

KENNEDY WILSON

BROKERAGE



# Retail Space for Sublease

324 23RD AVENUE | OAKLAND, CA 94606

## AVAILABLE

Size: ±2,400 SF  
Rent: \$1.80 PSF/Mo., NNN  
Term Through: July 31, 2026

## PROPERTY HIGHLIGHTS

- Prime Oakland location off 23rd Avenue and Park Street
- Immediate access to I-880 and the Park Street Bridge
- Property is located near numerous industrial parks and retail centers. Less than 10 miles from the Oakland Coliseum, Coast Guard Island, Oakland Int. Airport and Oakland Int. Container Terminal
- Exceptional traffic counts with ±26,890 CPD on 23rd Ave. and ±223,854 on I-880

*Prospective tenants are hereby advised that all uses are subject to City approval*

## NEIGHBORING TENANTS



JAIMIE MARCHAND  
jmarchand@kennedywilson.com  
DRE #01904001

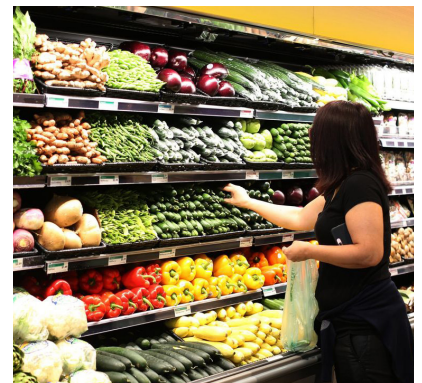
DONNA CLARK  
dclark@kennedywilson.com  
DRE #01134266

For more information: (833) 262-3190

KENNEDYWILSONSERVICES.COM

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
<b>POPULATION</b>			
<b>2023 Estimated Population</b>	<b>34,249</b>	<b>137,406</b>	<b>491,082</b>
2028 Projected Population	33,701	134,790	485,979
2010 Census Population	32,644	133,233	452,352
Projected Annual Growth 2010 to 2023	4.92%	3.13%	8.56%
Historical Annual Growth 2023 to 2028	-1.60%	-1.90%	-1.04%
<b>HOUSEHOLDS</b>			
2023 Estimated Households	11,880	48,477	192,059
2028 Projected Households	11,675	47,496	189,980
2010 Census Households	11,390	47,266	177,117
Projected Annual Growth 2010 to 2023	-1.73%	-2.02%	-1.08%
Historical Annual Growth 2023 to 2028	4.30%	2.56%	8.44%
<b>RACE &amp; ETHNICITY</b>			
2023 Estimated White	19,187	61,936	220,023
2023 Estimated Black or African American	2,316	15,634	98,692
2023 Estimated Asian or Pacific Islander	9,849	49,258	133,879
2023 Estimated American Indian or Native Alaskan	899	2,724	6,676
2023 Estimated Other Races	1,811	6,920	28,165
2023 Estimated Hispanic	13,909	43,397	117,070
<b>INCOME</b>			
<b>2023 Estimated Average Household Income</b>	<b>\$109,019</b>	<b>\$108,291</b>	<b>\$123,907</b>
2023 Estimated Median Household Income	\$79,941	\$80,139	\$95,309



## LOCATION

