

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE: Industrial/Flex/Retail Spaces

∴ 2121 WOOD STREET, OAKLAND, CA ∴



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2121 Wood Street, Oakland, CA PROPERTY & SPACE HIGHLIGHTS

New construction ground floor industrial/flex/retail space available for lease at Prescott Station, West Oakland's newest development. Ideally located across from Raimondi Park, home to the Oakland Ballers' baseball stadium and a community football field. High visibility in a rapidly transforming neighborhood. Unique opportunity to establish retail presence in a vibrant area

SEVERAL COMMERCIAL SUITES AVAILABLE, SEE PAGES 7+8

SIZE: ±18,000 RSF Total

ASKING RENT: \$1.75 psf/month NNN

ZONED: D-WS-8

- Shell spaces with large window frontage
- Approximately 18' high ceilings
- Drive-in roll-up doors in some suites
- Fully secured parking
- Shared common area bathrooms for tenants and customers
- Building has high occupancy already
- Near West Oakland BART Station
- Easy freeway access
- Opposite Raimondi Park and Prescott Market
- Proximity to June's Pizza, La Perla Taco Truck, 7th West, Blk Girls Green House, Brix Factory Brewing, Soba Ichi, Proyecto Diaz Coffee, Railroad Stop Deli, The Crucible Art School, and West Oakland Farmers Market

West Oakland has several new residential and mixed-use projects near the Oakland Ballers stadium, including an affordable housing campus at 1707 Wood Street, and the Mandela Station project, which will create hundreds of residential units and bring new retail and office spaces to the area.



NEIGHBORHOOD SHAPED BY INDUSTRIAL LEGACY + COMMUNITY RESILIENCE, CONTRIBUTING TO THE REINVESTMENT + REVITALIZATION OF WEST OAKLAND

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2121 Wood Street, Oakland, CA RENDERINGS



