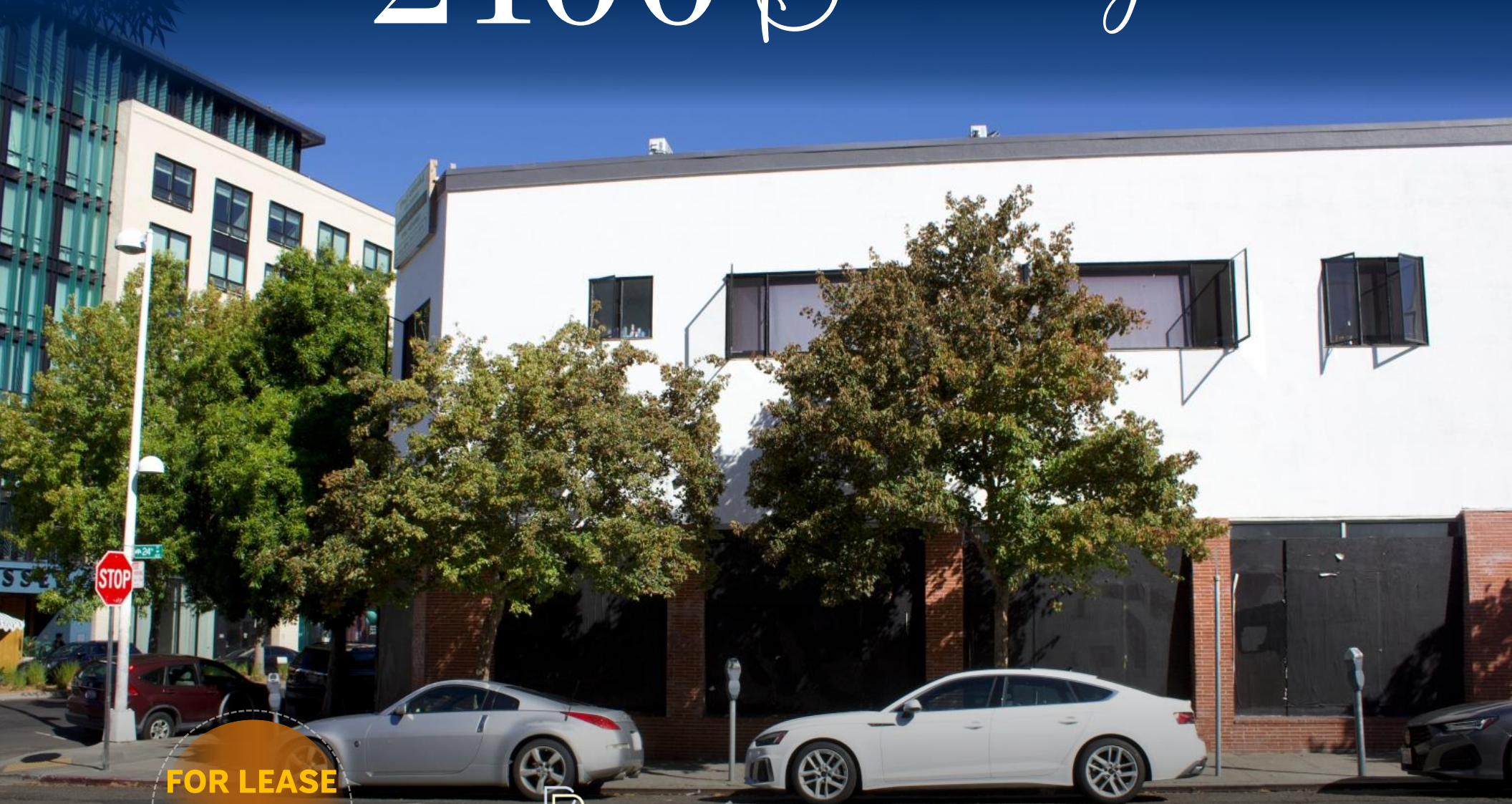


# 2400 Broadway



**FOR LEASE**  
**\$1.75 PSF**  
**± 3,500 SF**



PACIFIC PEAK INVESTMENT  
REAL ESTATE GROUP

**LYONSTAHL**  
INVESTMENT REAL ESTATE

PRIME GROUND FLOOR RETAIL IN UPTOWN OAKLAND



# PROPERTY SUMMARY

<b>Property Type</b>	Prime Ground Floor Retail
<b>Lease Rate</b>	\$1.75 PSF NNN
<b>Available Space</b>	±3,500 SF
<b>Condition</b>	Delivered in shell condition after extensive remodeling
<b>Power</b>	3-Phase Power with new electrical paneling and sub-panel
<b>Plumbing</b>	Updated plumbing
<b>Restrooms</b>	Two ADA-compliant bathrooms
<b>Ceiling Height</b>	High ceilings
<b>Frontage</b>	Approx. 100 linear feet of corner frontage
<b>Ideal Uses</b>	High-end coffee shop, bakery, entertainment venue, fashion boutique, or similar retail concepts



## THE LOCATION

<b>Frontage</b>	Approx. 100 linear feet of corner frontage
<b>Landmarks</b>	Directly across from Kissel Hotel & Lululemon; near Fox Theater and The Hive
<b>Location</b>	Uptown Oakland – vibrant district with dining, entertainment, and arts scene



# AMENITIES





# PROPERTY

## Overview —

Pacific Peak RE is pleased to offer for lease a +/- 3,500 Sq. Ft unit ideal for various retail sectors, from high-end coffee shop, bakery, lively entertainment to high-end fashion.

Uptown is an eclectic and thriving Oakland District full of innovative dining, funky entertainment, and flourishing art scene. The unit to be delivered in shell condition after extensive remodeling with updated electrical and plumbing.

This unique ground floor unit has 3-Phase Power, new electrical paneling, and sub-panel, two ADA bathrooms, and heigh ceilings. With approximately 100+/- feet of corner frontage, you'll be able to maximize prime visibility to your clients and proclaim your mark in Uptown Oakland.

Located directly across the street from the Kissel Hotel & Lululemon, and only blocks from Fox Theater and The Hive, 2400 Broadway is ideally situated establish your business's presence.



FOR LEASE  
\$1.75 PSF NNN





# FLOOR PLAN









# 2400 BROADWAY OAKLAND, CA 94612

\$1.75 PSF NNN | ±3,500 SF



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