

Rare Flagship Opportunity

3277 Lakeshore Ave.

Oakland | CA



FOR LEASE | ±10,318 SF BUILDING

CBRE

Neighborhood Overview

A flagship opportunity in the heart of Oakland's Lakeshore business district.



Nestled in the heart of Oakland's Lakeshore business district, 3227 Lakeshore Avenue presents a rare flagship opportunity along one of the city's most established and high-visibility retail corridors. Surrounded by a curated mix of independent boutiques, national brands, and popular cafés and restaurants, the space benefits from consistent foot traffic, strong neighborhood loyalty, and a steady stream of regional visitors. Positioned just off Grand Avenue and minutes from I-580, the location offers excellent exposure and direct access to downtown Oakland and the greater East Bay. With anchors like Trader Joe's, Peet's Coffee, and the historic Grand Lake Theatre nearby, this is a prime opportunity to establish a standout presence in one of Oakland's most recognizable commercial districts.

48,950

POPULATION (1-MILE)

41

AVE. AGE (1-MILE)

\$133,707

AVE. HH INCOME (1-MILE)

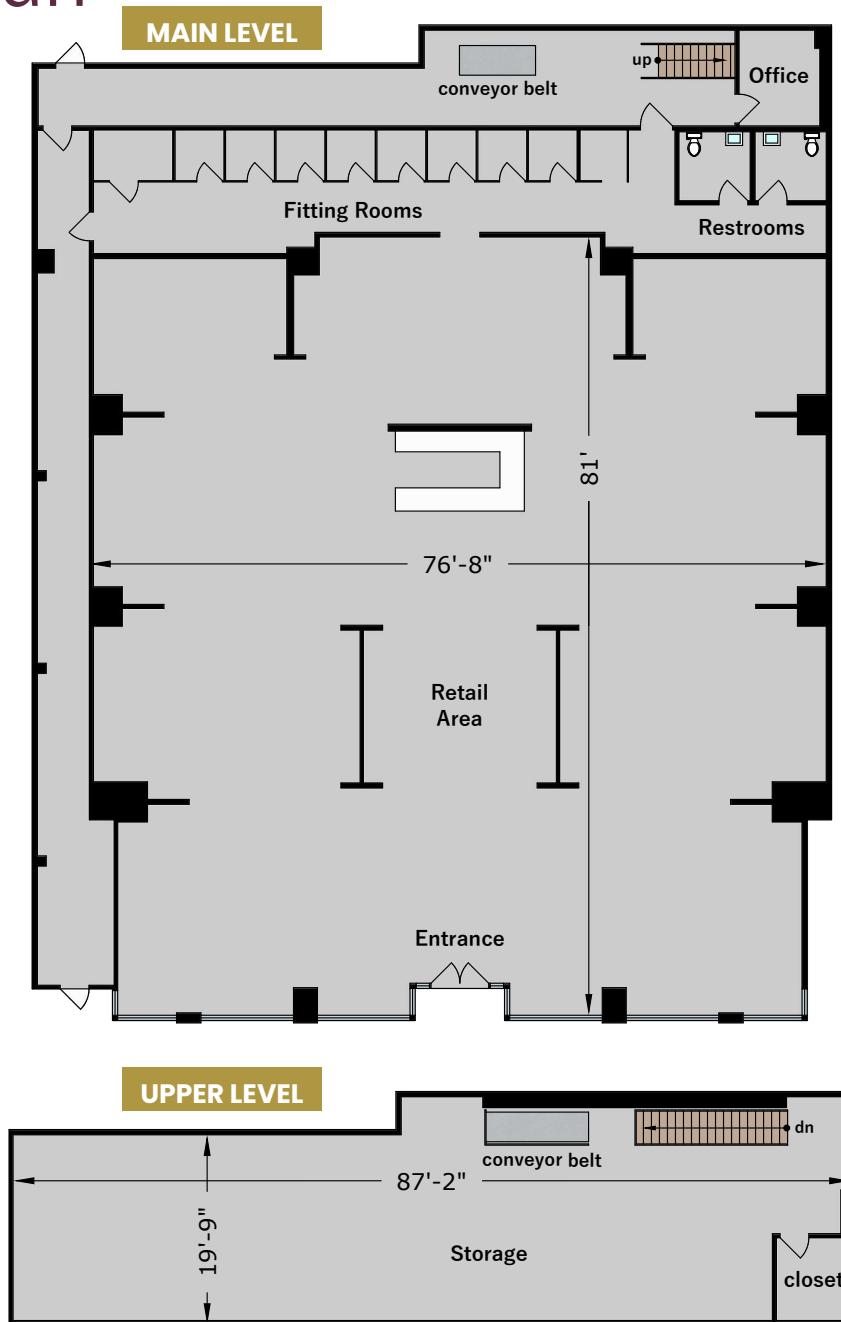
\$41.5M

TOTAL APPAREL SPEND (1-MILE)

13,821

ADT (LAKESHORE AVE)

Floorplan



10,318

SQUARE FEET

- **MAIN LEVEL:** 8,344 sqft
- **UPPER LEVEL:** 1,974 sqft

AVAILABLE

- Q3 2026

IDEAL USES:

- BOUTIQUE RETAIL
- WELLNESS/FITNESS
- SPECIALTY FOOD/ BEVERAGE
- FINANCIAL SERVICES
- FITNESS
- SERVICE-BASED BUSINESS

DO NOT DISTURB TENANT

Area Map

Neighbor Tenants



T Mobile



ALMOND AND JAK

SHAKEWELL



CHIPOTLE

Peet's Coffee

unleashed[®]

WELLS
FARGO



3277 Lakeshore Ave.

+1 415 772 0325

Candace
Thurmond

Lic. 02157562

candace.thurmond@cbre.com

Katherine
Kelleher

Lic. 00924895

kathy.kelleher@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE