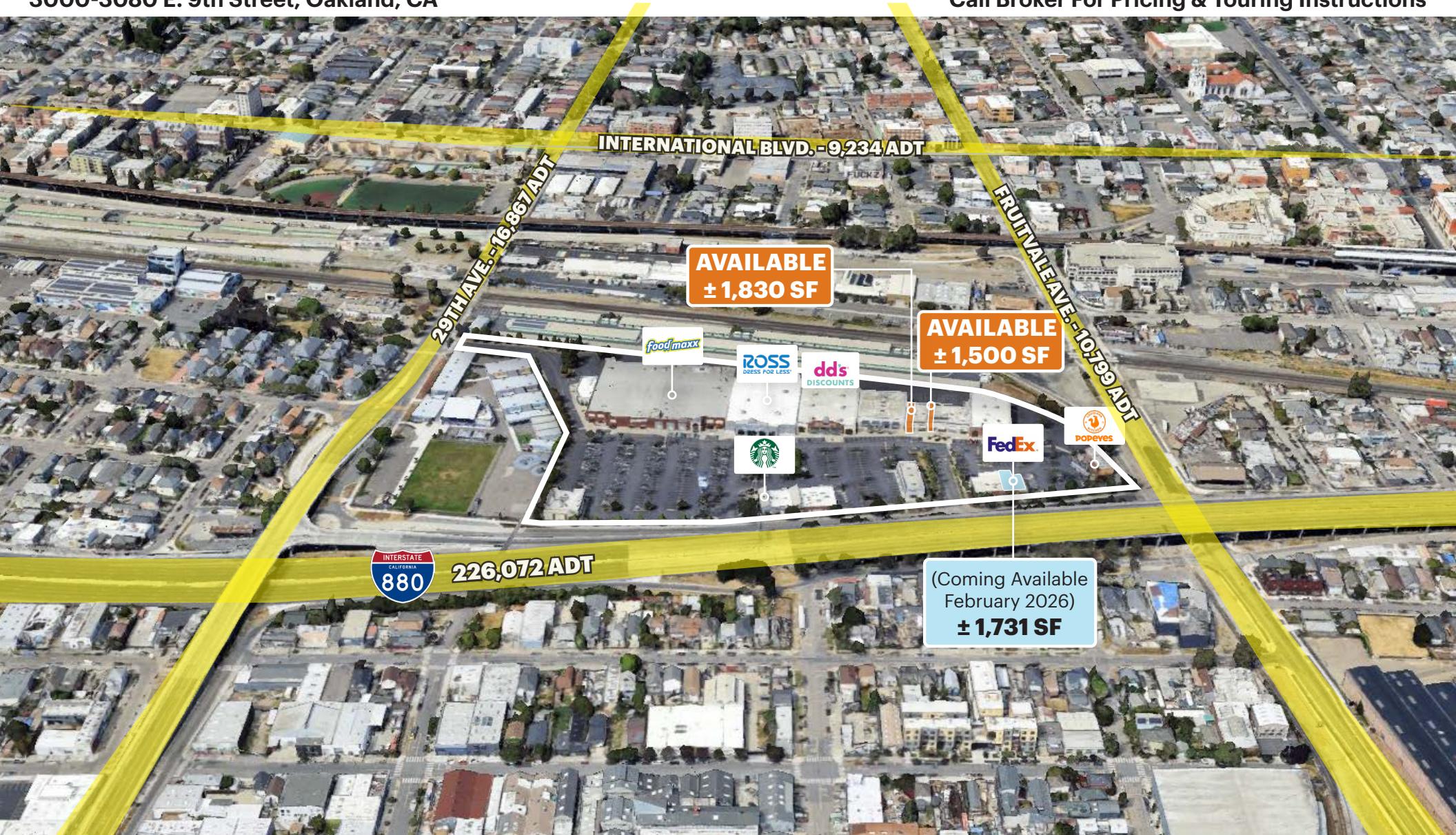


FOR LEASE

3000-3080 E. 9th Street, Oakland, CA

\pm 1,731 - 1,830 SF | Retail

Call Broker For Pricing & Touring Instructions



FRUITVALE STATION
OAKLAND, CALIFORNIA

JIM SHEPHERD
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FRUITVALE STATION

OAKLAND, CALIFORNIA



CURRENT AVAILABILITY

- ±1,500 SF
- ±1,731 SF Endcap Space Coming Available 2/26
(Currently Occupied by FedEx.)
- ±1,830 SF

PROPERTY HIGHLIGHTS

- Prime ±1,830 SF in-line Available
- ±1,731 SF Endcap Coming Available
- High Freeway Exposure: I-880
- Convenient Freeway Access
- Annual Visit 2.46M
- High Volume Grocery Anchor

DEMOGRAPHICS



POPULATION

ESTIMATED AVERAGE
HOUSEHOLD INCOMEHOUSEHOLD INCOME DISTRIBUTION
\$200,000 or MoreMEDIAN HOME VALUE
\$1,000,000 or MoreCOLLEGE DEGREE
BACHELOR DEGREE OR HIGHER

TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES	1 MILE	3 MILES	5 MILES
38,898	282,304	507,664	\$119,618	\$150,676	\$162,511	2,234	26,572	52,261	1,770	22,701	44,043	8,870	101,067	189,934	8,870	101,067	189,934

*Demographics Source: Site USA REGIS 3/19/25

SITE PLAN



TENANT	SIZE (SF)
Laundromat	2,047
Oakland Police	1,016
Food Maxx	62,246
Ross Dress For Less	29,889
dd's Discount	20,000
Hair Depot	10,489
AVAILABLE	1,830
Fred Loya Insurance	1,424
AVAILABLE	1,500
East Bay Family Dentistry	2,656
Hoyeria Deira	1,977
AutoZone	10,295
Popeyes	2,121
FedEx (Coming Available 2/26)	1,731
Comcast	3,999
Bank of the West	3,364
La Clinica	2,489
Donut Star	2,094
The Habit Burger Grill	3,154
Starbucks	1,329
AT&T	2,230
Ono Hawaiian BBQ	1,884
TOTAL GLA	169,163

MARKET AERIAL | 5 Miles

