

# 316 12<sup>th</sup> St

OAKLAND, CA | 94607

FOR LEASE



**Marcus & Millichap**

LEVIN JOHNSTON

COMMERCIAL REAL ESTATE ADVISORY GROUP

PHU DANG

ASSOCIATE

(669) 274-8956 | [phu@levinjohnston.com](mailto:phu@levinjohnston.com)

CalDRE #02303500

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Parties must verify the information and bears all risk for any inaccuracies. 2026 Marcus & Millichap Real Estate Investment Services Inc. All Rights Reserved. Broker on Record Tony Solomon DRE 01238010.



### 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 (2<sup>nd</sup> Floor)

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



Office & Retail Lobby

Residential Lobby

# Marcus & Millichap

## LEVIN JOHNSTON

COMMERCIAL REAL ESTATE ADVISORY GROUP

# PHU DANG

**ASSOCIATE**

(669) 274-8956 | [phu@levinjohnston.com](mailto:phu@levinjohnston.com)

CalDRE #02303500



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

### 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

Marcus & Millichap

LEVIN JOHNSTON

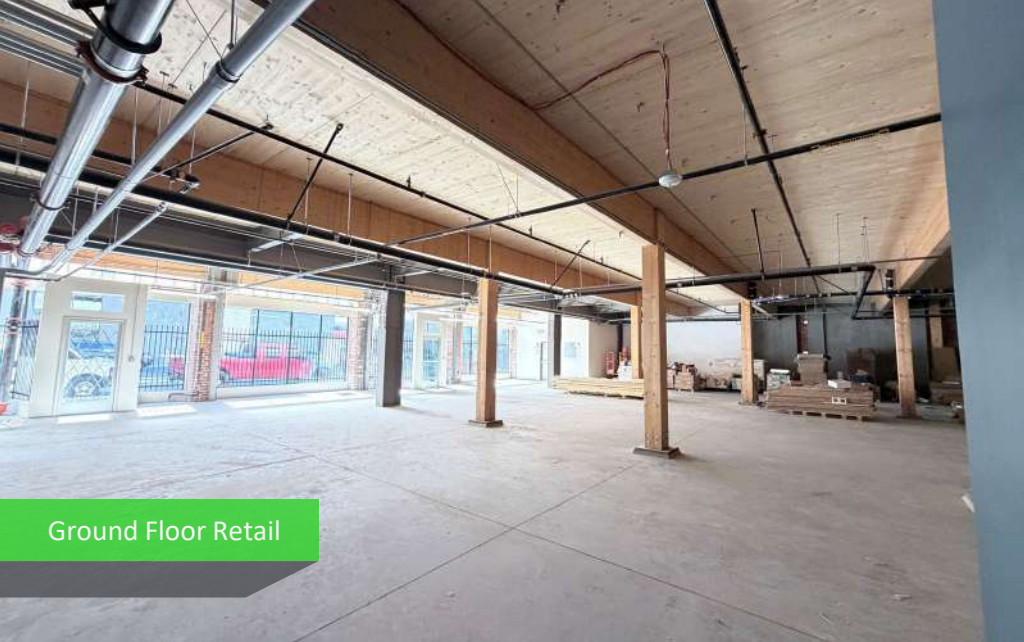
COMMERCIAL REAL ESTATE ADVISORY GROUP

PHU DANG

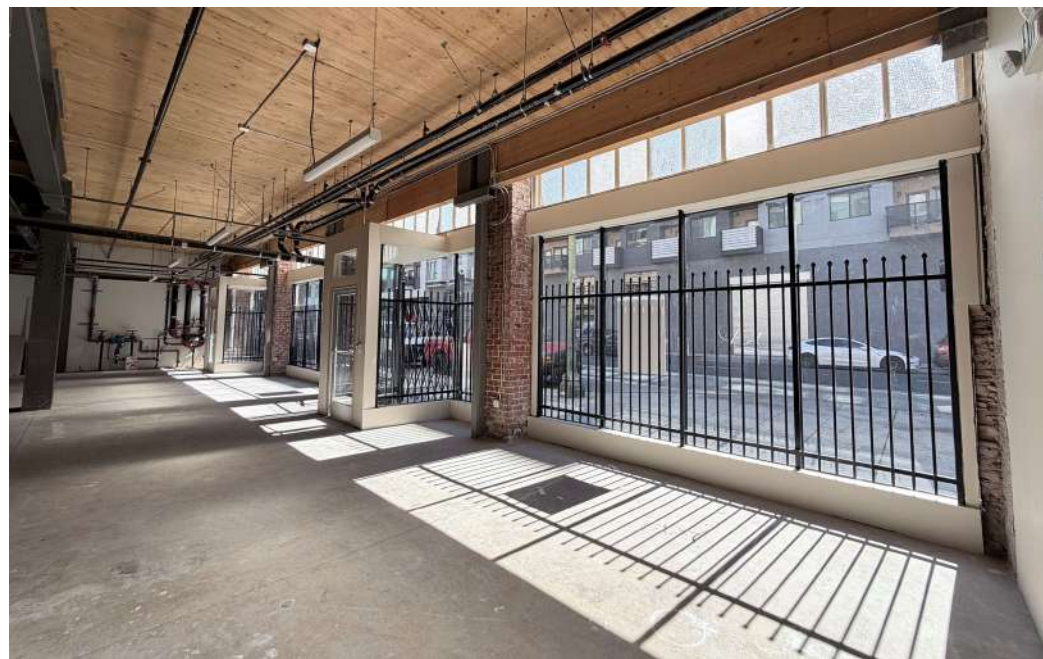
ASSOCIATE

(669) 274-8956 | phu@levinjohnston.com

CalDRE #02303500



Ground Floor Retail



**Marcus & Millichap**

**LEVIN JOHNSTON**

COMMERCIAL REAL ESTATE ADVISORY GROUP

**PHU DANG**

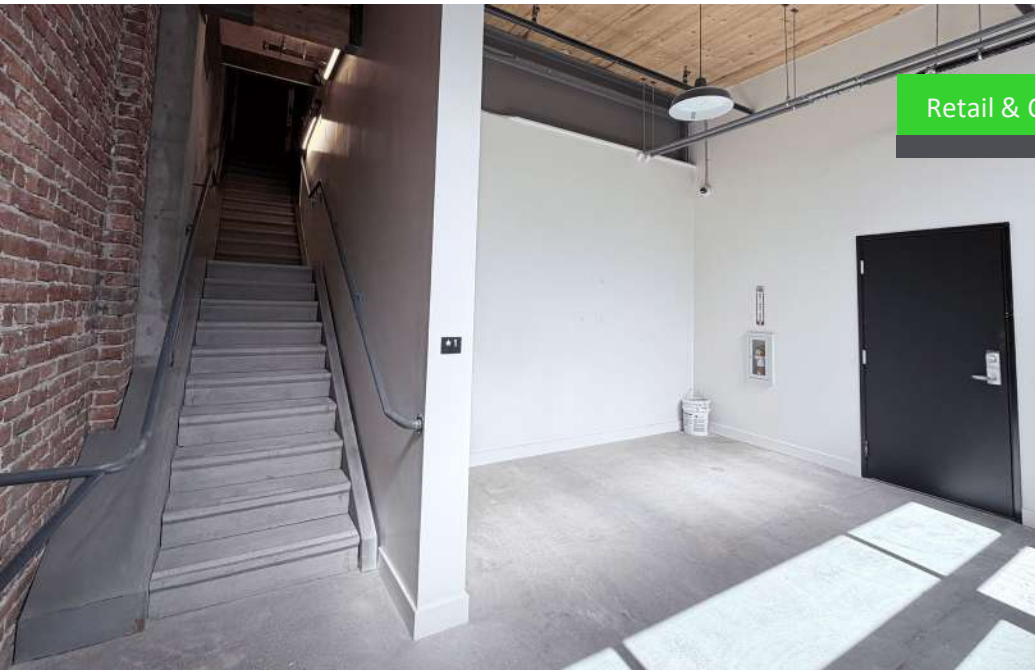
**ASSOCIATE**

(669) 274-8956 | [phu@levinjohnston.com](mailto:phu@levinjohnston.com)

