



Available For Lease & Includes All Fixtures & Equipment

Fully Equipped

Food Manufacturing Facility

707 DOUGLAS AVENUE // OAKLAND, CALIFORNIA 94603

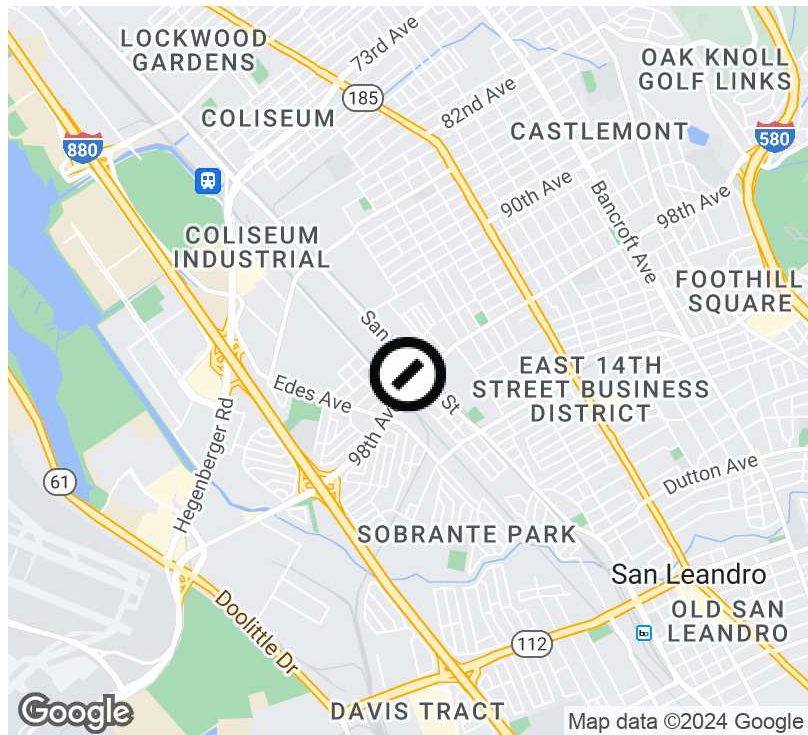
COMPASS
COMMERCIAL

Get in touch

Jonathan G. Hanhan
Group Leader & Sr. Vice President
408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Vice President
408.693.8763
devon.stout@compass.com
CalDRE #01997975

Executive Summary



Lease Rate	\$2.30 SF/Month
------------	------------------------

Offering Summary

Available SF:	7,398 SF
Year Built:	1950
Renovated:	2021
Zoning:	CIX-2/S-19
General Plan:	Business Mix
Market:	San Francisco Bay Area
Submarket:	East Bay Area
NNN (estimated):	\$0.87/SF

Property Highlights

- Fully Equipped, State of the Art Second-Generation Food Manufacturing Space
- Office on 2nd floor consisting of ±1,390 square feet
- Walk-in Freezer & Walk-in Cooler
- 1,500 Gallon Grease Trap
- 14' Hood System with Ansul
- Two Roll-up Doors
- Heavy Power
- Corner Location Provides Ease of Access of Delivery Trucks
- On-site Gated & Secured Parking
- Existing Equipment Available (See Equipment List)

Jonathan G. Hanhan
Group Leader & Sr. Vice President

408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Vice President

408.693.8763
devon.stout@compass.com
CalDRE #01997975

Floor Plan



Jonathan G. Hanhan
Group Leader & Sr. Vice President
408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Vice President
408.693.8763
devon.stout@compass.com
CalDRE #01997975

Interior Photos // Kitchen



Jonathan G. Hanhan
Group Leader & Sr. Vice President
408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Vice President
408.693.8763
devon.stout@compass.com
CalDRE #01997975

Features + Equipment List

Prominent Features

- Large Food Grade Production
- 400sf Walk-In Cooler
- 300sf Walk-In Freezer
- 1500 Gallon Grease Trap
- 14' Hood System with Ansul
- 2 Roll Up Doors
- Gated Parking
- Security System
- Cleaning Station
- Office Space
- Separate Enclosed Dry Storage
- Separate Dishwashing/Food Prep Area
- Washable Ceilings, Walls & Floors
- Floor Drains Throughout
- Trench Drains Throughout
- Heavy Power
- Large Boiler System
- Fully Enclosed Exterior Trash Area

