

FOR LEASE

4215 FOOTHILL BOULEVARD

Oakland, CA 94601



Exclusively Listed by

Steve Banker

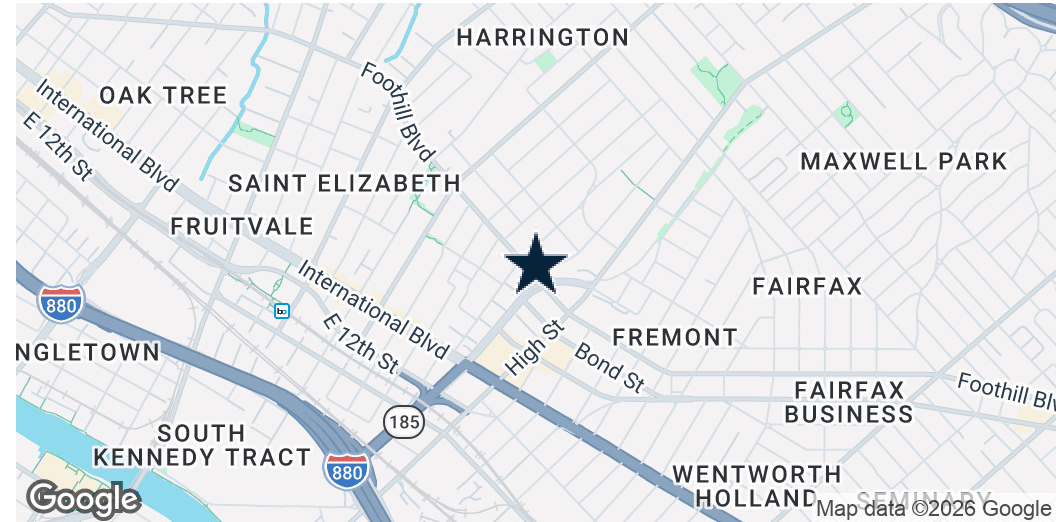
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4215 Foothill Boulevard Oakland, CA 94601



OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (NNN)
Building Size:	17,827 SF
Available SF:	17,827 SF

PROPERTY OVERVIEW

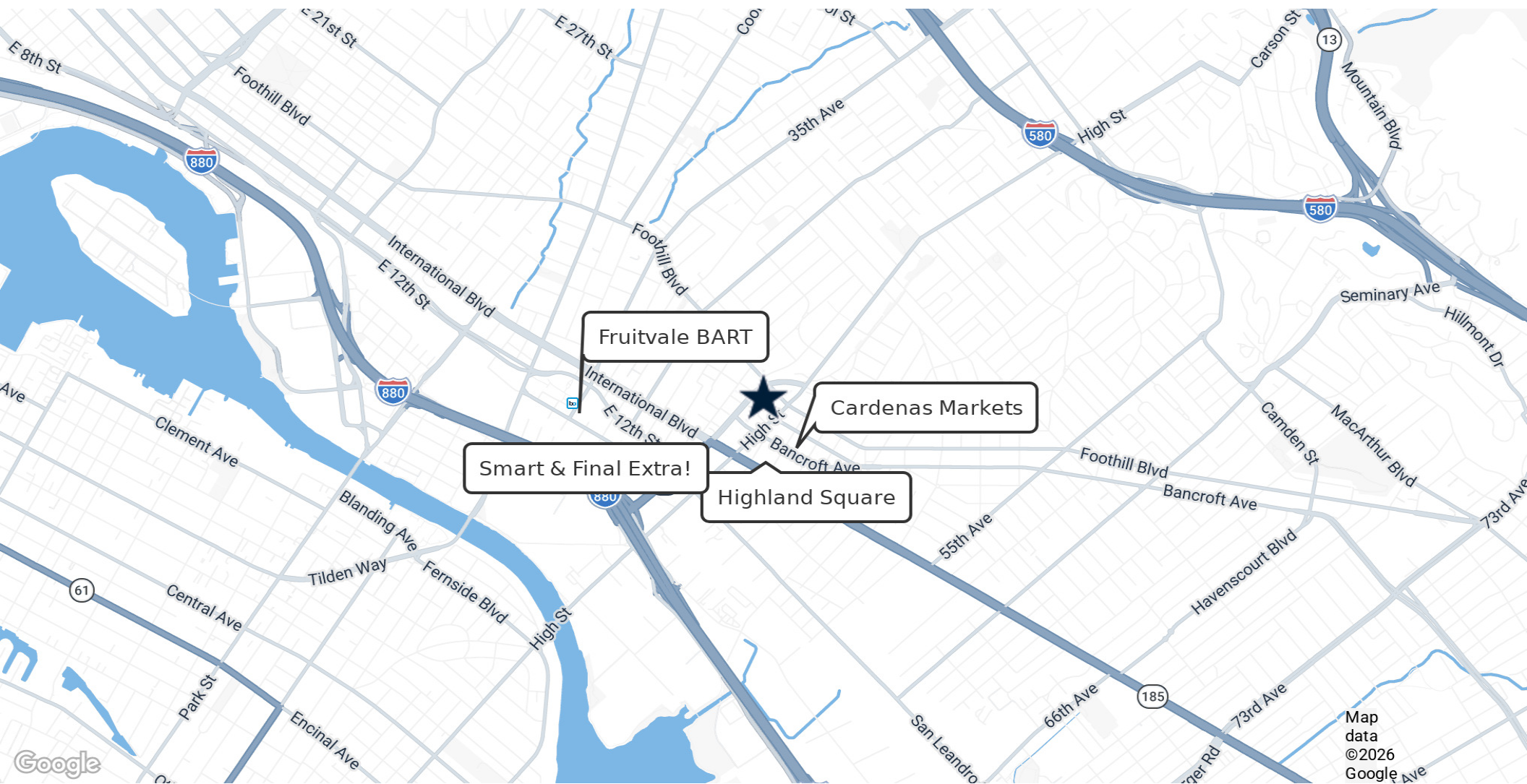
2nd generation plug and play School with gated parking, outdoor play area, and modern building upgrades available in East Oakland. Building underwent a full renovation in 2013 to be converted into a school. Current School serves over 250 students as a charter middle school. Current layout consists of 9 classrooms, multi purpose room, administration area, and three restroom cores. Current school in place until end of June, tours by appointment only, do not disturb current operator. NNN estimated at \$3,500.00 per month.

