

# Retail Space, 820 SF, in Montclair/Oakland Hills

Village Square | 2220 Mountain Blvd | Oakland, California



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## PROPERTY HIGHLIGHTS

- Available 820sf SF
- Deliverable within 30 days
- Located off the Hwy 13 off and on ramp
- Open floor plan ideal for a wide variety of retail users
- Co-tenancy with Wells Fargo, Petfood Express, Montclair Fitness and Italian Colors Restaurant, Miette Bakery & Sol Physical Therapy
- Convenient parking field
- Ideal Oakland Hills location in Montclair Village which has approximately 100 retailers
- Reserved parking located on the upper level for upper level tenants

## MONTCLAIR/OAKLAND HILLS

Perhaps one of the biggest signposts of being in Montclair and the Oakland Hills is the squiggly (dare we say, hairpin?) roads and scenery re-set from urban to forestry. This wealthy outpost, just off Highway 13, contains some of the most coveted real estate in the Bay Area. You won't find industrial restaurant décor or mustachioed baristas in this pedestrian-friendly village, exuding a Bavarian mountain town vibe. Montclair also happens to be a terrific launching point into Oakland's wilderness; some of the East Bay's best hiking is found in nearby Redwood Regional and Joaquin Miller parks, and other gems like Chabot Space & Science Center are tucked away in the hills.

Adding to the whimsical nature of this neighborhood, Montclair is the only Oakland district with both a storybook firehouse and library. Check out the hobbit-style structures on your way to a musical at Oakland's outdoor amphitheater, Woodminster.

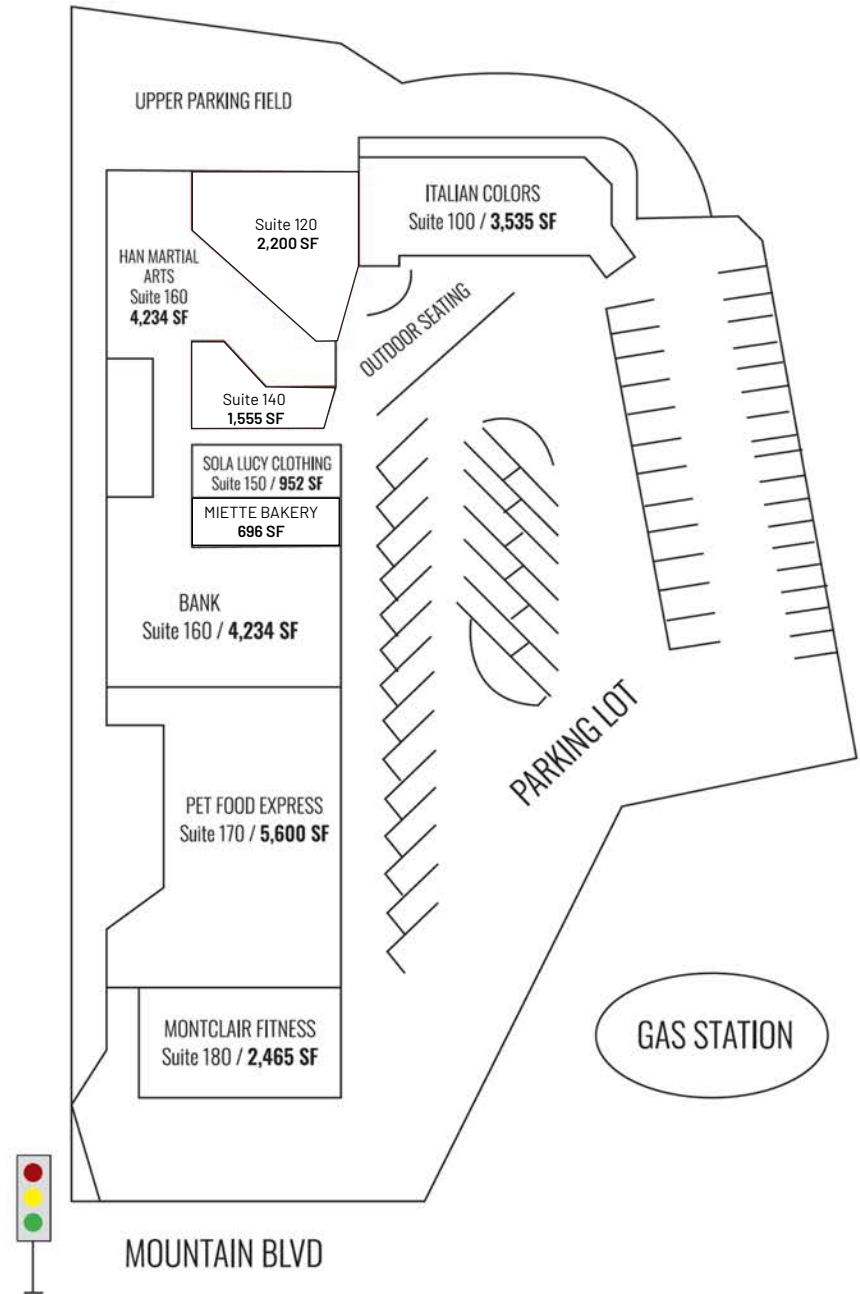
There are about 100 retailers in the village, but if you need to narrow down your selections, two indie bookstores worth a visit are across the street from one another: A Great Place for Books and The Book Tree. For fun home and gifty items, Pelago may be your jam.