CalDRE #02303500



Residential Lobby



Retail & Office Lobby



**Marcus & Millichap**

**LEVIN JOHNSTON**

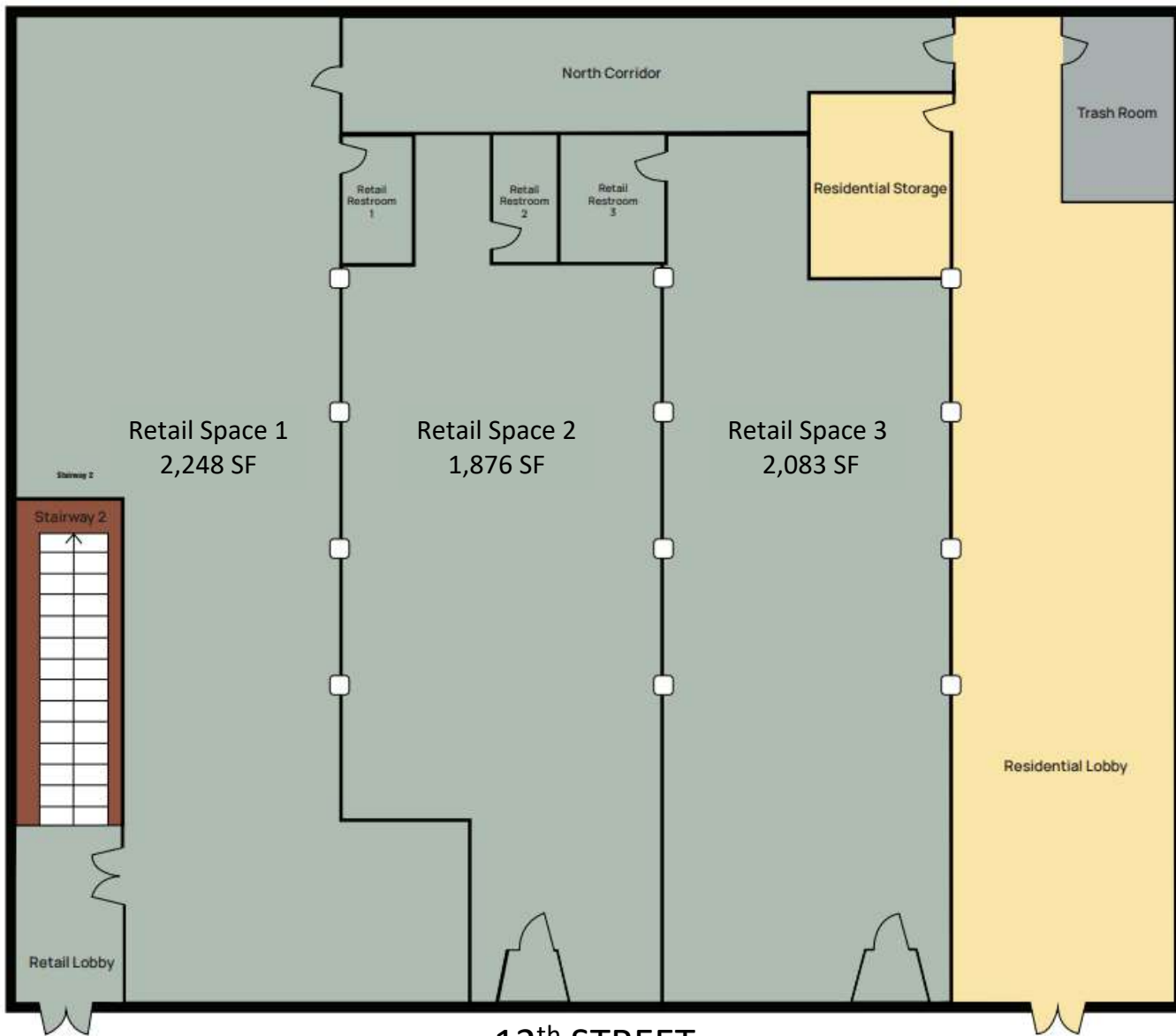
COMMERCIAL REAL ESTATE ADVISORY GROUP

**PHU DANG**

**ASSOCIATE**

(669) 274-8956 | [phu@levinjohnston.com](mailto:phu@levinjohnston.com)

