

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

RETAIL FOR LEASE :: 6021 COLLEGE AVENUE, OAKLAND CA

RARE OPPORTUNITY TO LEASE A CENTRAL ROCKRIDGE COMMERCIAL DISTRICT PROPERTY



CONTACT: LORI ROSENTHAL

510 524-2344 • lori@gordoncommercial.com • DRE# 01946676

NOW IS YOUR CHANCE TO BE IN THE HEART OF THE BUSY ROCKRIDGE SHOPPING DISTRICT

- **SIZE:**
±1,150 rsf
- **ASKING RENT**
\$3,855/month IG
- **ZONED:** CN-1
(Neighborhood
Center Commercial)

PROPERTY FEATURES

- High ceilings, and concrete flooring
- 5 skylights and track lighting
- HVAC
- Potential for large seating area
- Rear door for deliveries
- Garbage storage in rear
- ADA restroom
- Storage
- Separately metered for water, gas, electrical
- Excellent signage opportunity on busy College Avenue

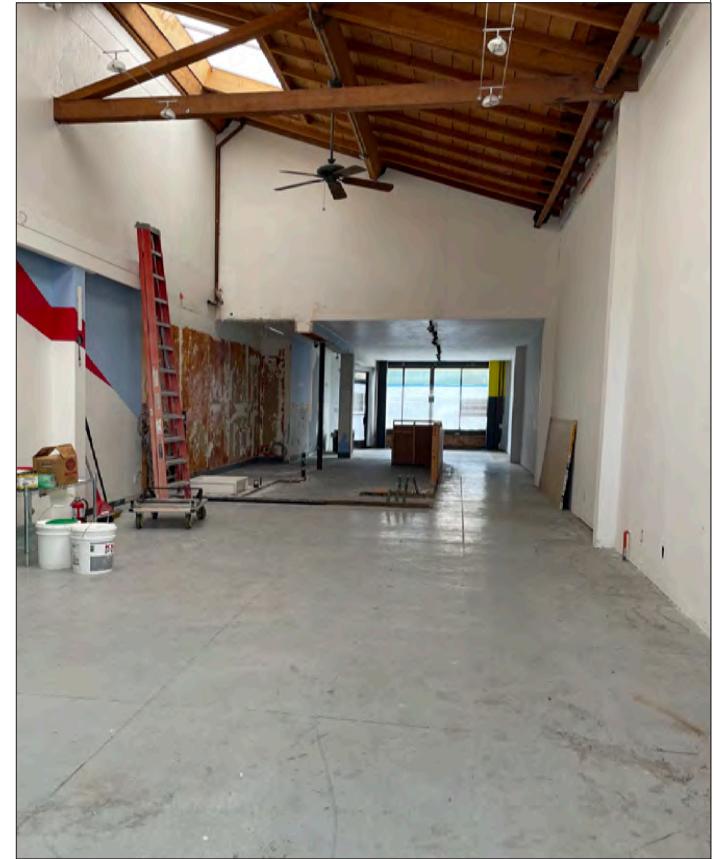
LOCATION

- Prime spot steps to the Rockridge BART station and Trader Joe's
- Steps to Market Hall with Bakery, Butcher, Fish, Wines, Pasta, and Flower Shop
- High traffic area booming with eateries and boutique shopping
- Rockridge is one of Oakland's most desirable neighborhoods
- College Avenue is filled with over 80 cafés, restaurants and shops



- Easily accessible from the SF Bay Area via BART
- College Avenue connects to UC Berkeley





