



**2628, SAN PABLO AVE.**

OAKLAND, CA 94612-1124

# RETAIL/ OFFICE FOR LEASE

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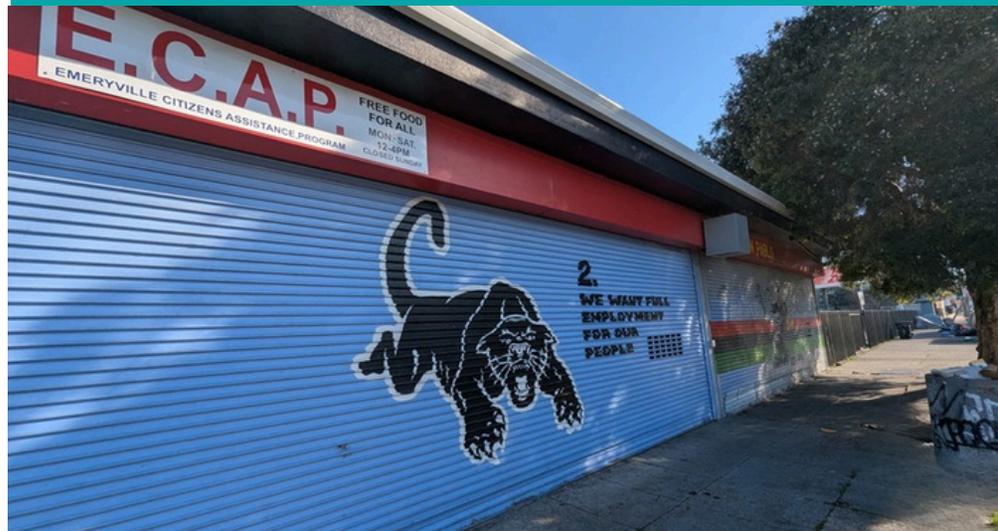
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**ARTIZAN**  
Commercial Advisors



KW COMMERCIAL - OAKLAND  
DRE# 02029039



# PROPERTY OVERVIEW

Artizan Commercial Advisors presents 2628 San Pablo Avenue - 3,864 SF of Retail Commercial space on a 5,667 SF corner lot.

At this prime location, your business occupies the intersection of 26<sup>th</sup> street and San Pablo Ave., giving you dual street frontage, flexible layout potential and premium visibility.

Upgraded with approximately \$250,000 in Tenant Improvements for a Food Service Operation business.

in Oakland's Hoover-Foster Opportunity-Zone [CC-2, S-13 Commercial Community], this space sits in a location with strong business history.

An excellent opportunity for an owner-user or investor seeking a versatile, centrally located asset with historic character and long-term growth potential.

# PROPERTY SUMMARY

For Lease:

**\$1.50 PSF**

Lot SQ Ft:

**± 5,667**

Total Building Sqft:

**± 3,864**

Zoning:

**CC-2, S-13**

APN#:

**9-680-8-1**

# PROPERTY HIGHLIGHTS



Excellent visibility with dual street frontage



Fenced Parking with capacity for 4-6 cars



Off-street Loading Access with Two Roll-up Doors



Open Layout



Flexible Commercial Property



Ideal for food-related businesses



Opportunity Zone

## Potential Grants:

[City Of Oakland Neighbourhood Business Assistance](#)  
[Eastbay Community Foundation](#)



# PERMITTED ACTIVITIES

City of Oakland Planning Code Title 17

## Consumer-facing Businesses

General Food Sales  
Full Service Restaurants  
Limited Service Restaurant and Cafe  
General Retail Sales  
Mechanical or Electronic Games

## Professional & Business Services

Consultative and Financial Service  
Consumer Cleaning and Repair Service  
Personal Instruction and Improvement Services  
Business, Communication, and Media Services  
Broadcasting and Recording Services  
Research Service

## Public & Community Services

Administrative  
Health Care  
Essential Service  
Community Education  
Nonassembly Cultural  
Limited Child-Care Activities  
Recreational Assembly



CITY OF OAKLAND

**2628, SAN PABLO AVE.,**

OAKLAND CA









# OAKLAND, CA

Oakland, California, offers a dynamic environment for businesses and entrepreneurs seeking opportunity and innovation. Positioned at the heart of the Bay Area, the city provides unmatched access to major markets through the Port of Oakland, BART connections, and proximity to San Francisco and Silicon Valley. Oakland's economy is powered by diverse industries including technology, healthcare, green energy, and the creative arts, making it an attractive base for both established companies and emerging startups. The city's renowned diversity and progressive culture create a supportive ecosystem for socially-conscious enterprises, with a strong emphasis on sustainability and equity. A vibrant cultural scene, thriving food and arts districts, and access to outdoor recreation contribute to a high quality of life that draws top talent. With its blend of connectivity, innovation, and community, Oakland is a compelling destination for businesses looking to grow and thrive in the Bay Area market.