CalDRE #02303500



12<sup>th</sup> STREET  
1<sup>st</sup> FLOOR

Marcus & Millichap

LEVIN JOHNSTON

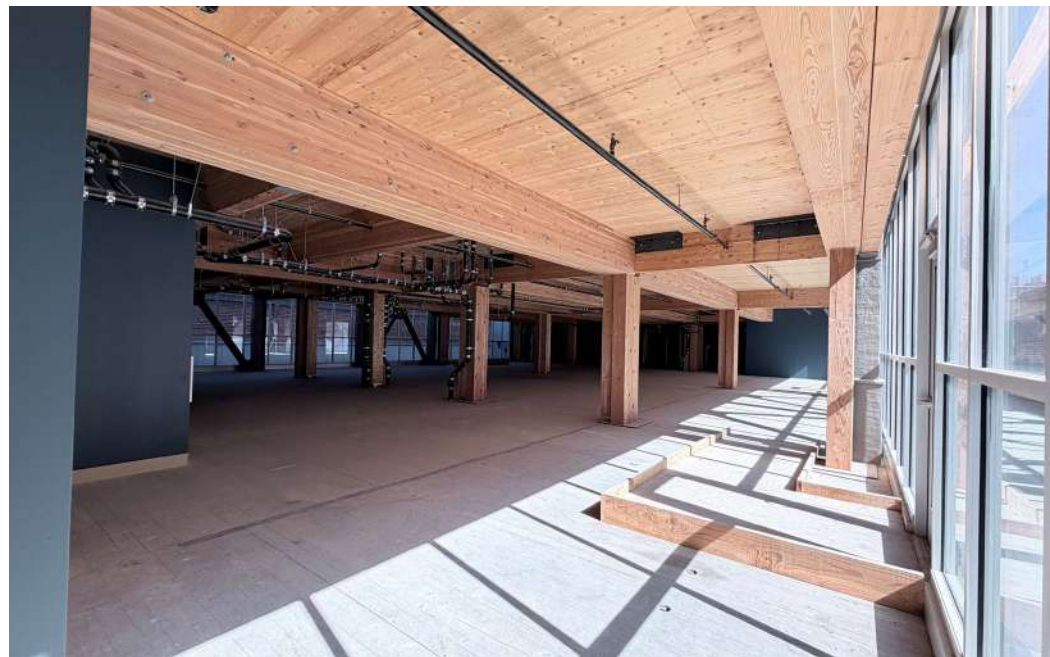
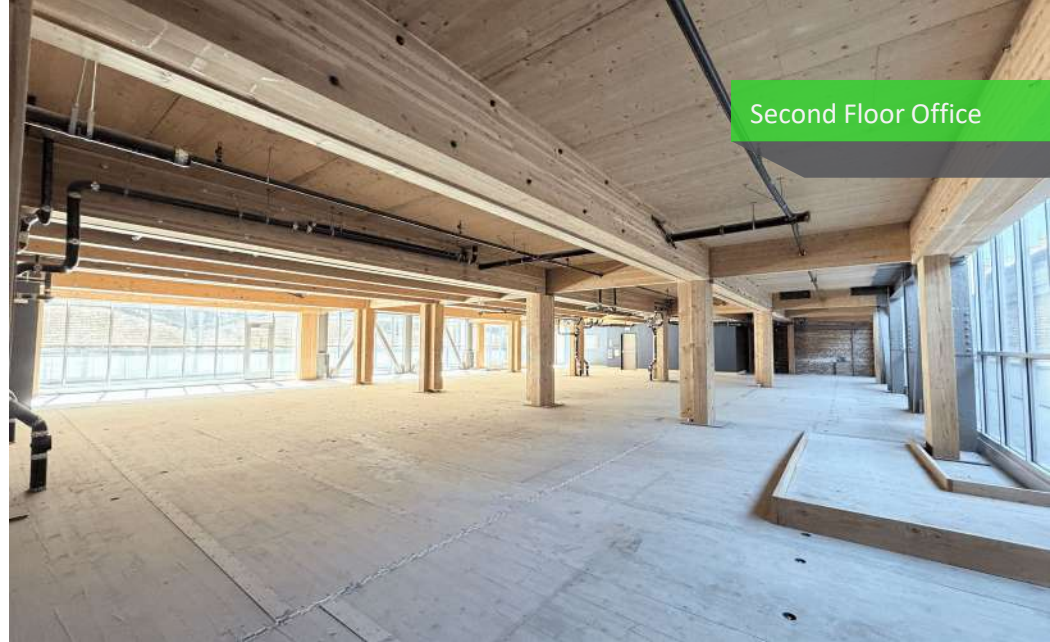
COMMERCIAL REAL ESTATE ADVISORY GROUP

PHU DANG

ASSOCIATE

(669) 274-8956 | phu@levinjohnston.com

CalDRE #02303500



**Marcus & Millichap**

**LEVIN JOHNSTON**

COMMERCIAL REAL ESTATE ADVISORY GROUP

**PHU DANG**

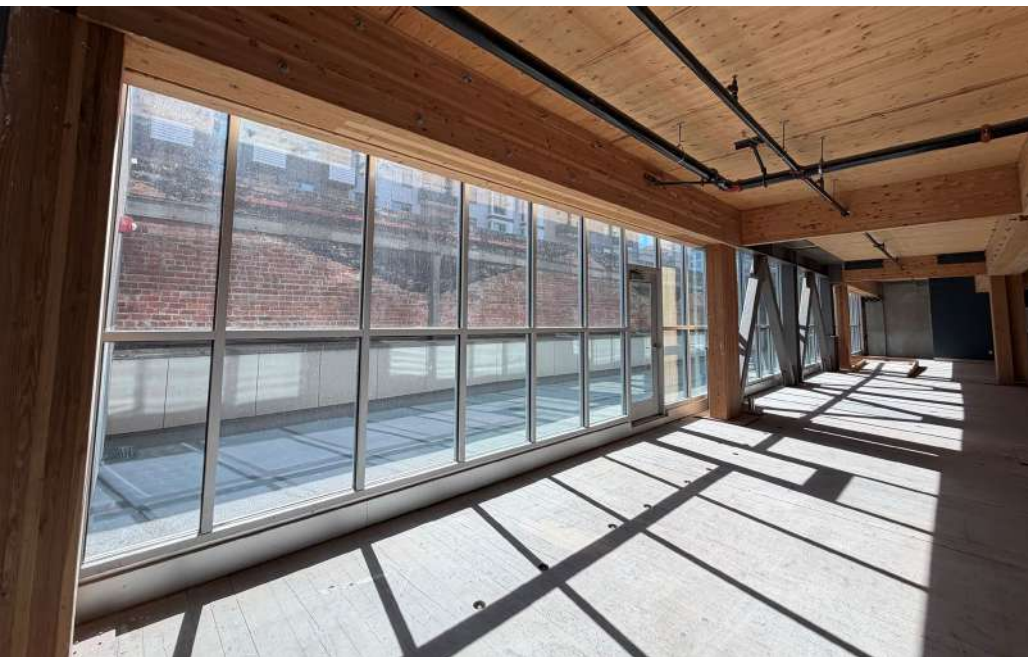
**ASSOCIATE**

(669) 274-8956 | [phu@levinjohnston.com](mailto:phu@levinjohnston.com)

CalDRE #02303500



Second Floor Office



**Marcus & Millichap**

**LEVIN JOHNSTON**

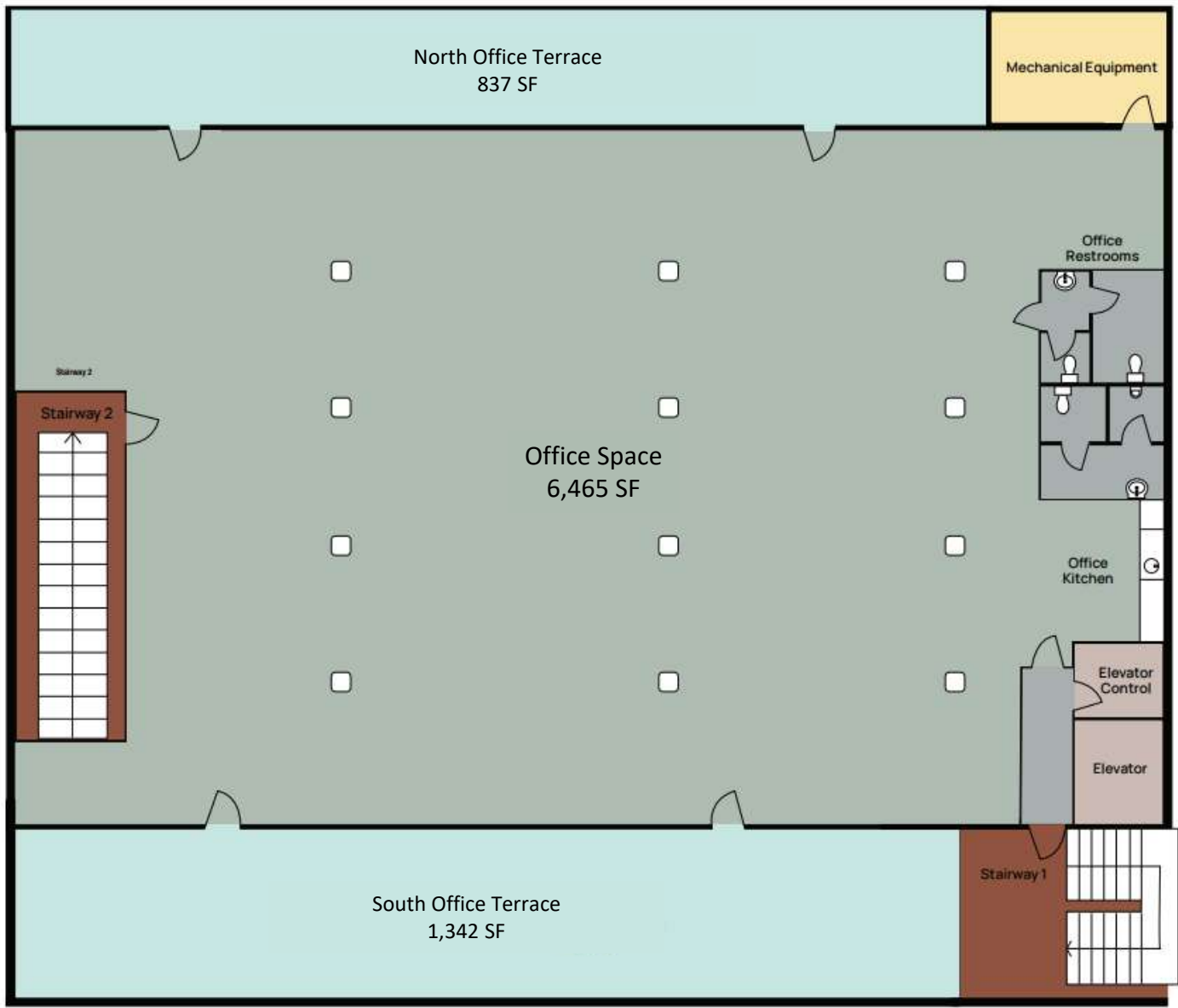
COMMERCIAL REAL ESTATE ADVISORY GROUP

**PHU DANG**

**ASSOCIATE**

(669) 274-8956 | [phu@levinjohnston.com](mailto:phu@levinjohnston.com)

CalDRE #02303500



2<sup>nd</sup> FLOOR

Marcus & Millichap

LEVIN JOHNSTON

COMMERCIAL REAL ESTATE ADVISORY GROUP

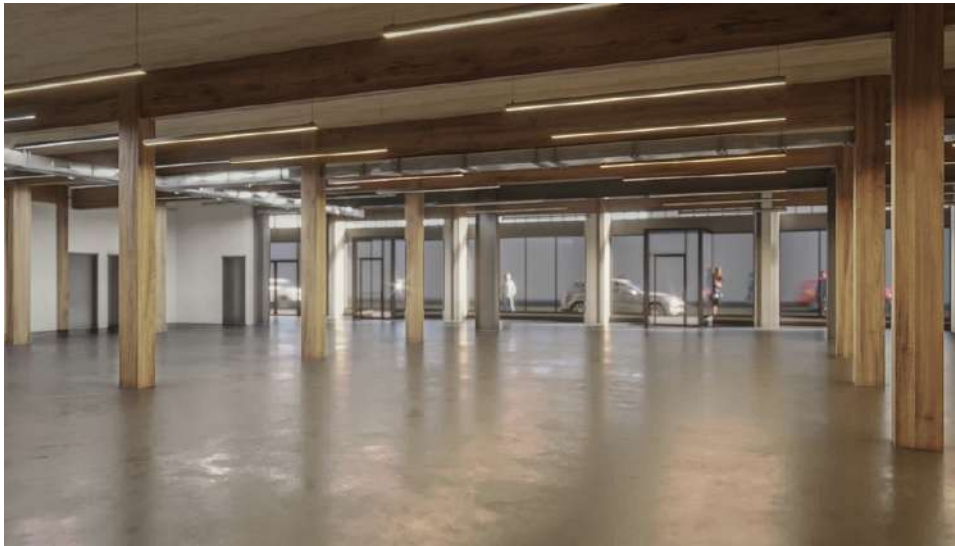
PHU DANG

ASSOCIATE

(669) 274-8956 | phu@levinjohnston.com

CalDRE #02303500

# BUILDING RENDERINGS



**Marcus & Millichap**

**LEVIN JOHNSTON**

COMMERCIAL REAL ESTATE ADVISORY GROUP

**PHU DANG**

**ASSOCIATE**

(669) 274-8956 | [phu@levinjohnston.com](mailto:phu@levinjohnston.com)

CalDRE #02303500

# BUILDING RENDERINGS



Marcus & Millichap

LEVIN JOHNSTON

COMMERCIAL REAL ESTATE ADVISORY GROUP

PHU DANG

ASSOCIATE

(669) 274-8956 | phu@levinjohnston.com

CalDRE #02303500

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Parties must verify the information and bears all risk for any inaccuracies. 2026 Marcus & Millichap Real Estate Investment Services Inc. All Rights Reserved. Broker on Record Tony Solomon DRE 01238010.



## 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 12<sup>th</sup> 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.

**Marcus & Millichap**

**LEVIN JOHNSTON**

COMMERCIAL REAL ESTATE ADVISORY GROUP

**PHU DANG**

**ASSOCIATE**

(669) 274-8956 | [phu@levinjohnston.com](mailto:phu@levinjohnston.com)

CalDRE #02303500



UPTOWN



12th St Oakland City Center Station

ATLAS



**RESIDENTIAL**  
Webster Eleven – 333 Units  
The Atlas – 633 Units  
The Lydian – 261 Units



CIVIC CENTER



316 12TH ST



14th STREET

LAKE MERRITT



LINCOLN SQUARE RECREATION CENTER



WEBSTER STREET

HARRISON STREET

12th STREET

CHINATOWN OAKLAND

JACK LONDON SQUARE

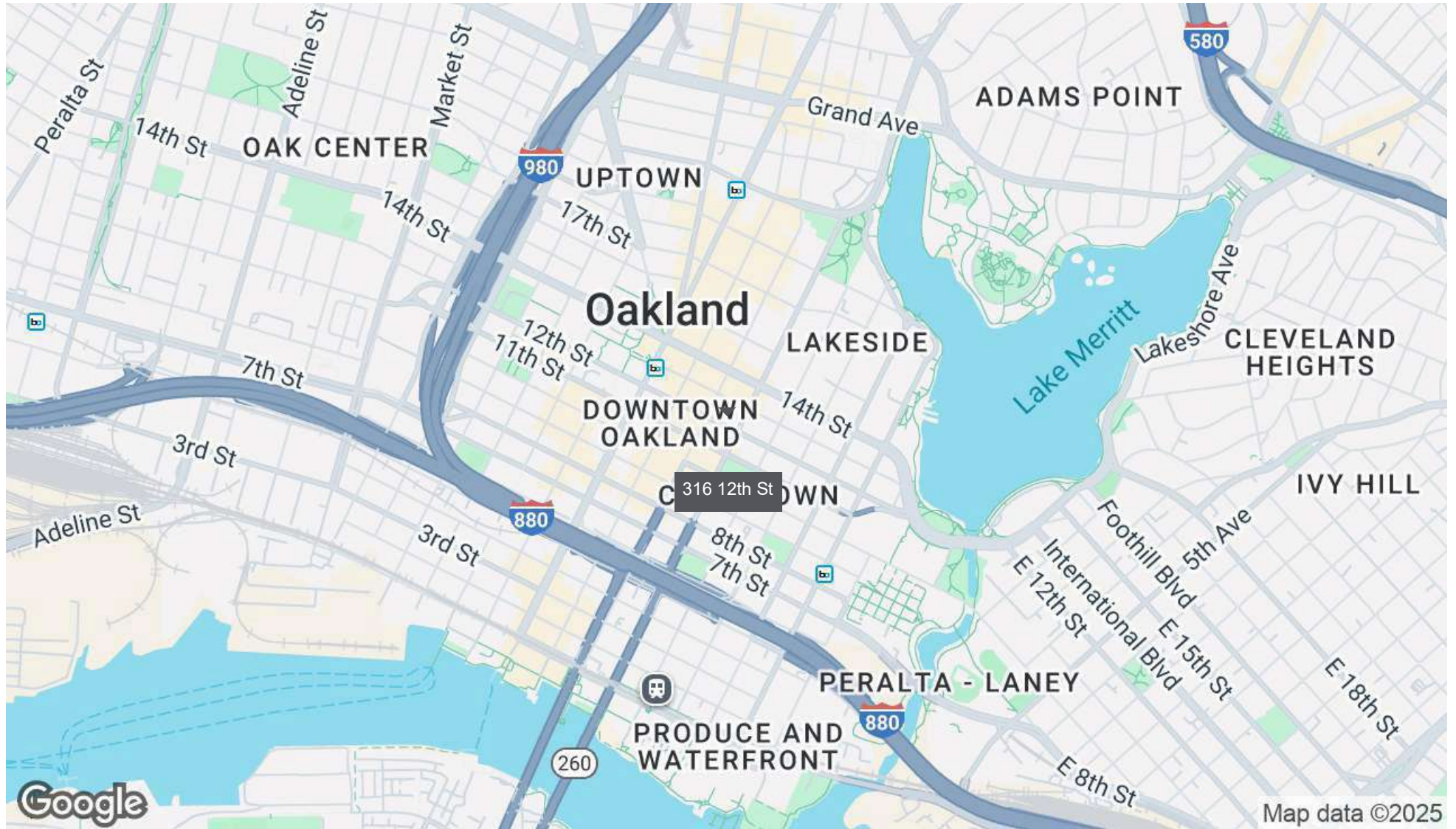
Marcus & Millichap  
LEVIN JOHNSTON  
COMMERCIAL REAL ESTATE ADVISORY GROUP

PHU DANG  
ASSOCIATE

(669) 274-8956 | phu@levinjohnston.com  
CalDRE #02303500

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Parties must verify the information and bears all risk for any inaccuracies. 2026 Marcus & Millichap Real Estate Investment Services Inc. All Rights Reserved. Broker on Record Tony Solomon DRE 01238010.