Equipment List

Item	Amount
Black heavy duty metro racks	10
Tall silver shelves	2
Silver metro racks	2
Steel tables	11
Red wagons	4
Dunnage racks	8
3 well potwash sink	1
1 well sink	1
3 well vegetable sink	1
Handwash sinks	4
Large dumpling steamer	1
Staff area refrigerator	1
Staff area water filter	1
Staff area lockers	1
Microwave	1
Fire extinguishers	4

Jonathan G. Hanhan
Group Leader & Sr. Vice President

408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Vice President

408.693.8763
devon.stout@compass.com
CalDRE #01997975

Retailer Map



Google

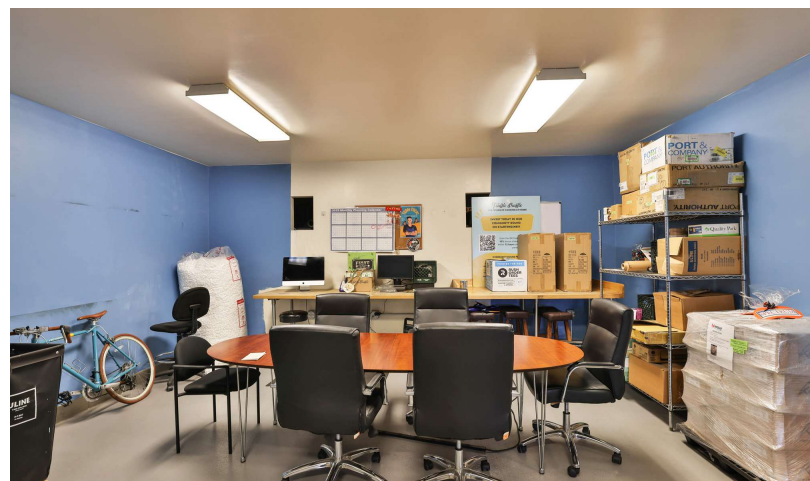
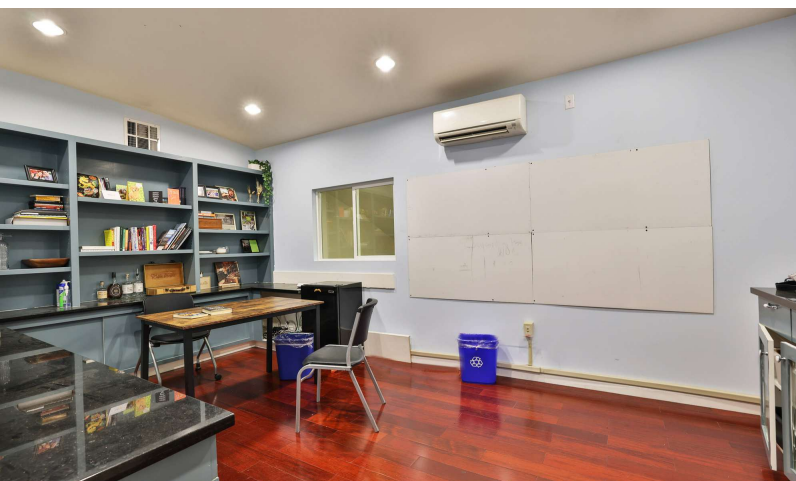
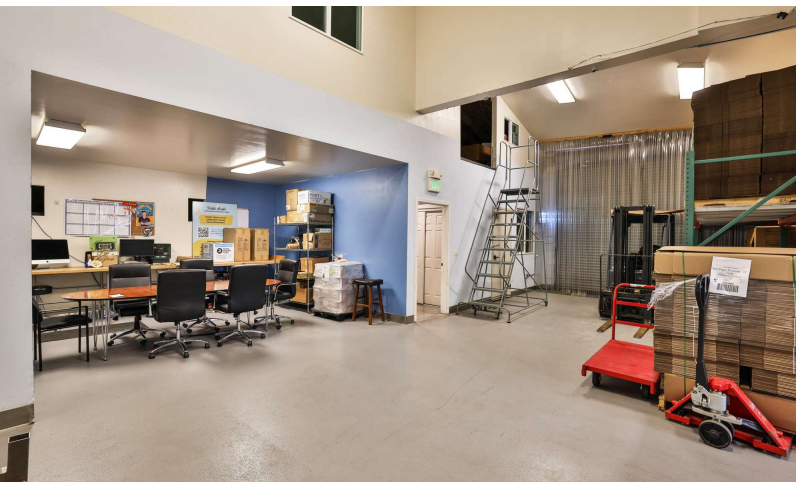
Map data ©2024 Google

Jonathan G. Hanhan
 Group Leader & Sr. Vice President
 408.909.0998
 hanhan@compass.com
 CalDRE #01800203

Devon Stout
 Vice President
 408.693.8763
 devon.stout@compass.com
 CalDRE #01997975

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.

