

FOR LEASE

3268
LAKESHORE
AVE

Oakland, CA 94610



Exclusively Listed by

Steve Banker

President

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3268 Lakeshore Ave Oakland, CA 94610



OFFERING SUMMARY

Lease Rate:	\$3.53 SF/month (Gross)
Building Size:	3,920 SF
Available SF:	1,417 SF
Lot Size:	3,920 SF
Year Built:	1935

PROPERTY OVERVIEW

High profile retail space available on Lakeshore Avenue. Space is currently a beauty supply store, with two active salon chairs and a hair washing station. Co-tenancy with Verizon, and in close proximity to Peet's Coffee, Proposition Chicken, Trader Joes, and Walgreens.

PROPERTY HIGHLIGHTS

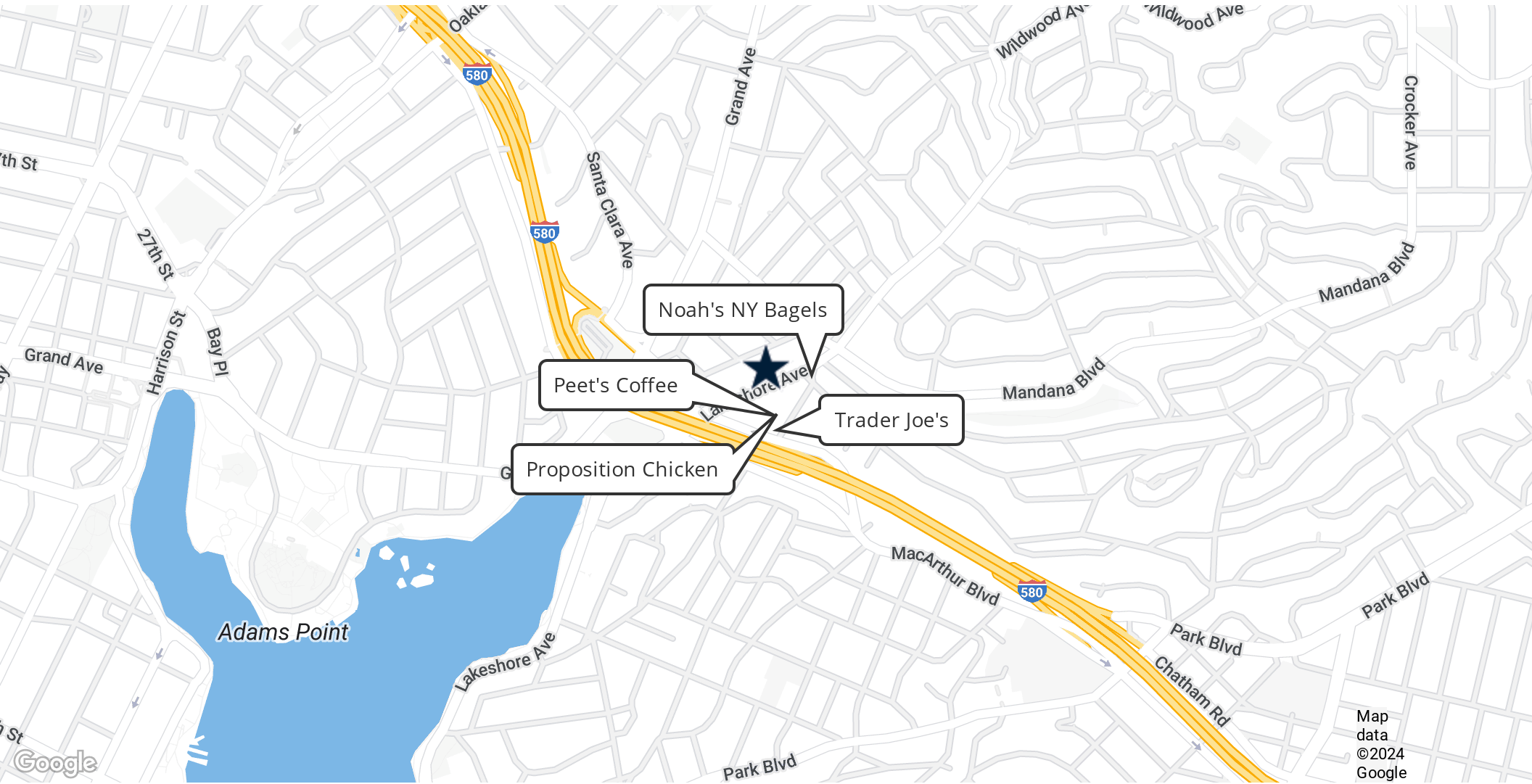
- Rare A++ location in one of Oakland's busiest retail corridors
- Co-Tenancy with Verizon
- Street Retail Space with salon infrastructure
- Restroom and storage rooms
- Free two hour parking in close proximity



