

# 350 FOURTH ST

AVAILABLE NOW | ±4,375 SF - TURN-KEY RESTAURANT ON  
THE GROUND FLOOR OF HISTORIC MIXED-USED BUILDING  
IN JACK LONDON SQUARE



**CBRE**

# HIGHLIGHTS

**L**ocated at the prominent corner of 4th Street and Webster Street in Oakland's Jack London Square, this ground-floor restaurant space sits within a classic mixed-use building with apartments above.

The premises total approximately  $\pm 4,375$  SF, including  $\pm 2,500$  SF on the ground floor and  $\pm 1,875$  SF of basement space. Previously operated as a restaurant, the space is turn-key, with all of the kitchen infrastructure in place. Its corner position provides excellent signage and visibility, surrounded by a concentration of dining and retail operators that draw consistent activity to the neighborhood



**Total Area:**  
Approximately  $\pm 4,375$  SF



**Ground Floor:**  $\pm 2,500$  SF  
**Basement:**  $\pm 1,875$  SF



Turnkey Restaurant with Kitchen Buildout,  
Type 1 Hood, Grease Trap, and Bar Area



Liquor License and FF&E Available  
Separately



Patio Seating Available



Prominent Corner With Strong Pedestrian  
and Vehicle Traffic

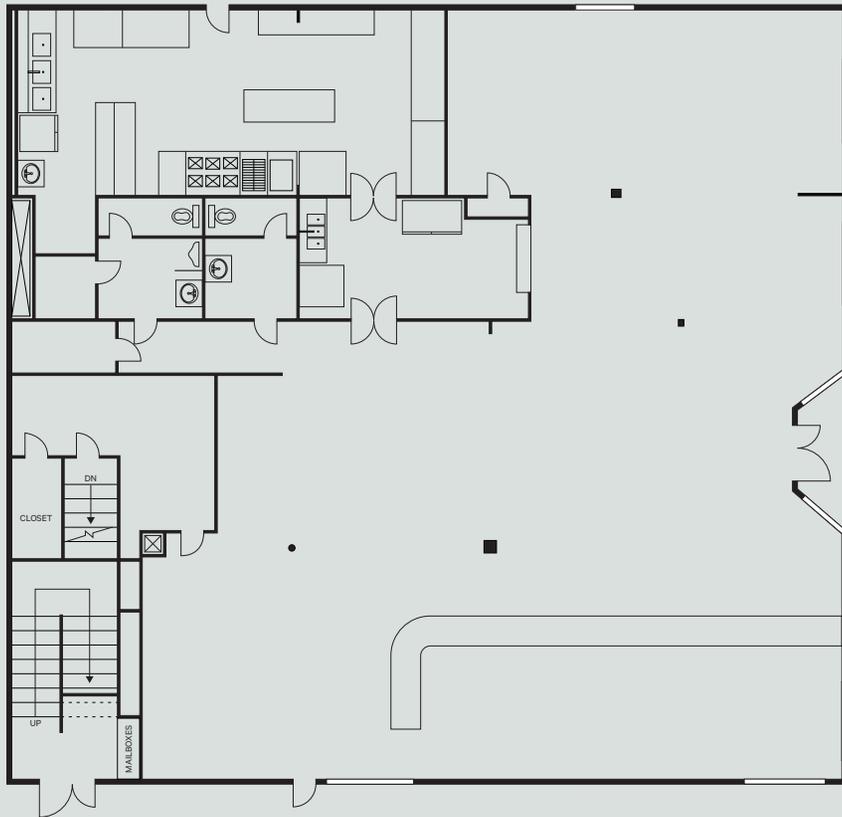


# MEET THE NEIGHBORS

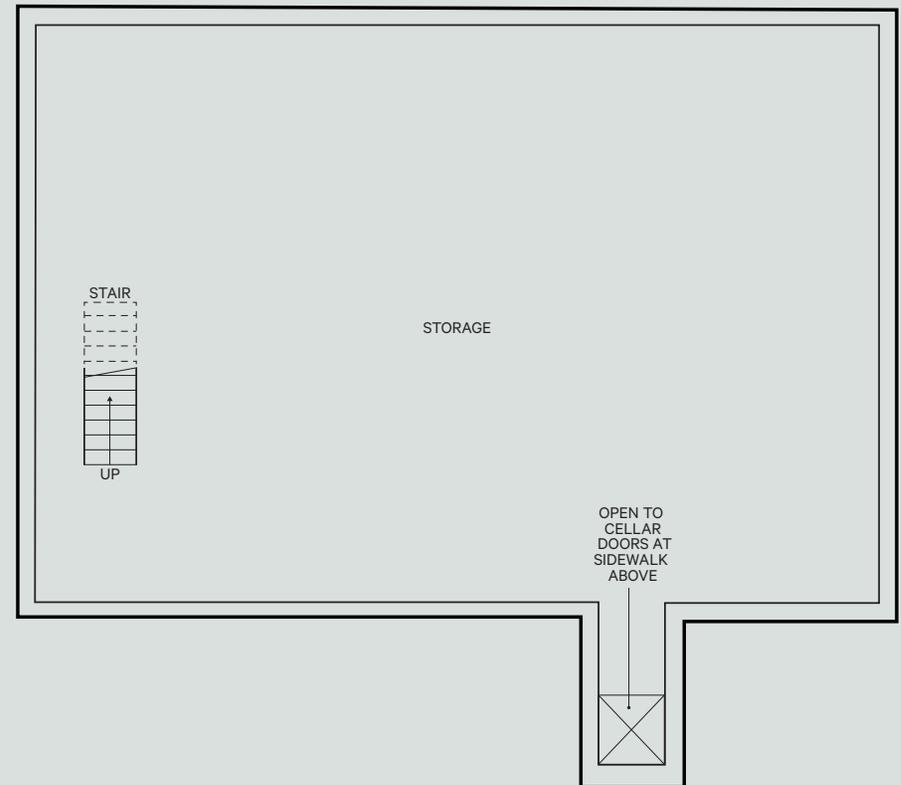


# FLOORPLAN

**GROUND FLOOR**  
**±2,500 SF**



**BASEMENT**  
**±1,875 SF**



# INTERIOR GROUND FLOOR

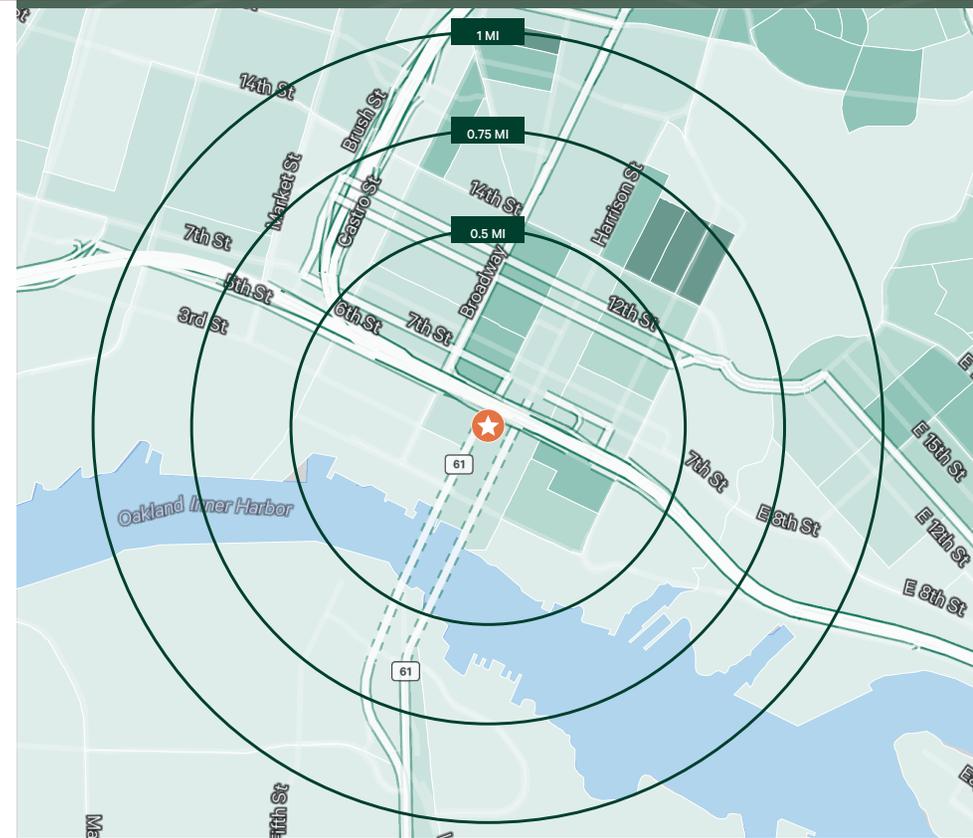


# INTERIOR BASEMENT



# COMMUNITY DEMOGRAPHICS

	.5 MILE	.75 MILE	1 MILE