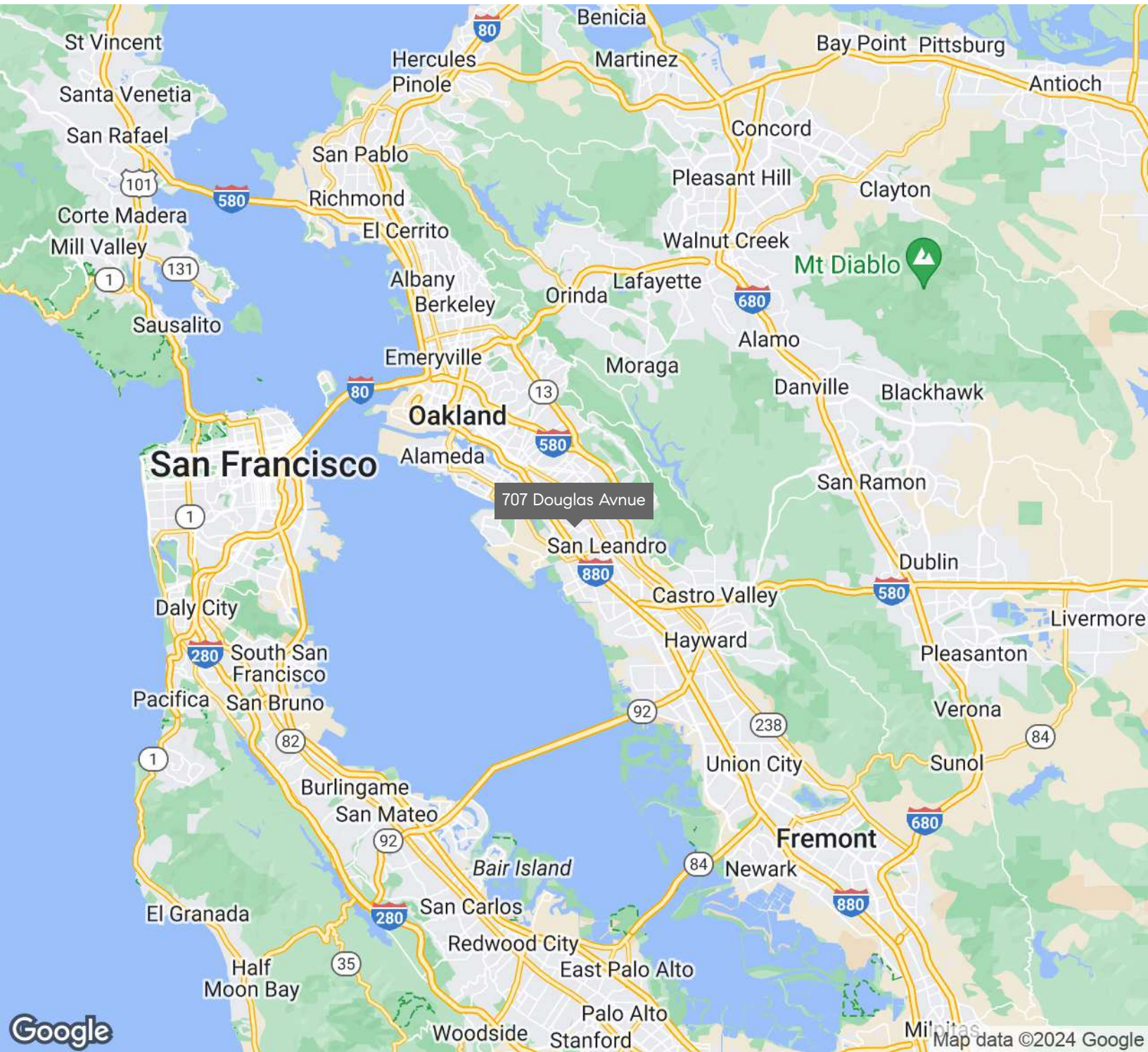
Interior Photos // Offices + Breakroom



Jonathan G. Hanhan
Group Leader & Sr. Vice President
408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Vice President
408.693.8763
devon.stout@compass.com
CalDRE #01997975

Regional Map



Jonathan G. Hanhan
 Group Leader & Sr. Vice President
 408.909.0998
 hanhan@compass.com
 CalDRE #01800203

Devon Stout
 Vice President
 408.693.8763
 devon.stout@compass.com
 CalDRE #01997975

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to the accuracy of any description. All measurements and square footage are approximate.