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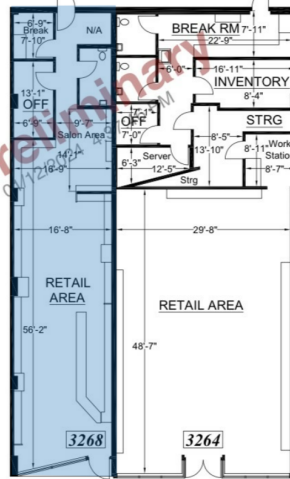
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LEGEND

Available

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,417 SF	Lease Rate:	\$3.53 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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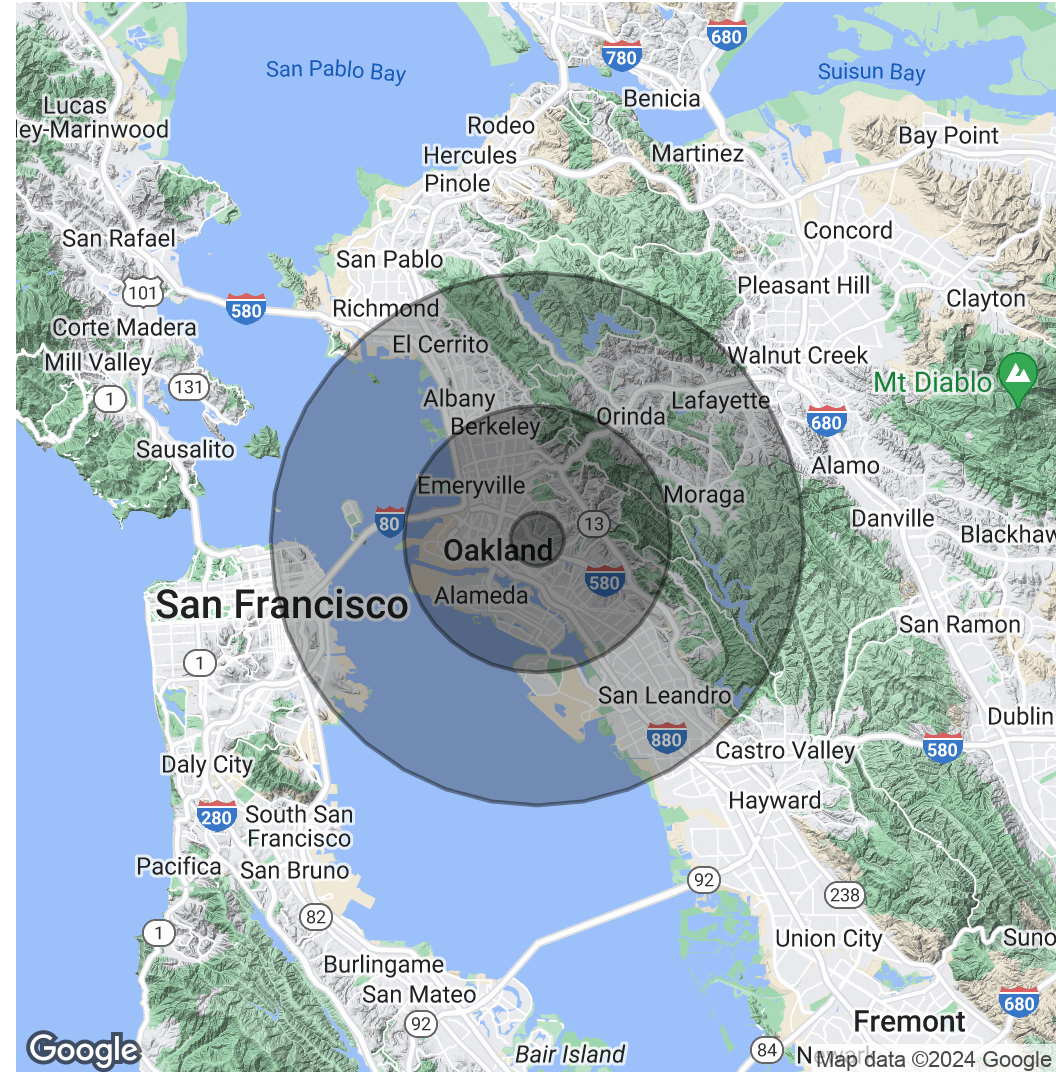
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	51,110	541,576	1,117,438
Average Age	40.1	37.4	38.9
Average Age (Male)	40.6	37.1	38.5
Average Age (Female)	40.7	38.5	39.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	26,751	227,331	487,996
# of Persons per HH	1.9	2.4	2.3
Average HH Income	\$121,030	\$116,962	\$127,276
Average House Value	\$757,495	\$759,390	\$768,981

2020 American Community Survey (ACS)



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