

# 1611 Clay Street

Oakland, CA



## VACANT RETAIL SPACE FOR LEASE

*Excellent Retail Space Located In Oakland's CBD*

**±1,331 SF**



**CALIFORNIA**  
CAPITAL & INVESTMENT  
GROUP

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Owners and Prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information.

Corp. Lic. #01884628

FOR MORE INFORMATION PLEASE CONTACT:

Mike McGuire  
Office: (510) 463-6351  
mmcguire@californiagroup.com  
DRE #: 01790296

Nick Stratton  
Office: (510) 268-8500 x 360  
nstratton@californiagroup.com  
DRE License#: 02111637

## OFFERING SUMMARY

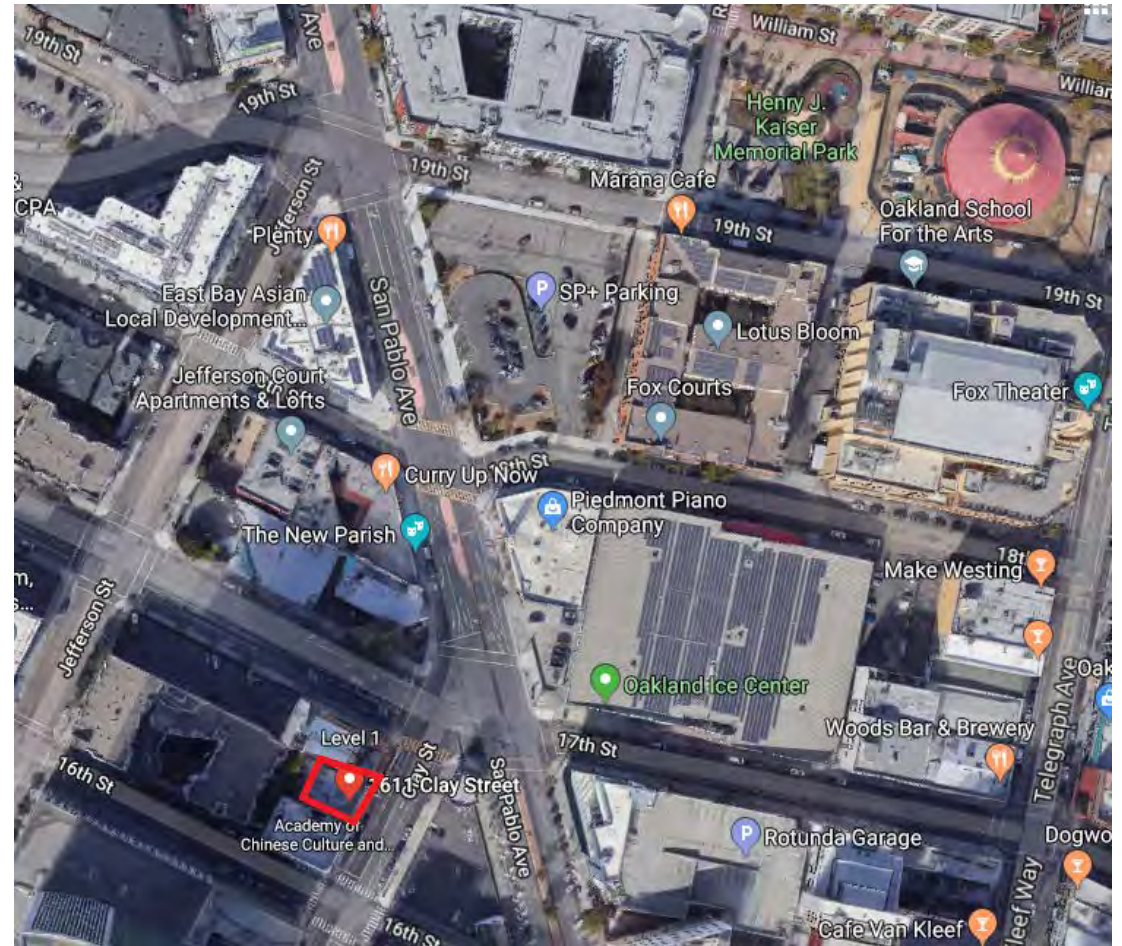
California Capital & Investment Group is pleased to present this vacant retail for lease. This property is located in Oakland's Central Business District. This is a great opportunity to acquire retail space in one of the United States' Hottest markets.