DEMOGRAPHICS

Within 2 Miles

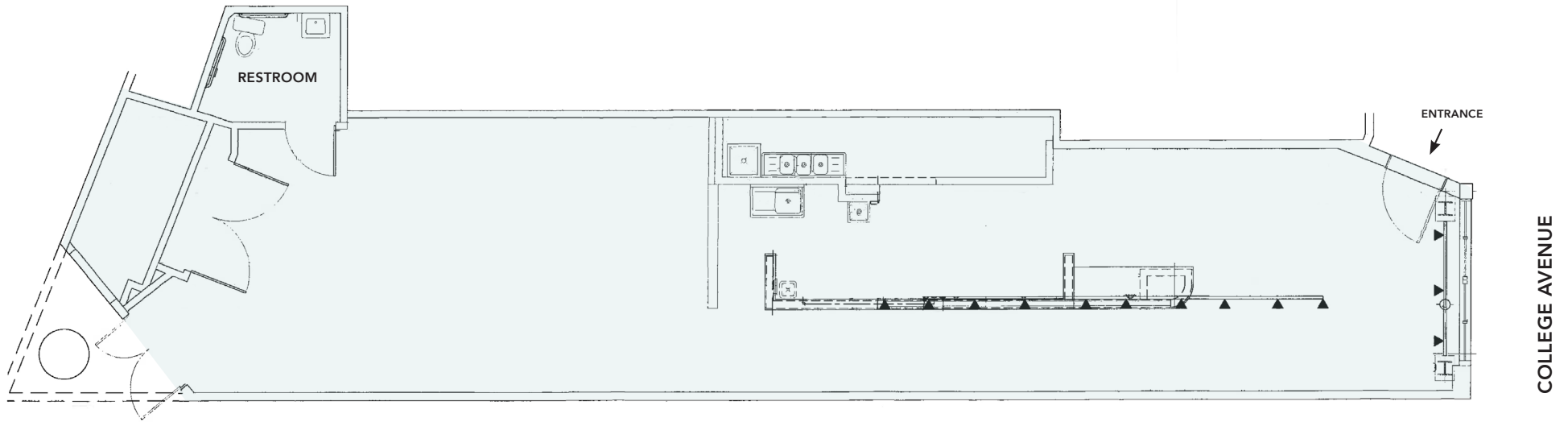
Population of Rockridge	± 139,726
Average Household Income	\$133,529
Median Age	37
College Degree	84%

(Source: CoStar)

