

FOR LEASE

# 2070 MOUNTAIN BLVD

Oakland, CA 94611



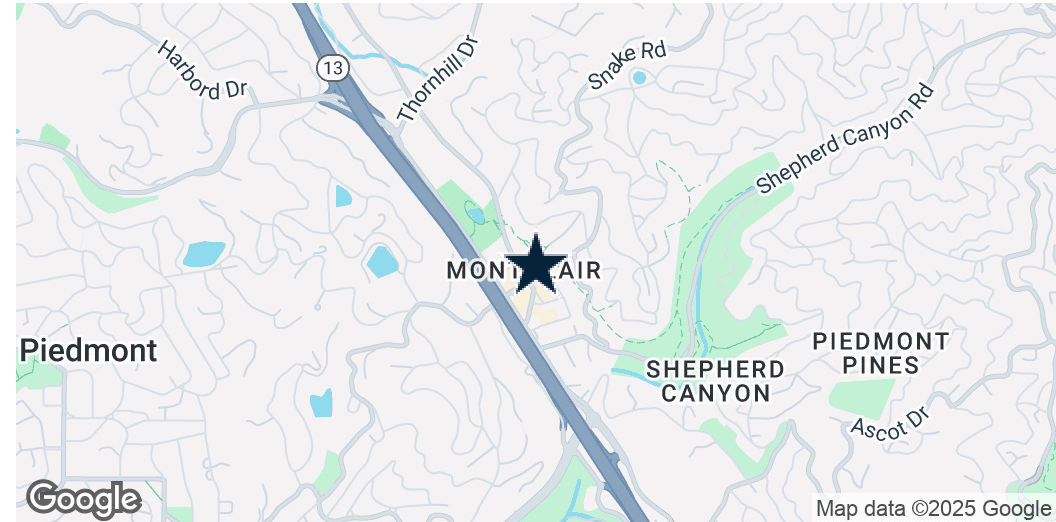
*Exclusively Listed by*

**Brad Banker**

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## OFFERING SUMMARY

Lease Rate:	\$4.00 SF/month (NNN)
Available SF:	1,500 SF
Year Built:	1963
Zoning:	CN-1

## PROPERTY OVERVIEW

Ground floor retail space with approved Real Estate/Mortgage Office use on ground floor (Tenant to confirm with the City of Oakland). Space features HVAC, private offices, private restroom, kitchenette, and open bullpen area. Space is "step down" access. Space is rented on an NNN Basis (estimated at 52 cents PSF per month). Tenant occupied until 4/30, do not disturb Tenant, tours by appointment only.

## PROPERTY HIGHLIGHTS

- Great Signage Opportunity with Corner Exposure
- Approved for Real Estate/Mortgage Office (Tenant to Confirm with City of Oakland Planning)
- Great Layout With Mix of Privates and Open Area
- Kitchenette/Private Restroom

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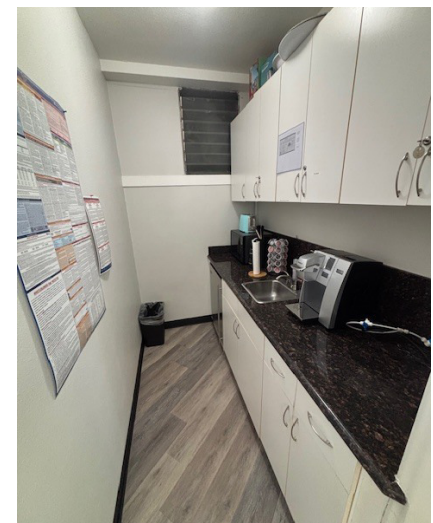


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## 2070 Mountain Blvd Oakland, CA 94611

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,071	2,944	13,258
Average Age	44	44	45
Average Age (Male)	44	44	44
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	433	1,180	5,107
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$307,232	\$307,040	\$301,277
Average House Value	\$1,656,768	\$1,681,868	\$1,662,520

Demographics data derived from AlphaMap

