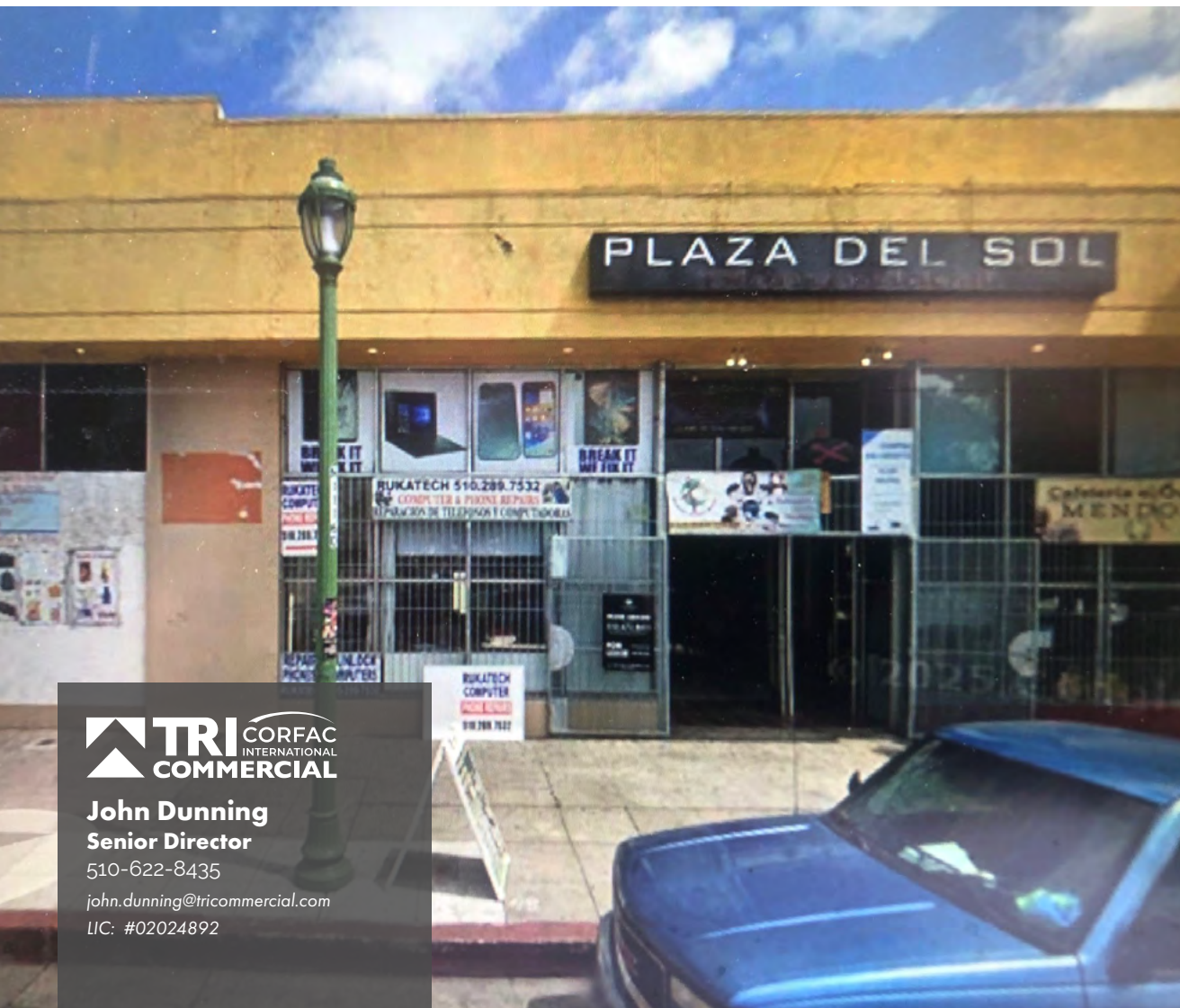


HIGHLY VISIBLE RETAIL/ OFFICE / FLEX INDUSTRIAL WAREHOUSE

FOR LEASE

PLAZA DEL SOL

**4030 - 4064 INTERNATIONAL BLVD
OAKLAND, CA 94601**



**FOR LEASE | +/- 27,605 SF HIGHLY
VISIBLE MULTI-TENANT CORNER
BUILDING OF RETAIL/ OFFICE / FLEX
INDUSTRIAL WAREHOUSE**

- Off Street Parking Lot with direct access into the trade area
- Retail/ Office Suites range in multiple sizes from +/- 100 SF and larger
- Flex Industrial Warehouse Suites range in multiple sizes from +/- 2,100 SF to 4,550 SF with Grade Level Roll up Doors and 16' Clear Height
- Flexible City of Oakland CC-2 Zoning: https://library.municode.com/ca/oakland/codes/planning_code?nodeId=TIT17PL_CH17.35CCCOZORE
- Located in Oakland's Fruitvale District- with direct frontage along the major city corridor (International Blvd.) and surrounded with robust retail and commercial activity in this key City of Oakland district!
- HWY 880 is located immediately south of the Site and easily accessed via 41st Ave.
- Building Signage for maximum Brand/ Marketing Visibility