PROPERTY HIGHLIGHTS

- 2nd Generation Plug and Play School
- Gated Parking Lot/play area
- Building underwent extensive renovations in 2013
- HVAC
- 9 Classrooms, Multi-Purpose Room, Administration Area, and Three Restroom Cores



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LCB
ASSOCIATES

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

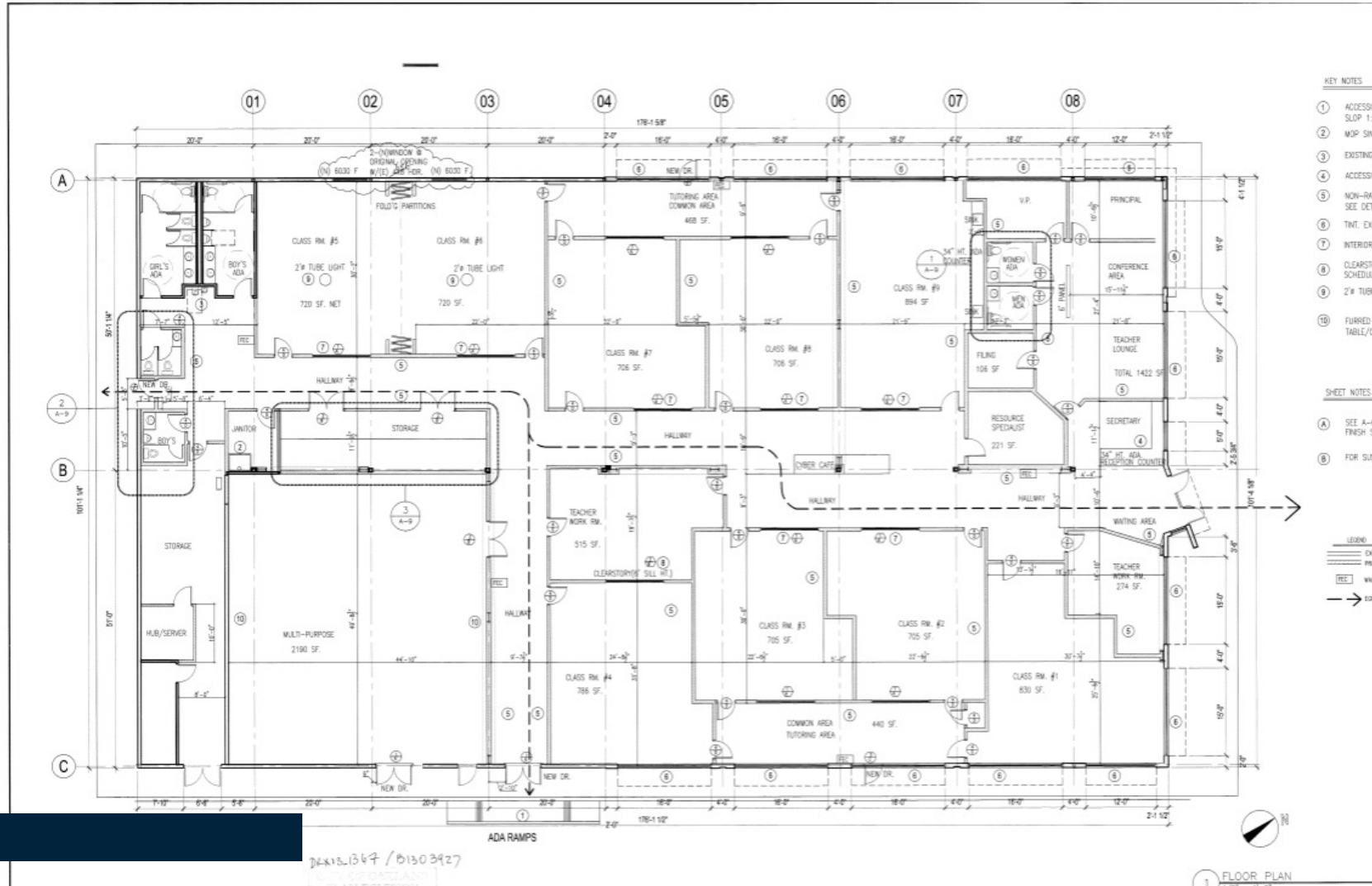
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SITE PLAN