95

WALK SCORE



100

BIKE SCORE



64

TRANSIT SCORE



## TRANSIT HIGHLIGHTS

-  BART West Oakland - 1.8 mi
-  Amtrak Station Platform - 2.0 mi
-  I- 580 - 1.3 mi
-  I-980 - 0.7 mi
-  I-880 - 1.7 mi
  
-  Oakland International Airport - 23 Min
-  SF International Airport - 26 Min

## 1 MILE DEMOGRAPHICS

### MEDIAN HOUSEHOLD INCOME

\$98,528

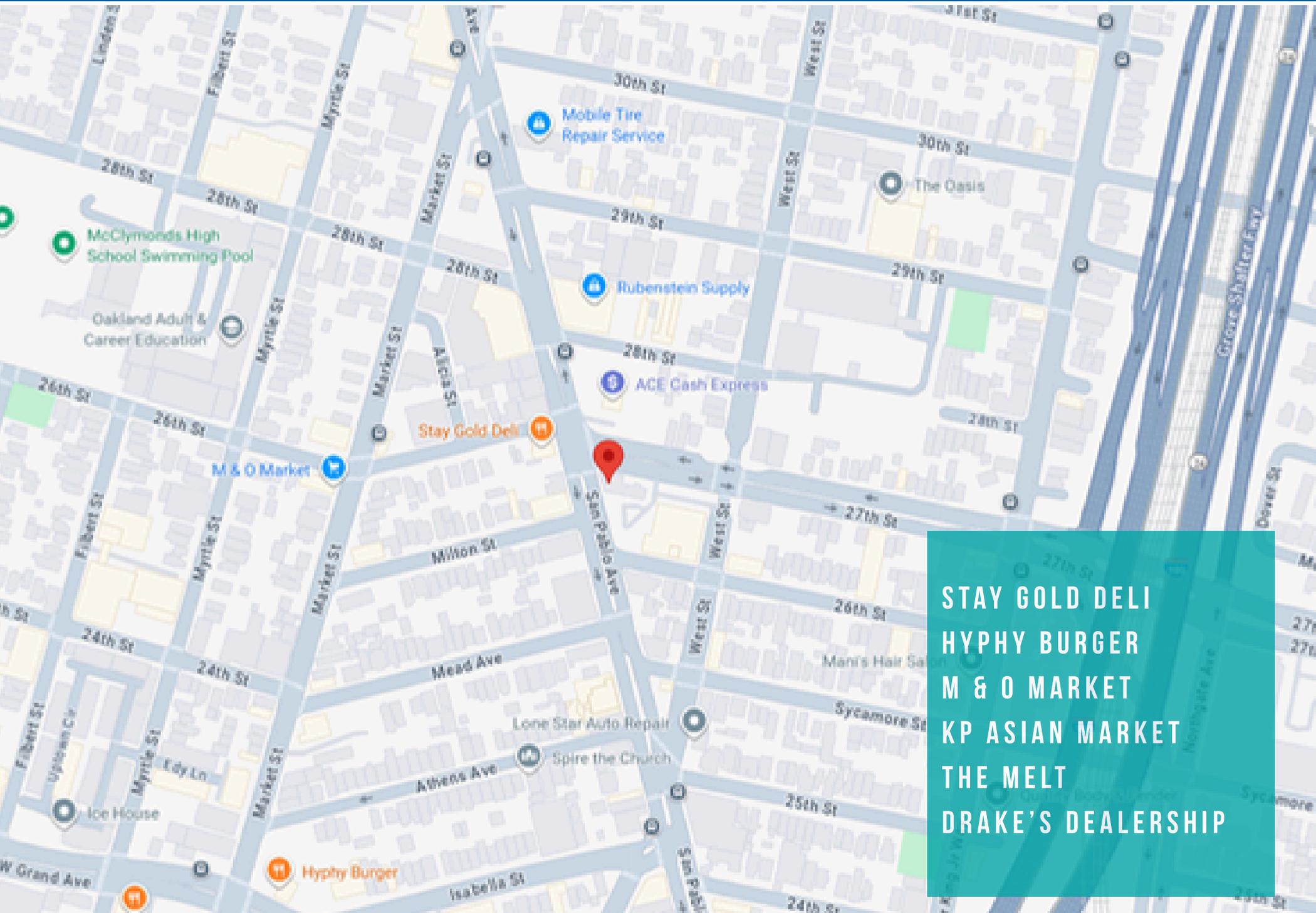
### MEDIAN NET WORTH

\$44,553

### MEDIAN DISPOSABLE INCOME

\$78,443

# LOCAL AMENITIES



STAY GOLD DELI  
HYPHY BURGER  
M & O MARKET  
KP ASIAN MARKET  
THE MELT  
DRAKE'S DEALERSHIP

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.