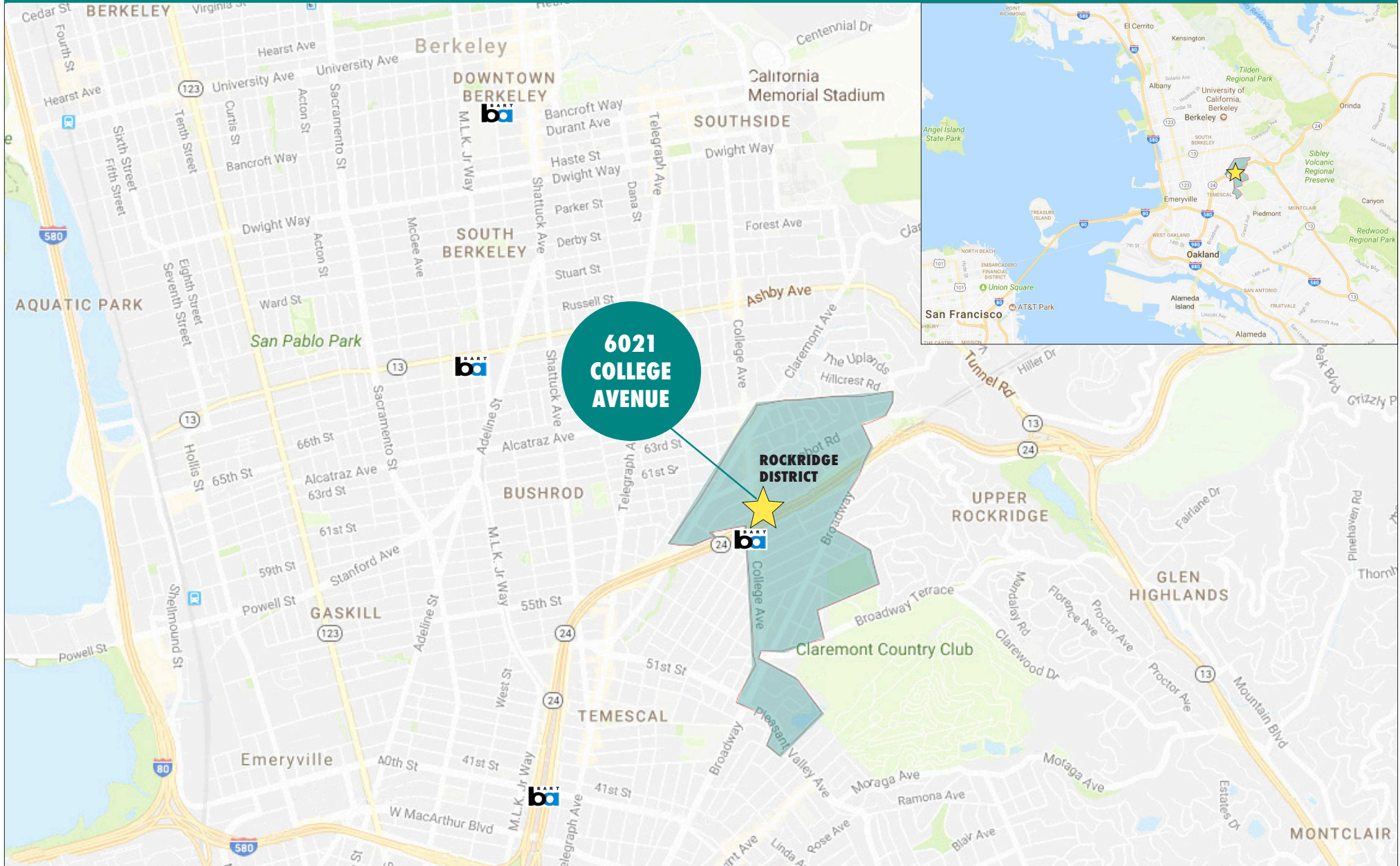
DAILY TRAFFIC AND BART COUNTS

Highway 24 at College Avenue Average Traffic Counts Per Day	128,000
BART Station Weekday Average Exits • Rockridge	6,184

