

Rare Flagship Opportunity

3277 Lakeshore Ave.

Oakland | CA



FOR LEASE OR SALE | ±10,318 SF

CBRE

# Neighborhood Overview

*A flagship opportunity in the heart of Oakland's Lakeshore business district.*



Nestled in the heart of Oakland's Lakeshore business district, 3227 Lakeshore Avenue presents a rare flagship opportunity along one of the city's most established and high-visibility retail corridors. Surrounded by a curated mix of independent boutiques, national brands, and popular cafés and restaurants, the space benefits from consistent foot traffic, strong neighborhood loyalty, and a steady stream of regional visitors. Positioned just off Grand Avenue and minutes from I-580, the location offers excellent exposure and direct access to downtown Oakland and the greater East Bay. With anchors like Trader Joe's, Peet's Coffee, and the historic Grand Lake Theatre nearby, this is a prime opportunity to establish a standout presence in one of Oakland's most recognizable commercial districts.

48,950

POPULATION (1-MILE)

41

AVE. AGE (1-MILE)

\$133,707

AVE. HH INCOME (1-MILE)

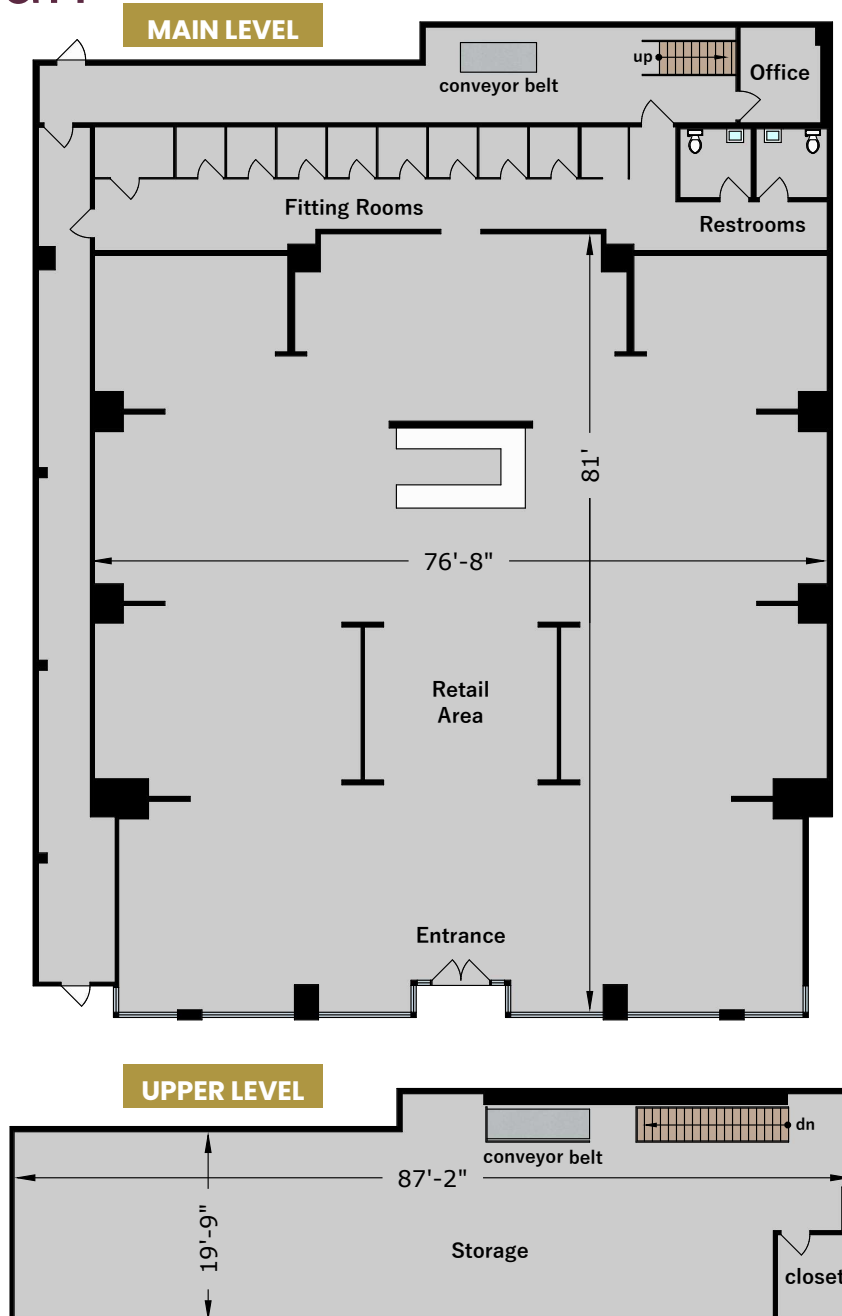
\$41.5M

TOTAL APPAREL SPEND (1-MILE)

13,821

ADT (LAKESHORE AVE)

# Floorplan



# 10,318

SQUARE FEET

- **MAIN LEVEL:**  
8,344 sqft
- **UPPER LEVEL:**  
1,974 sqft

## AVAILABLE

- **Q3 2026**

## IDEAL USES:

- **BOUTIQUE RETAIL**
- **WELLNESS/FITNESS**
- **SPECIALTY FOOD/ BEVERAGE**
- **FINANCIAL SERVICES**
- **FITNESS**
- **SERVICE-BASED BUSINESS**

DO NOT DISTURB TENANT

# Area Map

## Neighbor Tenants



SHAKEWELL



+ 1 415 772 0325

Candace  
Thurmond

Lic. 02157562

candace.thurmond@cbre.com

Katherine  
Kelleher

Lic. 00924895

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Meaghan  
Post

Lic. 01889217

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Katie  
Singer

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