John Dunning
Senior Director

510-622-8435

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LIC: #02024892

PLAZA DEL SOL

**MULTIPLE USE TYPES
AVAILABLE FOR LEASE**

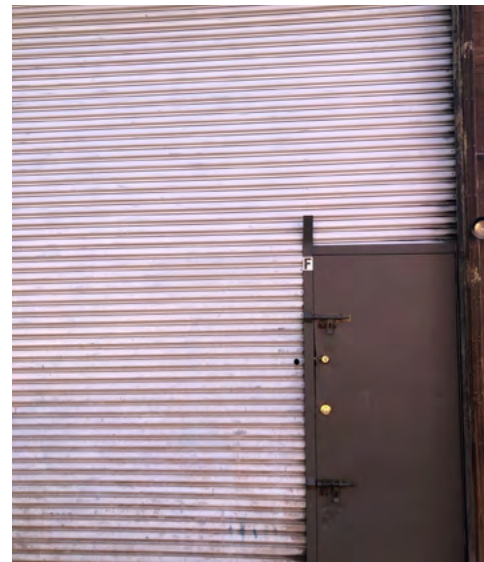
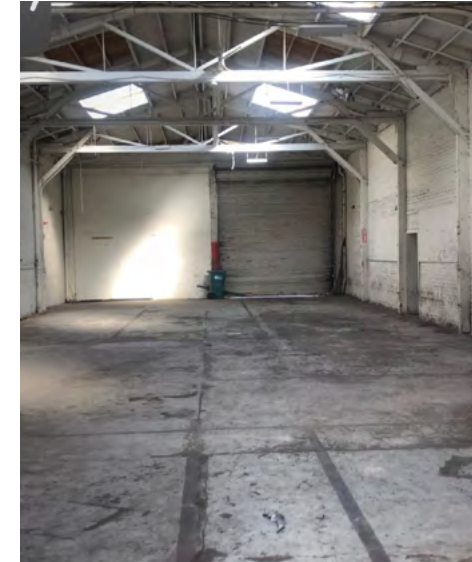
Come join Plaza de Sol in Oakland's Fruitvale District! Here you will be among multiple tenants in this Highly Visible and Active Marketplace - all drawing vibrant activity!

In addition, excellent Public AC Transit Lines are available just outside your doors with the 1 Line connecting to Downtown Oakland and Downtown San Leandro or Local 14 Line connecting to Fruitvale BART Station and AC Transit Hub just ½ Mile away.

- Retail/ Office Spaces Utilities are Included
- Flex Industrial Spaces are Separately metered for All Utilities
- Good Floor Area for Professional Services and/or Trades / Vocational Training
- Common Area Restroom Areas

RATE: \$1.00/SF + NNN

Census 2025	
Population (5-Miles)	504,063
AADT on International Blvd. @ 40th Ave.	27,204
5-Mile Total Daytime Employees	205,727



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Walk Score: 96 (*Walker's Paradise*)

Transit Score: 71 (*Excellent Transit*)

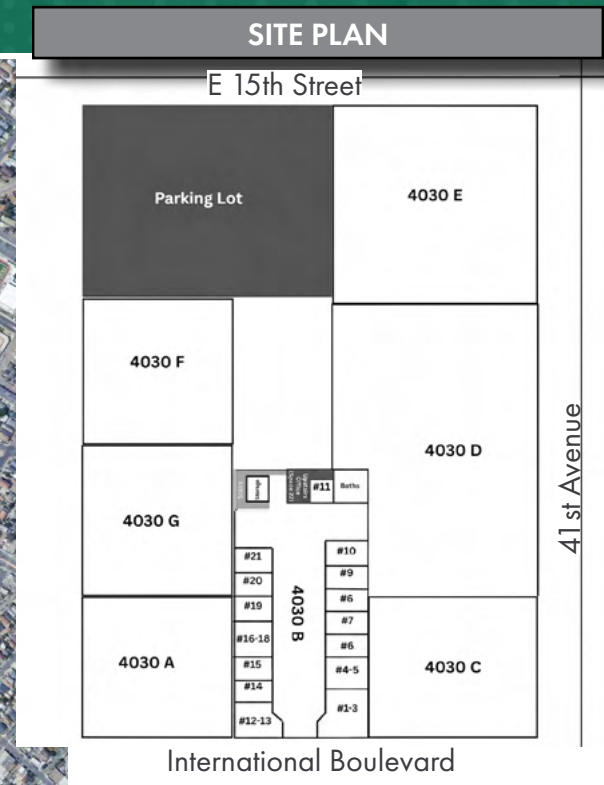
Bike Score: 82 (*Very Bikeable*)



www.tricommercial.com

PLAZA DEL SOL

**MULTIPLE USE TYPES
AVAILABLE FOR LEASE**



Availabilities	
Suite 4030 F (Flex Warehouse):	+/- 2,565 SF
Suite 4030 G (Flex Warehouse):	+/- 2,565 SF
Suite 4030 D (Flex Warehouse):	+/- 4,550 SF
Suites 4030 B (Retail / Office)	
Suite 22 (Upstairs Office/ Retail):	+/- 418 SF
Suite 21 (Main Floor Office/ Retail):	+/- 100 SF
Suite 20 (Main Floor Office/ Retail):	+/- 100 SF
Suite 19 (Main Floor Office/ Retail):	+/- 100 SF
Suite 14 (Main Floor Office/ Retail):	+/- 100 SF
Suite 10 (Main Floor Office/ Retail):	+/- 100 SF
Suite 9 (Main Floor Office/ Retail):	+/- 100 SF



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**Become a part of this vibrant corridor
in Oakland's Fruitvale District!**

Contact:

