



TURNKEY RESTAURANT & BAR OPPORTUNITY NEAR LAKE MERRITT — ±2,790 SF

\$3.75 /SF/MO

Estimated CAM Charge currently at \$0.81/sf or \$2,264.51 per month. Includes tenant's prorata share of taxes, insurance, and common area expenses.

**3401-3411 Lakeshore Avenue
Oakland CA 94610**

Andy Rohner

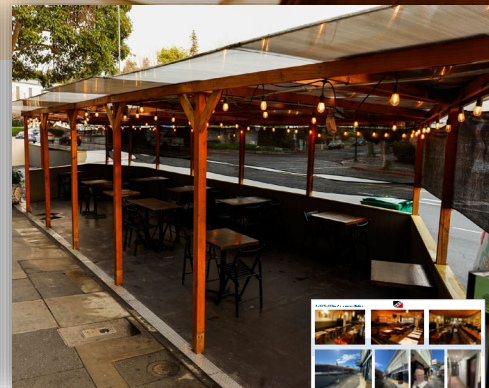
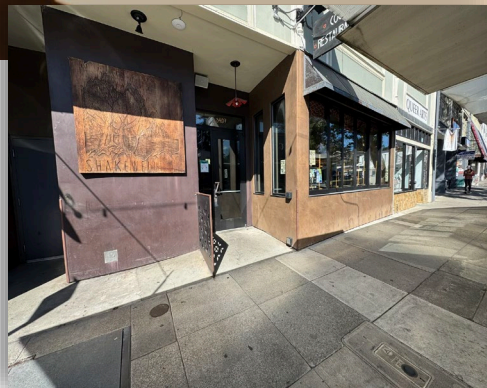
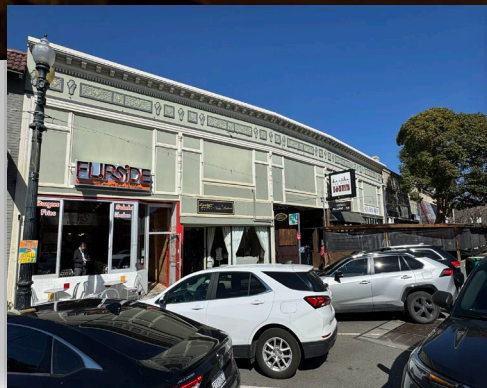
arohner@mrecommercial.com

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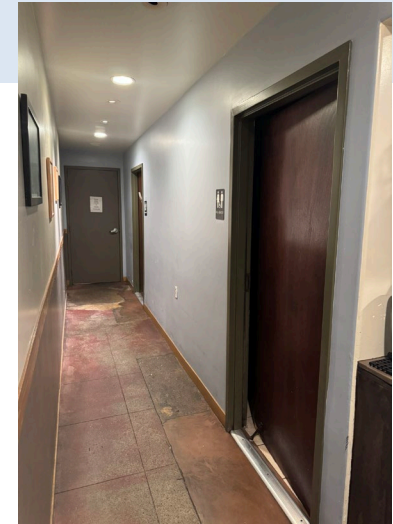
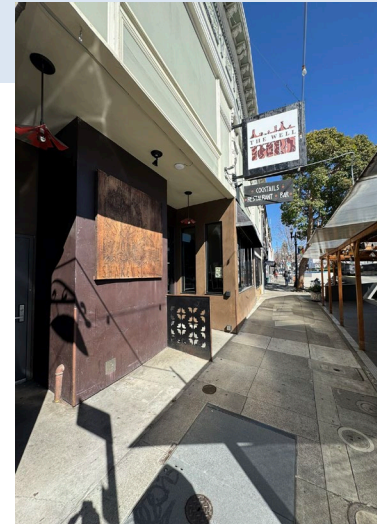
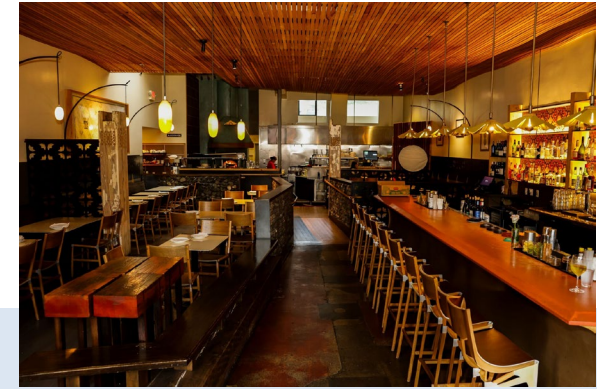
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3401-3411 Lakeshore Avenue Oakland

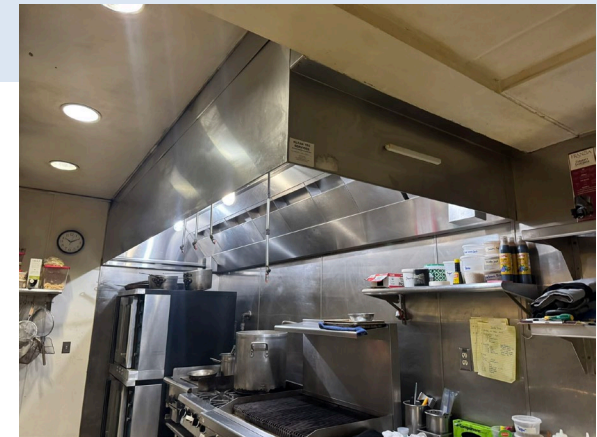


Seize this rare opportunity to lease a fully built-out restaurant and bar in a [prime Lakeshore Ave location](#) near beautiful Lake Merritt. This established space offers a complete kitchen setup, bar infrastructure, and a stylish interior, making it ideal for restaurateurs looking for a seamless transition.

▶ Liquor license transferable for a fee to be negotiated with prior tenant.

All information herein is offered in good faith and deemed accurate but not guaranteed.





Property Highlights: Prime Lakeshore Location – High foot traffic and strong visibility near Lake Merritt. Fully Built-Out Kitchen & Bar – Move-in ready with existing infrastructure. Spacious Interior – Well-designed layout perfect for dining and bar service. Established Presence – Current tenant still in place but looking to vacate soon.

▶ Don't miss this opportunity to bring your culinary vision to life in one of Oakland's most desirable dining districts. Contact us today for more details or to schedule a tour!



3401-3411 Lakeshore Avenue Oakland



Notes:

- Lease rate does not include utilities, property expenses or building services
- Fully Built-Out as a Restaurant or Café Space
- Located in-line with other retail
- Space is in Excellent Condition
- Central Air and Heating
- High Ceilings

[ON LOOPNET](#)

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