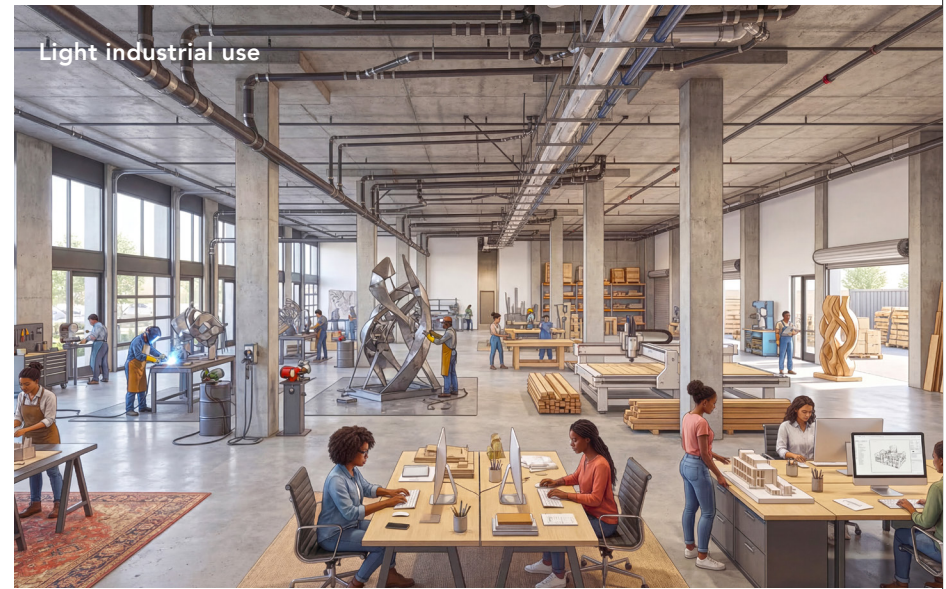
Café use



Small retail use



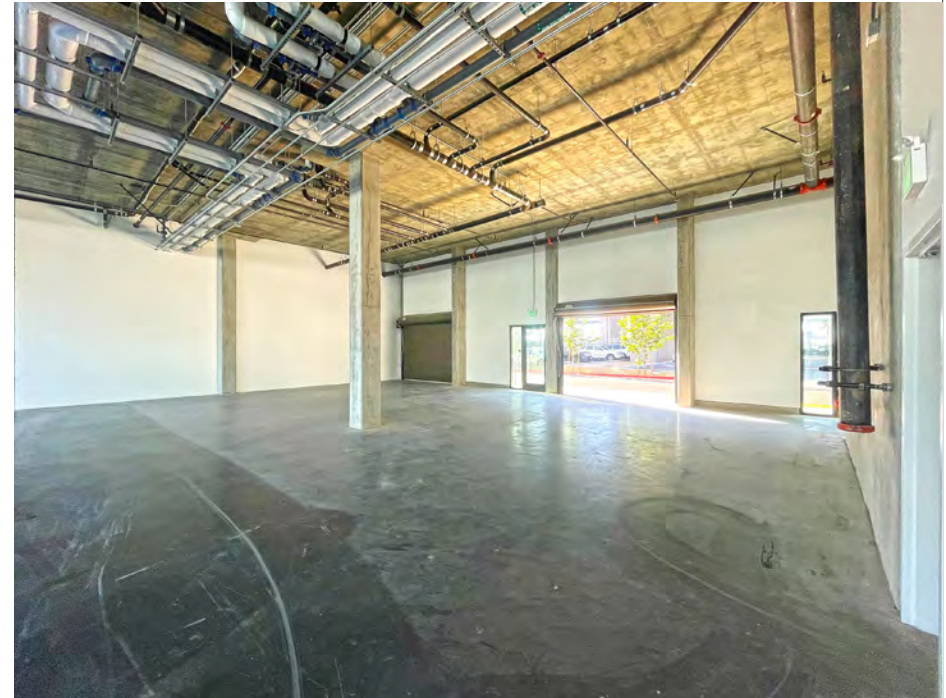
Marketplace use



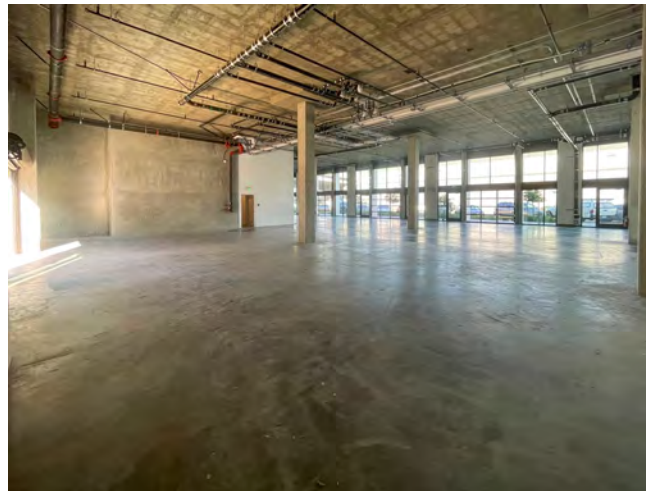
Light industrial use



Street visibility from Wood Street