Source - [visitoakland.com](http://visitoakland.com)

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## Ground Level



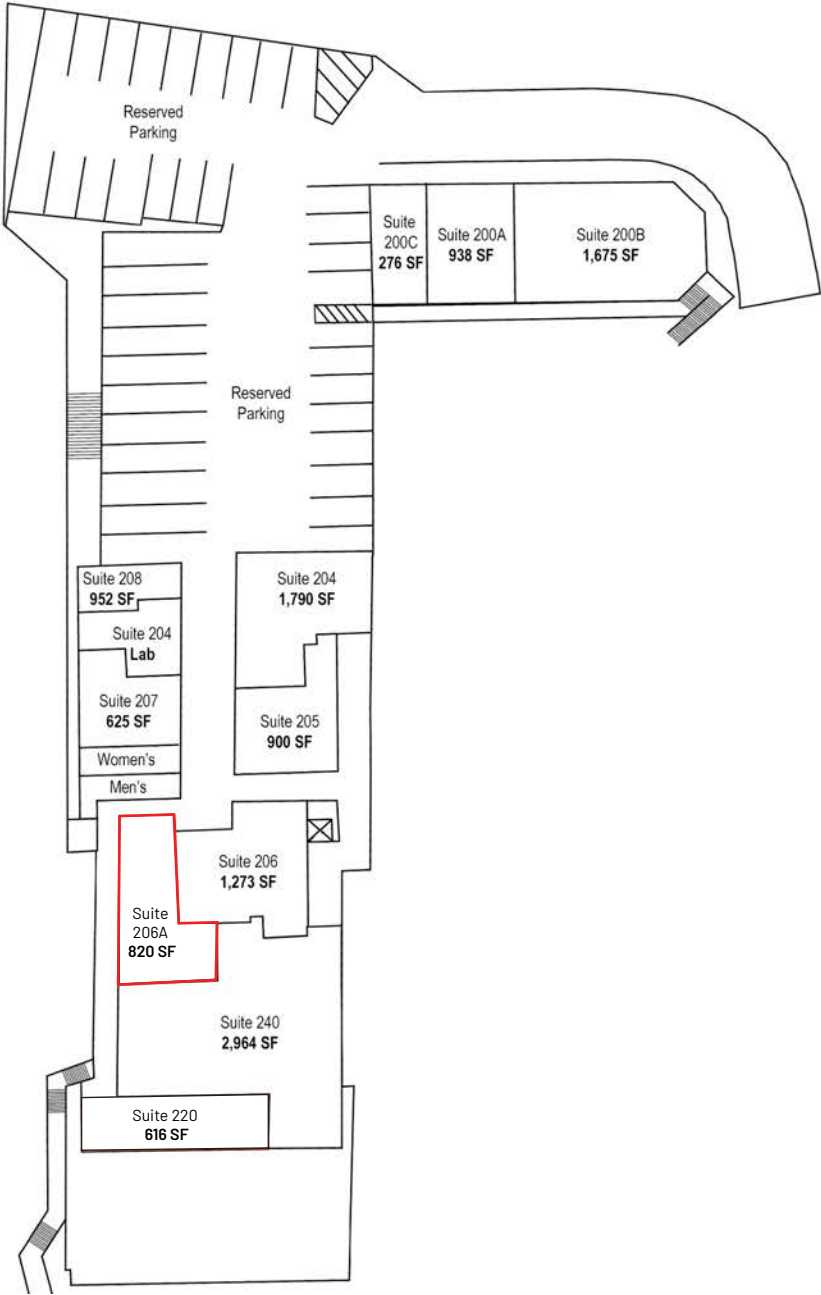
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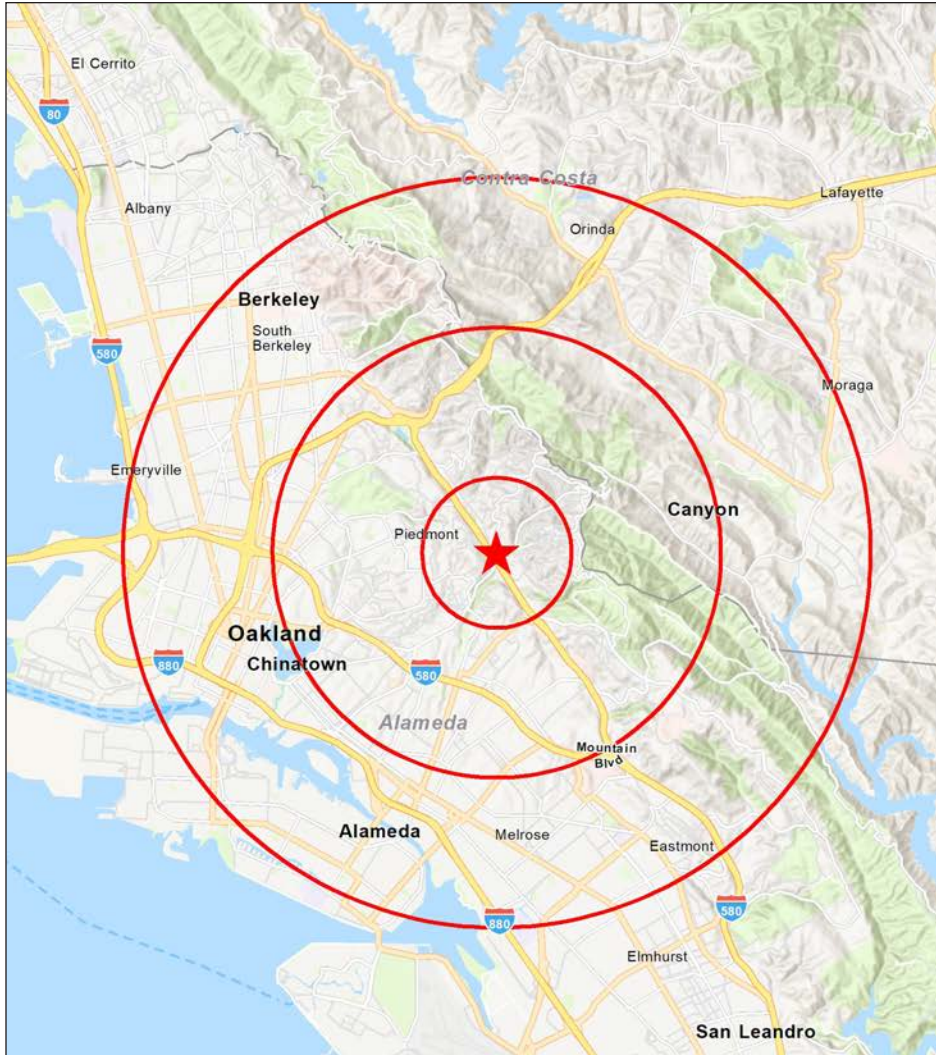
## Upper Level

**Available**  
Suite 206A  
820 SF



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## DEMOGRAPHICS SUMMARY

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2021 Population	13,078	186,465	517,815
2026 Population	13,184	189,207	540,160
2021-2026 Annual Rate	0.16%	0.29%	0.85%
2021 Median Age	50.1	41.0	37.6
Daytime Population	12,914	161,442	532,040
<b>HOUSEHOLDS</b>			
2021 Total Households	5,284	78,285	209,684
2026 Total Households	5,299	79,122	219,462
2021 - 2026 Annual Rate	0.06%	0.21%	0.92%
<b>MEDIAN HH INCOME</b>			
2021 Median HH Income	\$200,001	\$104,992	\$86,098
2026 Median HH Income	\$200,001	\$120,823	\$101,877
2021-2026 Annual Rate	0.00%	2.85%	3.42%
<b>AVERAGE HH INCOME</b>			
2021 Average HH Income	\$267,999	\$159,778	\$134,164
2026 Average HH Income	\$293,722	\$180,467	\$152,623
2021-2026 Annual Rate	1.85%	2.47%	2.61%

Source: Esri, Esri & Infogorup, U.S. Census

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