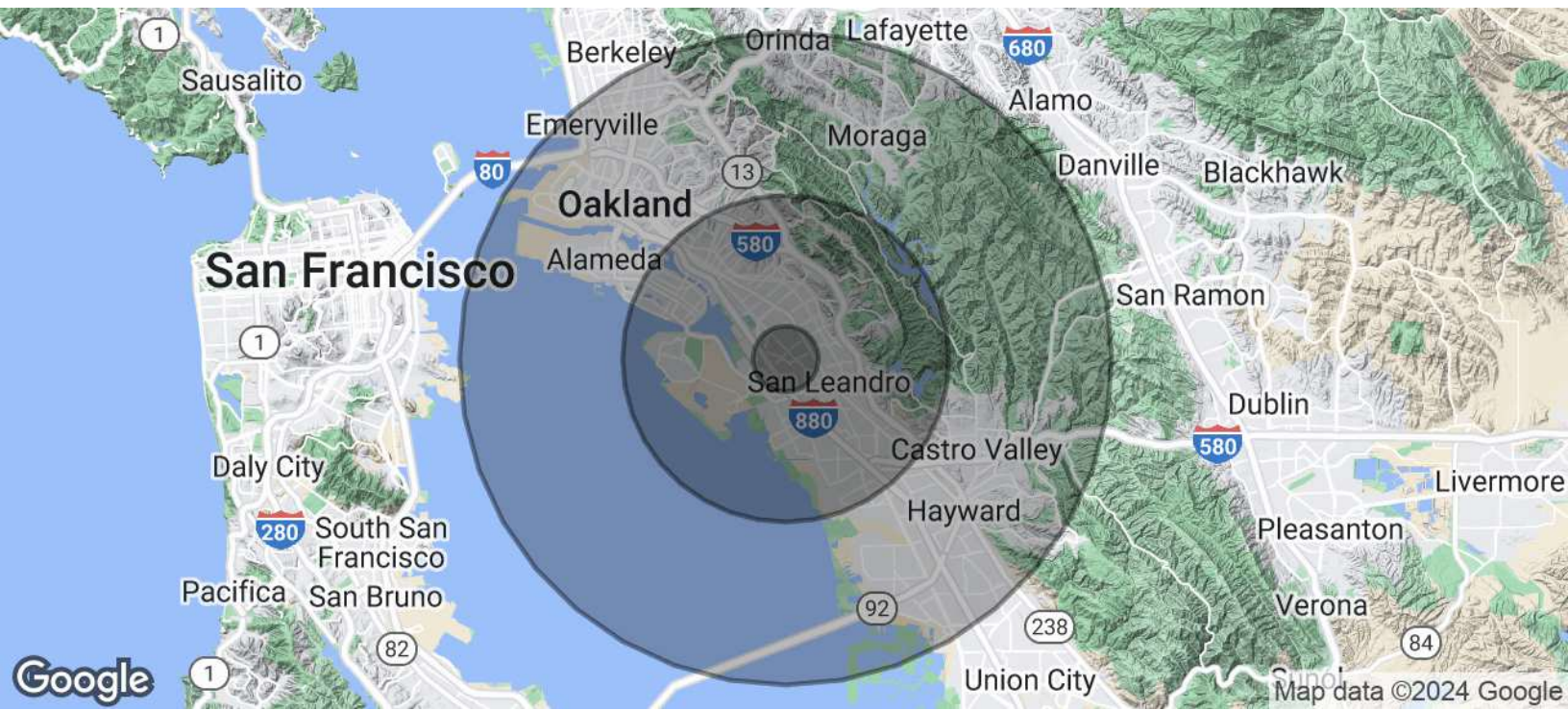
Exterior Photos



Jonathan G. Hanhan
Group Leader & Sr. Vice President
408.909.0998
hanhan@compass.com
CalDRE #01800203

Devon Stout
Vice President
408.693.8763
devon.stout@compass.com
CalDRE #01997975

Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	29,019	402,629	967,542
Average Age	34.0	38.1	38.4
Average Age (Male)	32.8	37.4	37.8
Average Age (Female)	34.7	39.1	39.4
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	8,486	140,947	365,072
# of Persons per HH	3.4	2.9	2.7
Average HH Income	\$73,660	\$98,539	\$116,392
Average House Value	\$470,783	\$615,700	\$712,005

* Demographic data derived from 2020 ACS - US Census

Jonathan G. Hanhan
Group Leader & Sr. Vice President
 408.909.0998
 hanhan@compass.com
 CalDRE #01800203

Devon Stout
Vice President
 408.693.8763
 devon.stout@compass.com
 CalDRE #01997975