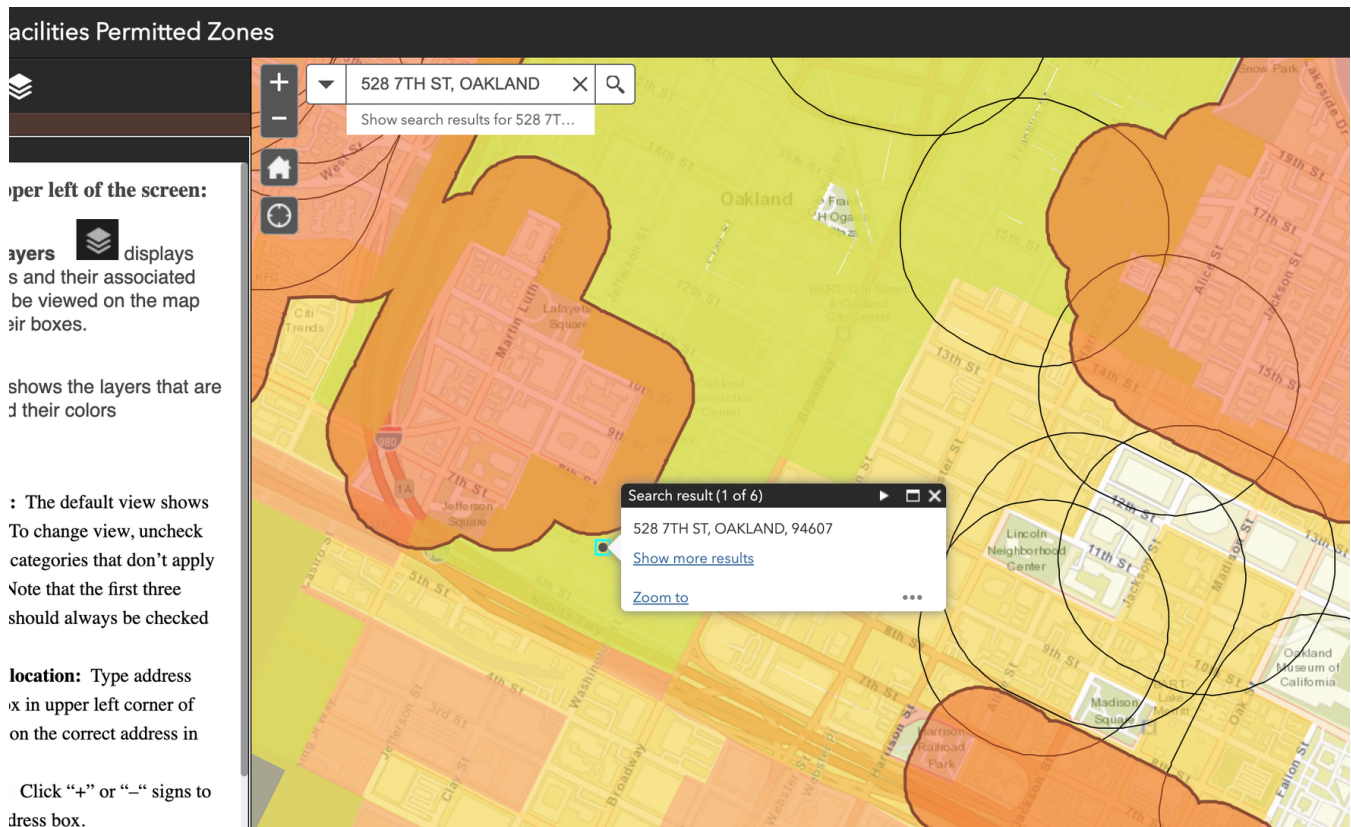
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- 2 unit in Green Zone perfect for office space or retail location
- Outdoor space in the back of the property to share with tenants
- Located In The Heart Of the Old Oakland Neighborhood
- Walker's Paradise: Walk Score® of 99
- Ample Foot & Vehicle Traffic

\* Per Tax Records



# AREA OVERVIEW



## Neighborhood Description

In recent years, Oakland has become a popular landing spot for many companies to plant their roots in the Bay Area. Companies like Pandora, Ask.com, and Kaiser Permanente, have all found homes in one of the countries newest premier real estate markets. Most recently two new Class A towers totaling over 1.2 million square feet of rentable office have begun construction in downtown. While national tenants continue to flock to the East Bay, many local establishments have also flourished. Old Oakland is a historic neighborhood filled with Victorian apartments and multi-generational storefronts and eateries. Swan's Market was the major shopping destination for the East Bay in the early to mid-1900's. Today it is a vibrant gourmet food court that is home to several award winning restaurants. Surrounding this historical location are the ever-growing list of galleries, shops, and bars including mainstays such as District, The Trappist, and Ratto's Deli.



#### CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 319 2nd Avenue, San Francisco (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

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You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass.

No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass.



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