# REGIONAL MAP



Marcus & Millichap

LEVIN JOHNSTON

COMMERCIAL REAL ESTATE ADVISORY GROUP

PHU DANG

ASSOCIATE

(669) 274-8956 | phu@levinjohnston.com

CalDRE #02303500

DOWNTOWN BERKELEY



**Berkeley**  
UNIVERSITY OF CALIFORNIA

Sutter Health  
Walgreens TARGET REI  
Peets Coffee

TRADER JOE'S  
SAFEWAY WHOLE FOODS MARKET


IKEA TARGET Peets Coffee  
WELLS FARGO BEST BUY NORDSTROM rack THE HOME DEPOT

KAISER PERMANENTE Sutter Health

SAMUEL MERRITT UNIVERSITY

PIEDMONT

316 12th St  
Oakland. CA 94607



DOWNTOWN OAKLAND

OMI CA. FOX R  
WHOLE FOODS TARGET

ALAMEDA

LANEY COLLEGE



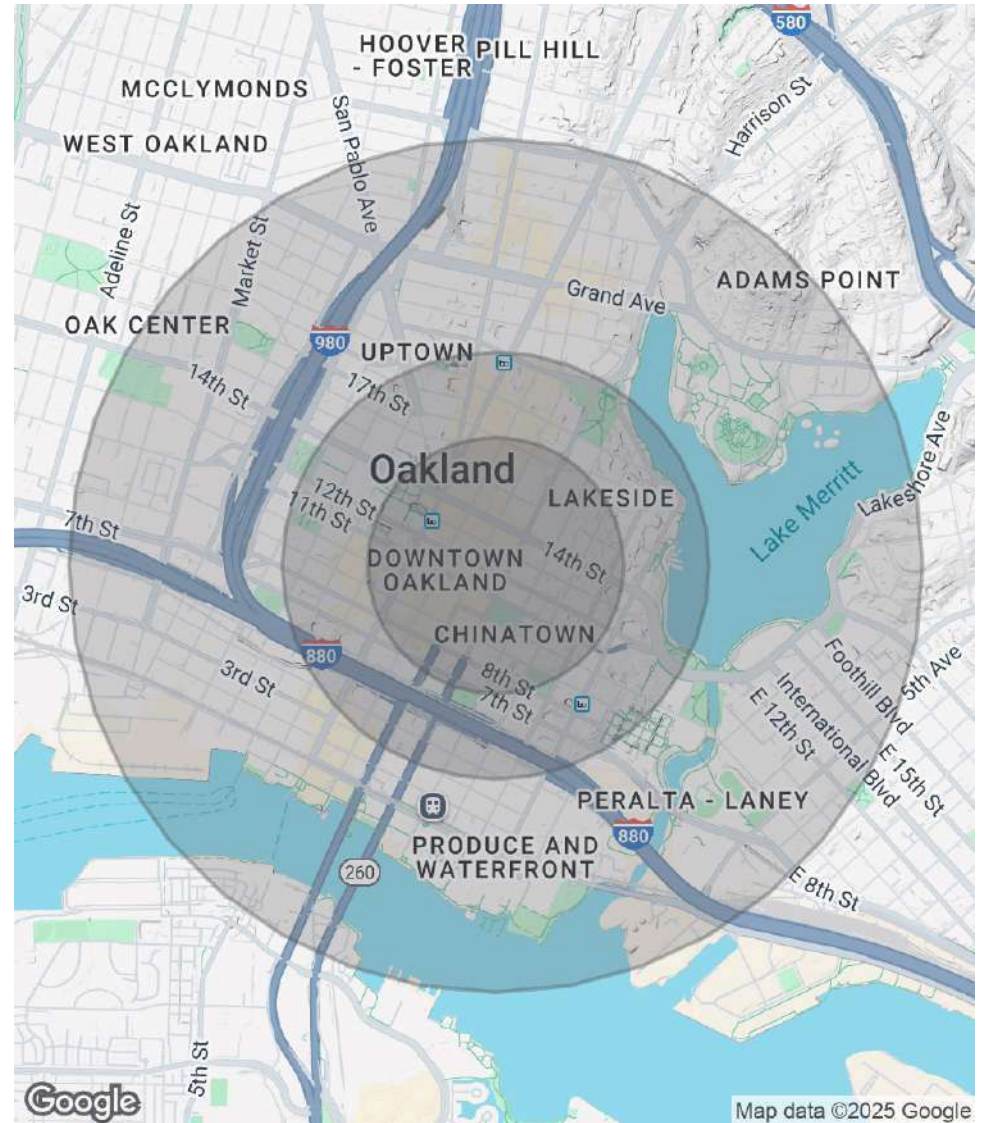
# DEMOGRAPHICS MAP & REPORT

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](#)



Marcus & Millichap

LEVIN JOHNSTON

COMMERCIAL REAL ESTATE ADVISORY GROUP

PHU DANG

ASSOCIATE

(669) 274-8956 | phu@levinjohnston.com

CalDRE #02303500



**Marcus & Millichap**

**LEVIN JOHNSTON**

COMMERCIAL REAL ESTATE ADVISORY GROUP

**PHU DANG**

**ASSOCIATE**

(669) 274-8956 | [phu@levinjohnston.com](mailto:phu@levinjohnston.com)

CalDRE #02303500