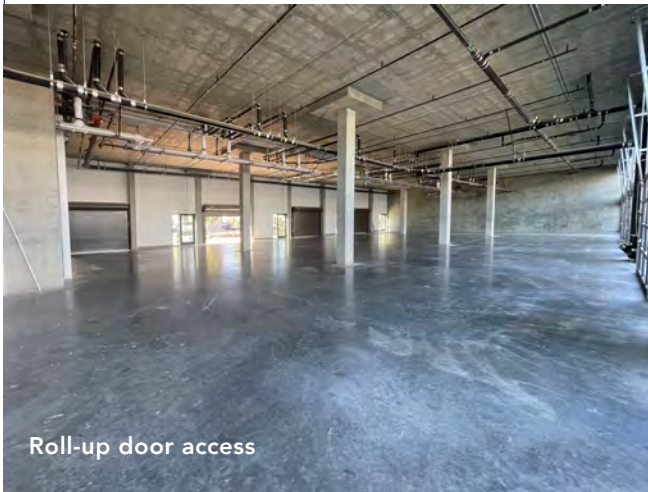


Large window frontage

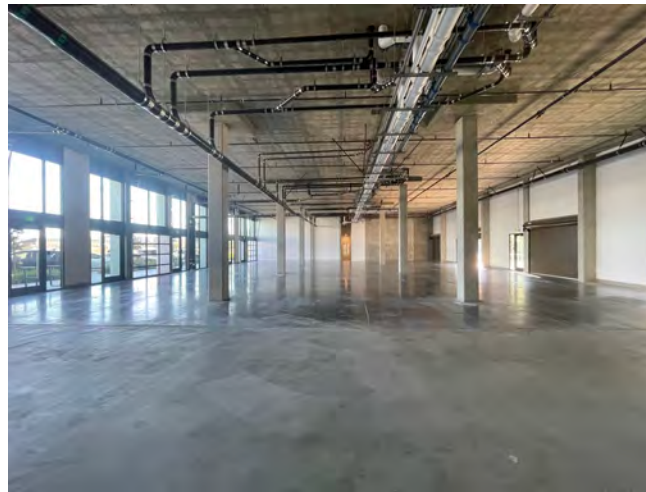




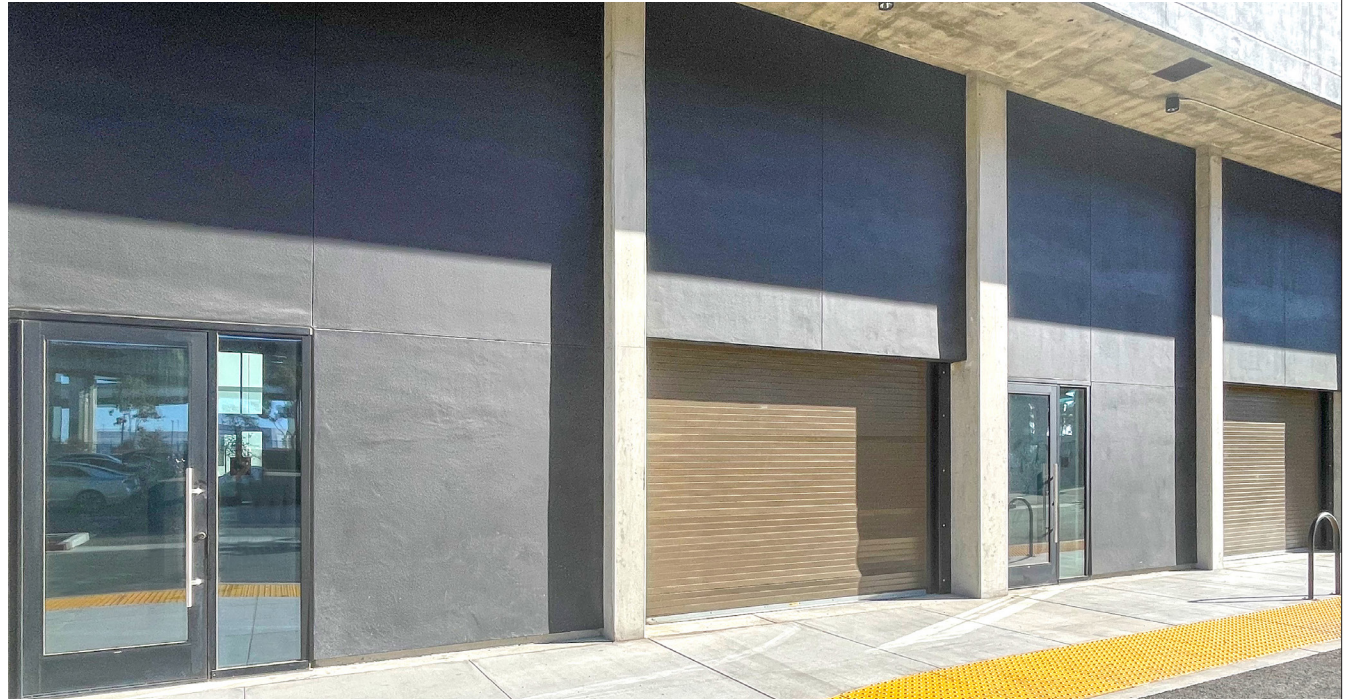
18' high ceilings

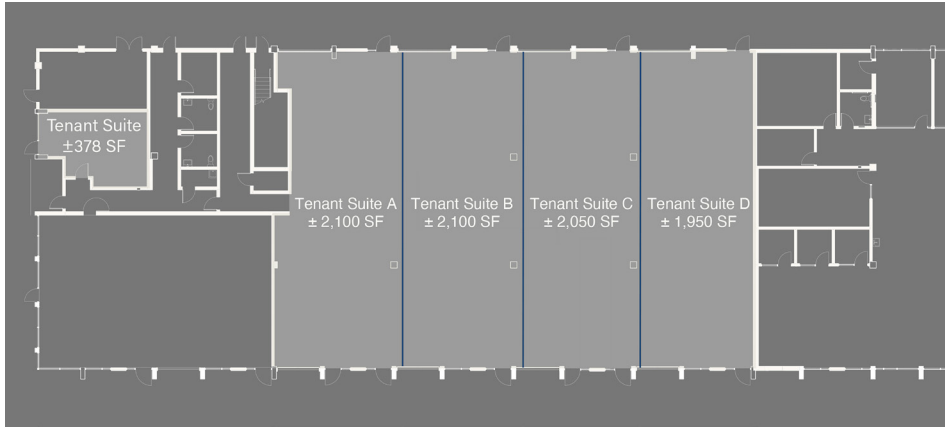


Roll-up door access