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SITE PLAN

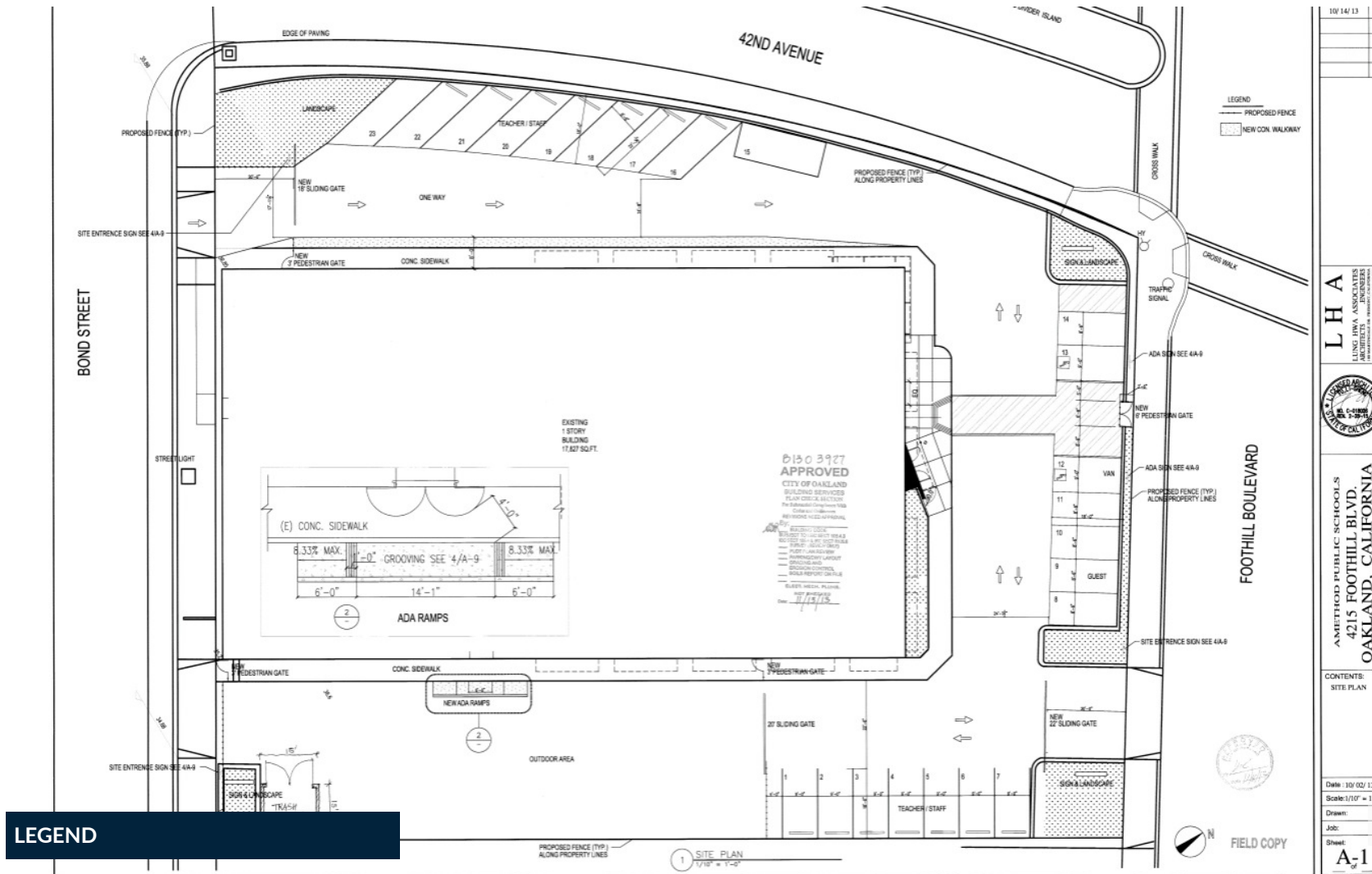
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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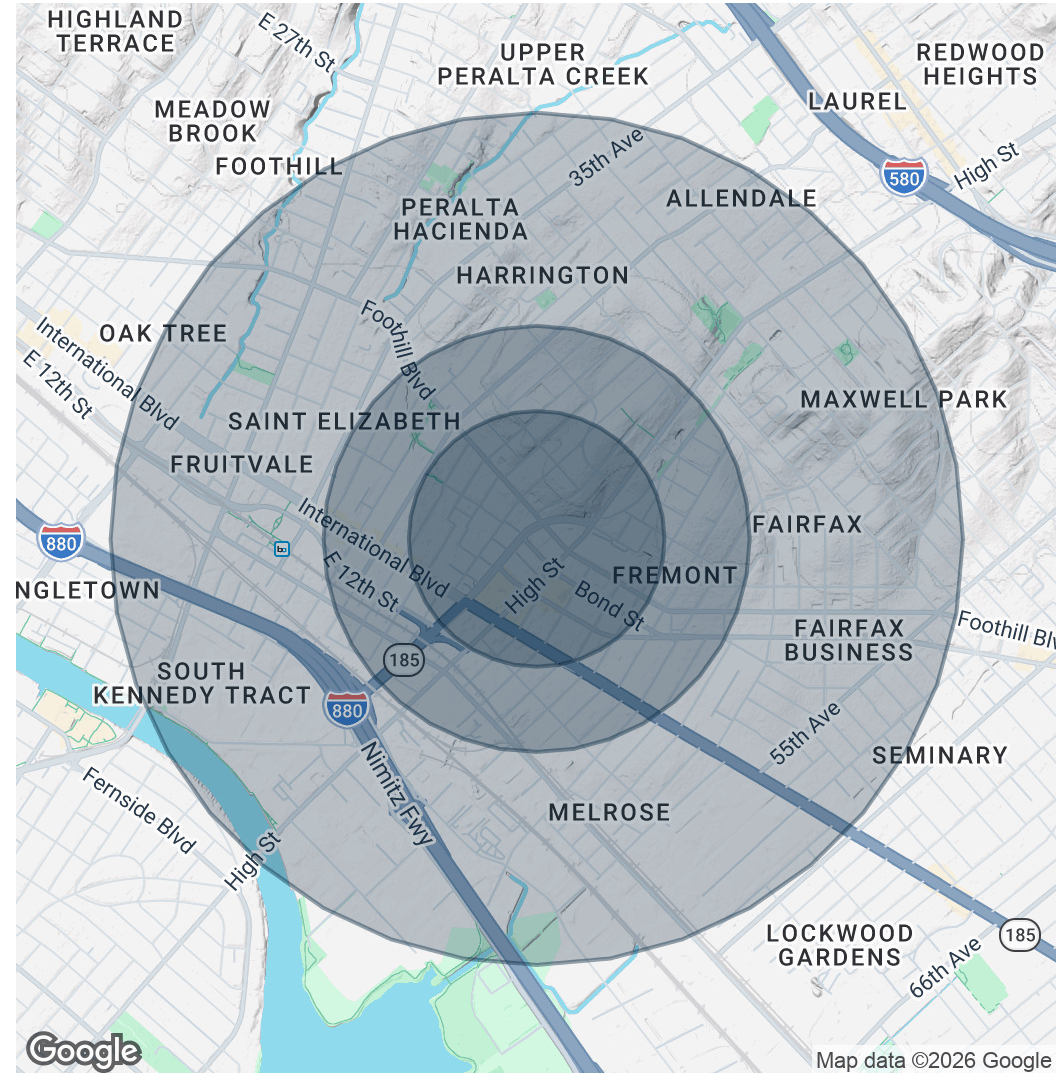
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,786	14,850	45,473
Average Age	36	36	37
Average Age (Male)	36	35	36
Average Age (Female)	36	36	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	749	3,983	13,545
# of Persons per HH	3.7	3.7	3.4
Average HH Income	\$82,989	\$85,659	\$92,305
Average House Value	\$610,394	\$705,452	\$729,976

Demographics data derived from AlphaMap



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