## LEASE RATE

**Lease Rate:** \$3.75/SF/Month IG

## SPACES AVAILABLE

**Retail:** ±1,331 SF



All parties should independently verify all building square footages.



The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Owners and Prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information.

Corp. Lic. #01884628

FOR MORE INFORMATION PLEASE CONTACT:

Mike McGuire  
Office: (510) 463-6351  
mmcguire@californiagroup.com  
BRE #: 01790296

Nick Stratton  
Office: (510) 268-8500 x 360  
nstratton@californiagroup.com  
DRE License#: 02111637

## PROPERTY HIGHLIGHTS

- Located in Oakland's CBD district. There is an Unprecedented Amount of Demand for Office Space in the CBD district. This is an Amazing Opportunity to Own a Vacant Property in One of the Bay Area's Hottest Commercial Real Estate Markets.
- Unique Two Story Building with Second Floor Walk-up & Large Basement
- Convenient Access to Highways 24, 580, 980, & 880
- Near on Multiple AC Transit Lines
- Walking Distance To BART
- Centrally Located Near Thousands of New Multi-Family Residential Units, New Restaurants, Bars, & Entertainment



## ADDITIONAL INFORMATION

*Click link to view:*

[Parcel Map](#)

[CBD-C \(Zoning\)](#)

[Floor Plan \(For Reference Only - May Not Be 100% as built\)](#)



The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Owners and Prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information.

Corp. Lic. #01884628

FOR MORE INFORMATION PLEASE CONTACT:

Mike McGuire  
Office: (510) 463-6351  
[mmcguire@californiagroup.com](mailto:mmcguire@californiagroup.com)  
BRE #: 01790296

Nick Stratton  
Office: (510) 268-8500 x 360  
[nstratton@californiagroup.com](mailto:nstratton@californiagroup.com)  
DRE License#: 02111637

## LOCATION SUMMARY

In recent years, Oakland has become a popular landing spot for many companies to plant their roots in the Bay Area. Companies like Pandora, Ask.com, and Kaiser Permanente, have all found homes in one of the country's newest premier real estate markets. Most recently two new Class A towers totaling over 1.2 million square feet of rentable office have begun construction in downtown.

While national tenants continue to flock to the East Bay, many local establishments have also flourished. The Oakland Fox Theater reopened as a concert venue in December 2009, anchoring the Uptown District. Surrounding this historical location are the ever-growing list of bars and dining options, including mainstays such as Flora's, Rudy's Cant Fail Cafe, and Cafe Van Klee. The Oakland Fox Theater hosts a variety of shows and concerts ranging from B.B. King to Green Day, while also housing one of the East Bay's best charter schools, Oakland School for the Arts.

## LOCATION HIGHLIGHTS

- Located In The Heart Of The Oakland Central Business District
- Walker's Paradise: Walk Score® of 99
- Transit Score® of 100
- Ample Foot & Vehicle Traffic



The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Owners and Prospective Buyers should conduct an independent investigation and verification of all matters deemed to be material, including but not limited to statements and analysis of income and expense and estimated loan information.

Corp. Lic. #01884628

FOR MORE INFORMATION PLEASE CONTACT:

Mike McGuire  
Office: (510) 463-6351  
mmcguire@californiagroup.com  
BRE #: 01790296

Nick Stratton  
Office: (510) 268-8500 x 360  
nstratton@californiagroup.com  
DRE License#: 02111637

Transportation

- 1. 12th St Bart Station
- 2. 19th St Bart Station
- 3. Grey Hound Bus Station

Development

- 4. 1640 Broadway (254 Units)
- 5. 1700 Webster (206 Units)
- 6. 2150 Webster
- 7. Alexan Webster (243 Units)
- 8. Hanover Broadway (254 Units)

Amenities

- 9. Happy Burrito 2
- 10. The New Parish
- 11. Make Westing
- 12. Fox Theater
- 13. Tierra Mia Coffee
- 14. Paramount Theater
- 15. Starline Social Club
- 16. Taco Bell
- 17. Starbucks
- 18. Ike's Sandwiches