<b>DAYTIME POPULATION</b>			
2024 Daytime Population	26,872	54,879	79,674
Daytime Workers	20,740	44,382	62,990
Daytime Residents	6,132	10,497	16,684
<b>PLACE OF WORK</b>			
2024 Businesses	2,054	3,960	5,231
2024 Employees	21,224	49,610	67,168
<b>POPULATION</b>			
2024 Population - Current Year Estimate	13,285	23,066	35,747
2029 Population - Five Year Projection	14,282	26,399	39,570
2020 Population - Census	10,499	18,781	30,526
2010 Population - Census	9,382	16,585	25,952
2020-2024 Annual Population Growth Rate	4.58%	3.99%	3.05%
2024-2029 Annual Population Growth Rate	1.46%	2.74%	2.05%
<b>AGE</b>			
2024 Median Age	43.0	41.7	40.5
2024 Population 25 and Over	11,336	19,750	29,684
<b>EDUCATION</b>			
Bachelor`s Degree	3,786	6,476	9,387
Graduate or Professional Degree	2,484	4,528	6,743
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	6,694	12,532	18,614
2029 Households - Five Year Projection	7,207	14,548	20,833
<b>HOUSEHOLDS INCOME</b>			
2024 Average Household Income	\$145,233	\$127,326	\$126,210
2024 Median Household Income	\$111,658	\$80,778	\$76,362
<b>HOUSING VALUE</b>			
2024 Owner Occupied Housing Units	1,487	1,811	2,772
2024 Median Value of Owner Occ. Housing Units	\$742,832	\$783,374	\$896,440
2024 Average Value of Owner Occ. Housing Units	\$865,299	\$892,519	\$968,929





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**FOR MORE INFORMATION PLEASE CONTACT:**

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