FLOOR PLAN DOES NOT REFLECT CURRENT BUILD OUT



This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

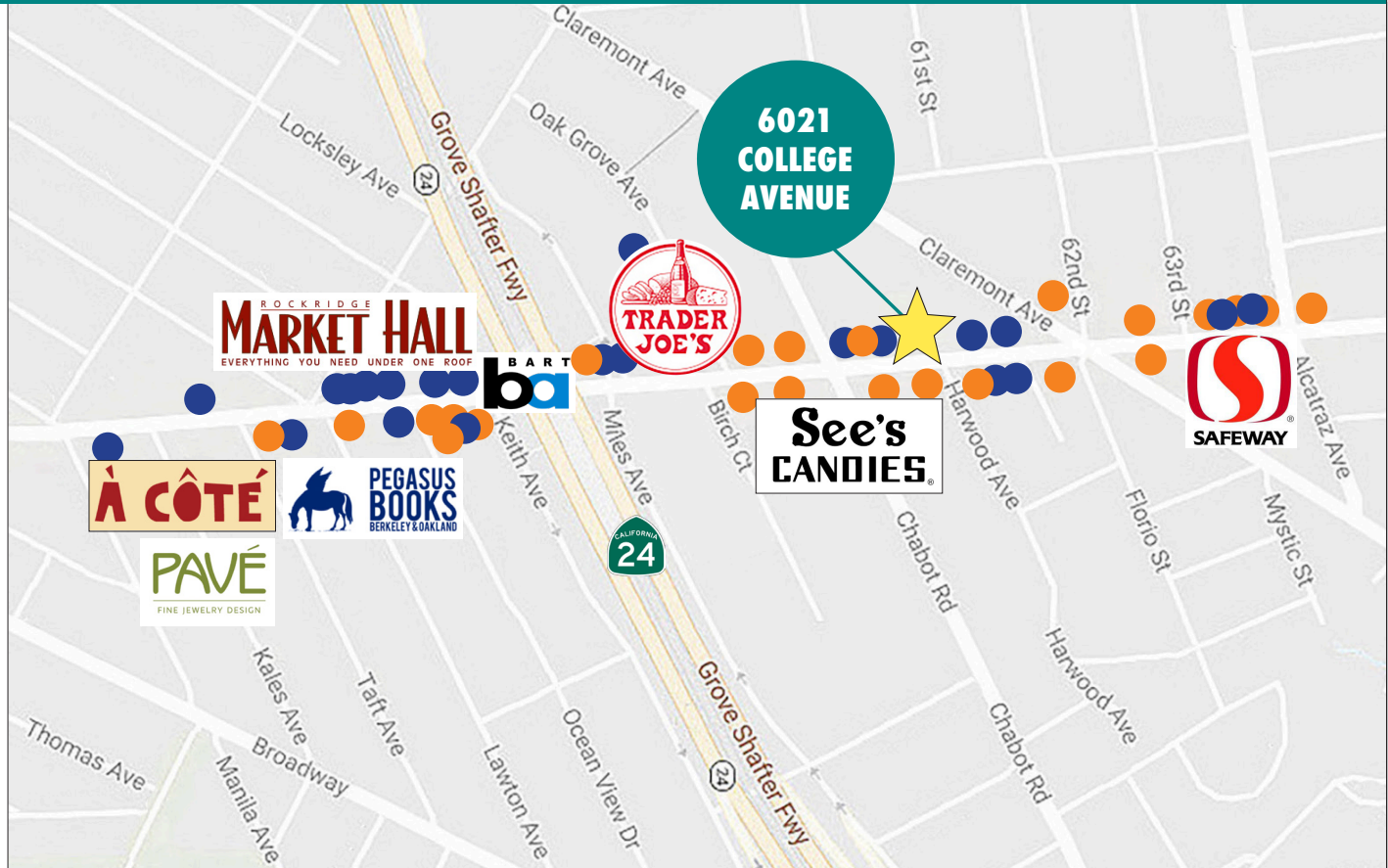


FOOD + DRINKS

Highwire Coffee Roasters
Millennium
Cactus Taqueria
Namaste Patio
Wood Tavern
Rockridge Café
Sunday Bakeshop
Crepevine
Ramen Shop
Barney's Hamburgers
Ben 'N Nick's Bar & Grill
Zachary's Chicago Pizza
See's Candy
Starter Bakery
Boba Guys
À Côté Restaurant
Belly - Rockridge
Kitchen Story Oakland
Philz Coffee
RareTea Oakland
Oori Rice Triangles
Boichik Bagels
La Farine Boulangerie
Peet's Coffee

RETAIL

Tootsies Rockridge
Cole Hardware
Devan Gregori Boutique
Pegasus Books Oakland
Berkeley Kids Room
Nathan & Co
Wildflower & Fern
Mercy Vintage
Re-Up Refill Shop
Healthy Spot Pet Store
Crossroads Trading
GoldenBug
Mason d'Etre
Rooted Floral Design
Chic Boutique
Lesley Evers Women's Clothing
Open Mind Music
Blick Art Materials
Crush On College
Bella Vita Clothing
Sobu Home Decor
Pavé Fine Jewelry
Bella Vita Boutique
The Xocolate Bar



JOIN THESE COLLEGE AVENUE/ROCKRIDGE SHOPS:

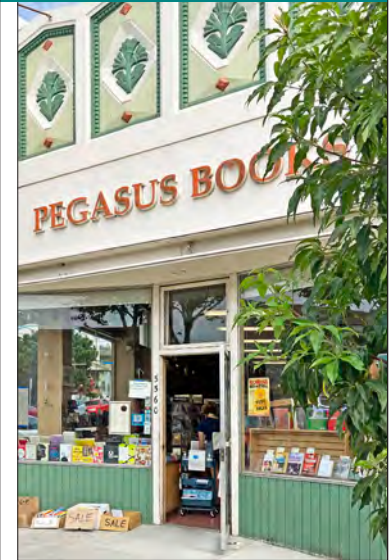


CROSSROADS

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

6021 COLLEGE AVENUE, OAKLAND CA
NEIGHBORHOOD



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.