

FOR LEASE

# THE HOWDEN BUILDING

337 17th Street  
Oakland, CA 94612



Exclusively Listed by

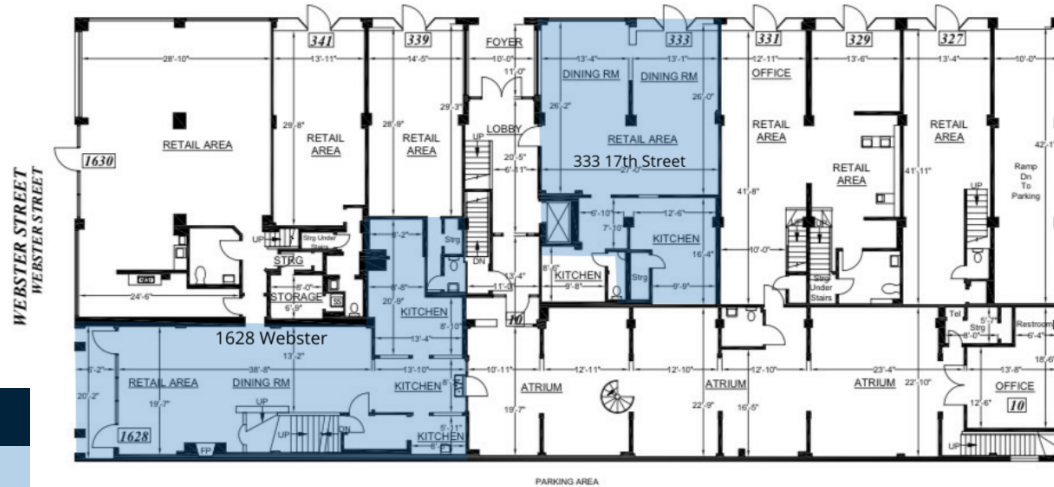
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## LEGEND

Available

## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,287 - 1,603 SF	Lease Rate:	\$4,500.00 - \$5,600.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
333 17th Street	Available	1,287 SF	Gross	\$4,500 per month	-
1628 Webster	Available	1,603 SF	Gross	\$5,600 per month	-



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## OFFERING SUMMARY

Lease Rate:	333 17th: \$4,500.00 per month gross - 1628 Webster: \$7,000.00 per month (Gross)
Building Size:	20,000 SF
Available SF:	333 17th: 1,287 RSF - 1628 Webster: 2,900 RSF
Year Built:	1925
Zoning:	CBD-P

## PROPERTY OVERVIEW

Two restaurant spaces with type 1 hoods and some existing equipment (tenant to inspect/confirm up to code).  
333 17th Street: 1,287 RSF, \$4,500.00 a month IG. Type 1 hood, existing equipment inside, frontage on 17th Street, 2 entrances.  
1628 Webster: 1603 RSF . \$5,600.00 a month IG. Available April 15, 2023, Type 1 hood, some existing equipment.

## PROPERTY HIGHLIGHTS

- . Second Gen restaurant spaces with type 1 hoods and some existing equipment
- . Garage parking available for additional cost
- . Access to common area ADA restrooms
- . Historic Building
- . Great frontage in strong culinary district



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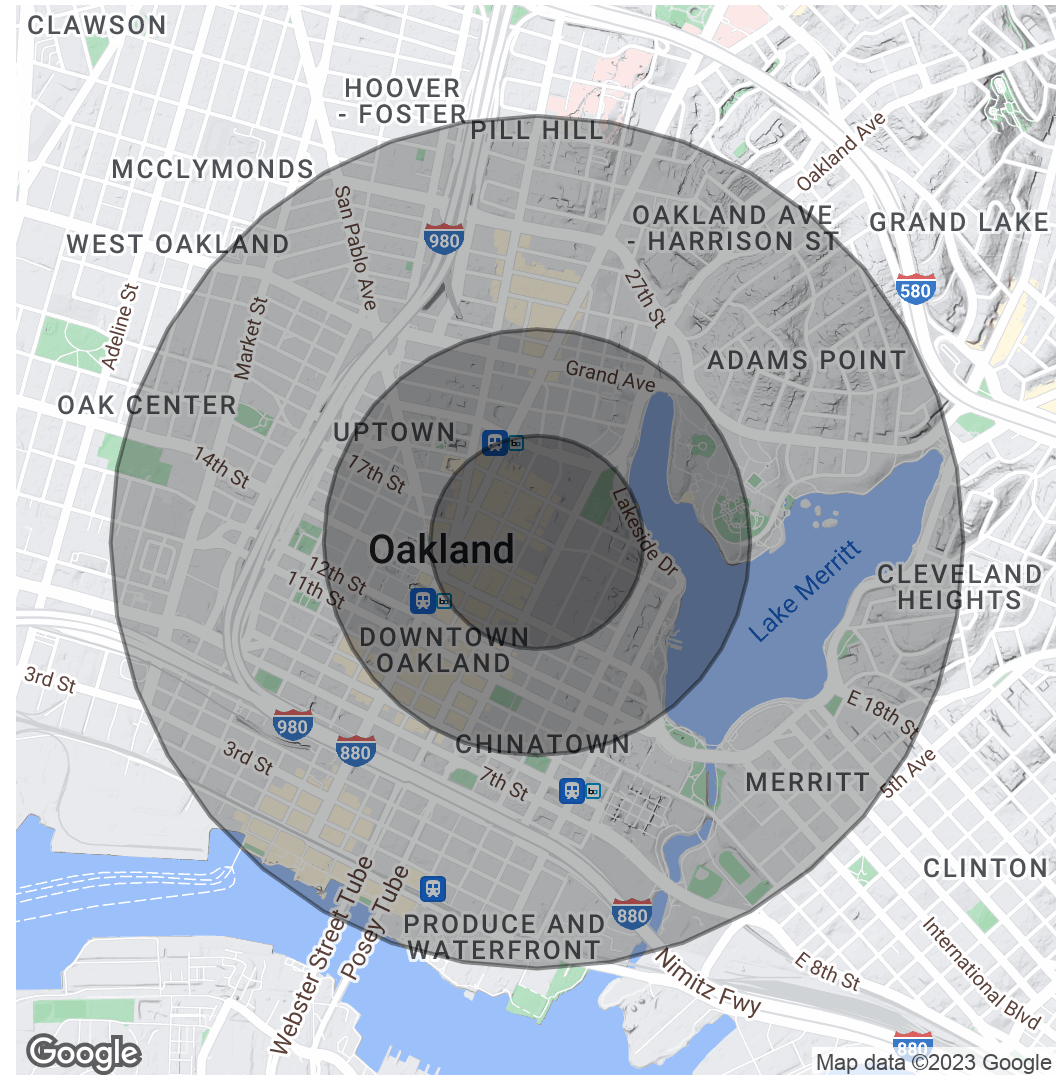
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,588	13,403	48,831
Average Age	38.7	43.3	40.3
Average Age (Male)	39.5	43.8	40.8
Average Age (Female)	36.7	42.9	41.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,382	8,439	28,448
# of Persons per HH	1.5	1.6	1.7
Average HH Income	\$77,356	\$84,849	\$91,873
Average House Value	\$31,206	\$259,732	\$437,062

\* Demographic data derived from 2020 ACS - US Census



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