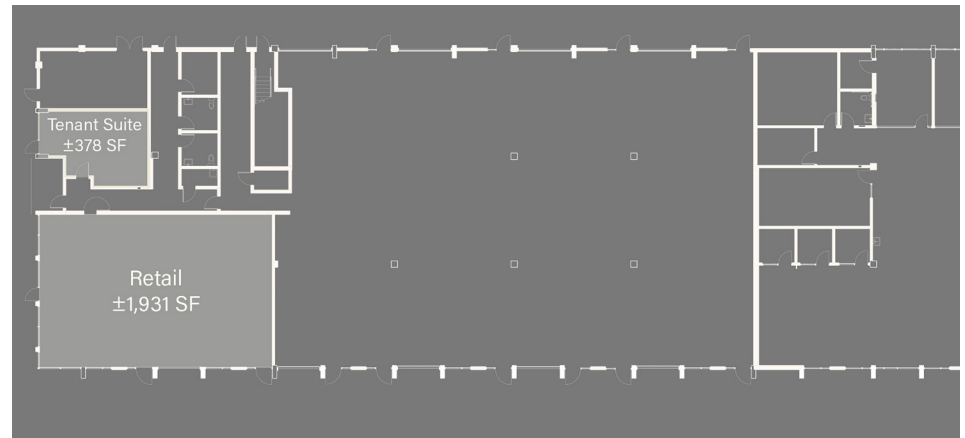
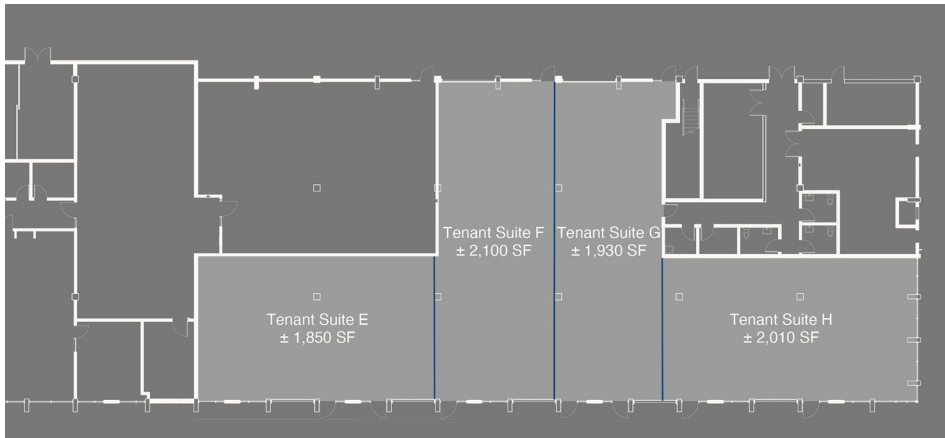
◆
Perfect for breweries,
coffee roasters, fitness studios,
neighborhood groceries,
or service-based retail
(hair salons, art galleries, cafés)
◆

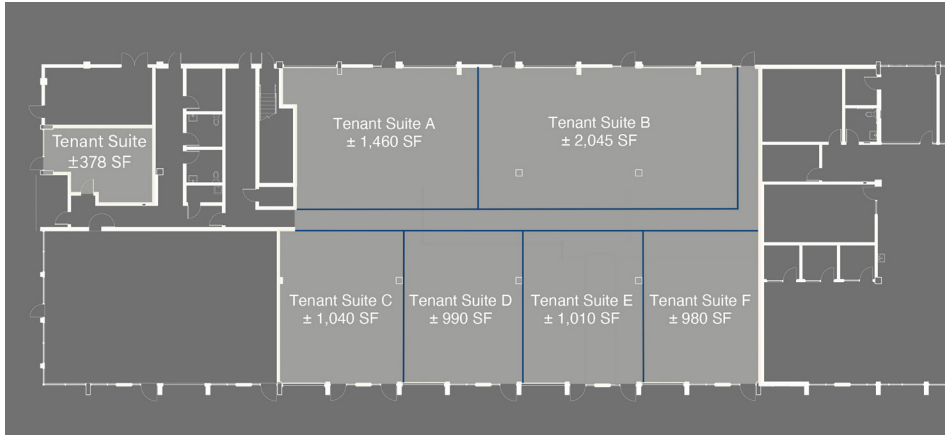




±18,000 RSF Total

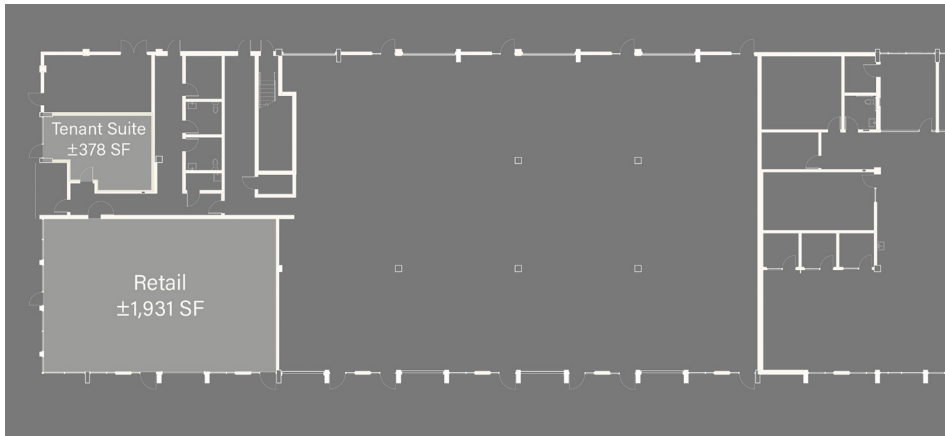
±378 RSF Tenant Suite can be added





±18,000 RSF Total

±378 RSF Tenant Suite can be added



2121 Wood Street, Oakland, CA LOCATION HIGHLIGHTS

- 1.3 miles to West Oakland BART
- 1.4 miles to Emeryville's East Bay Bridge Shopping Mall
- 1.4 miles to Uptown Oakland's Fox and Paramount theaters, shops and eateries
- 5.7 miles to UC Berkeley
- Easy freeway access to I-80, I-880, I-580
- Excellent access to the San Francisco-Oakland Bay Bridge, and the entire SF Bay area
- 8 miles to San Francisco
- Oakland Airport is 11 miles away, SFO is 20 miles away
- Nearly 10,000 residents within a 1-mile radius and a growing influx of young professionals
- Average home value approaching \$700,000 – ideal for neighborhood-serving retail



	POPULATION	0.25 MILES	0.5 MILES	1 MILE	HOUSEHOLDS	0.25 MILES	0.5 MILES	1 MILE
Total Population		1,408	4,117	9,869	Total Households	645	1,778	4,044
Average Age		35.6	34.1	33.2	# of Persons per HH	2.2	2.3	2.4
Average Age (Male)		34.9	33.8	31.2	Average House Value	\$660,330	\$646,671	\$697,994
Average Age (Female)		37.4	35.3	34.5				

The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.