PROPERTY DESCRIPTION

Discover a captivating opportunity at 375 13th St. in Oakland, CA. This remarkable property offers an ideal foundation for launching a thriving restaurant business, featuring a spacious walk-in refrigeration room and fully-equipped fixtures in place. With ample seating area, the location provides a warm, inviting atmosphere for guests to gather and dine. In addition, the property presents unique opportunities to host small conferences and catering services, adding versatility to its appeal. Located in the heart of downtown Oakland, this vibrant space is perfectly positioned to capture the attention of both locals and visitors, making it a prime choice for an exceptional dining experience.

PROPERTY HIGHLIGHTS

- - Vibrant downtown Oakland and high foot traffic location, and access to major attractions.

- - Ideal for launching a catering and/or restaurant businesses

- - Includes walk-in refrigeration and freezer rooms, and fully equipped with fixtures and equipment

- - Spacious, inviting, and versatile seating area, for restaurants and for hosting conference options

- - Proximity to public transportation & nearby parking options

OFFERING SUMMARY

Lease Rate:	$1.50 SF/month (NNN)
Available SF:	2,500 SF
Lot Size:	5,000 SF
Building Size:	33,949 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	23,728	210,444	603,353
Total Population	40,584	497,206	1,358,358
Average HH Income	$90,119	$117,870	$136,245

Faz Binesh
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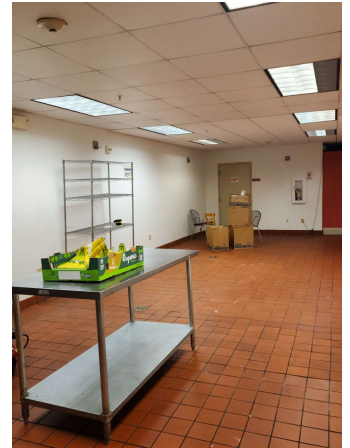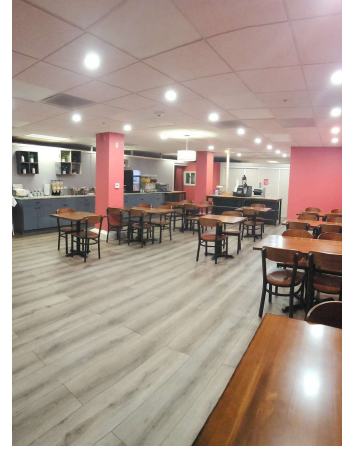
COLDWELL BANKER COMMERCIAL REALTY

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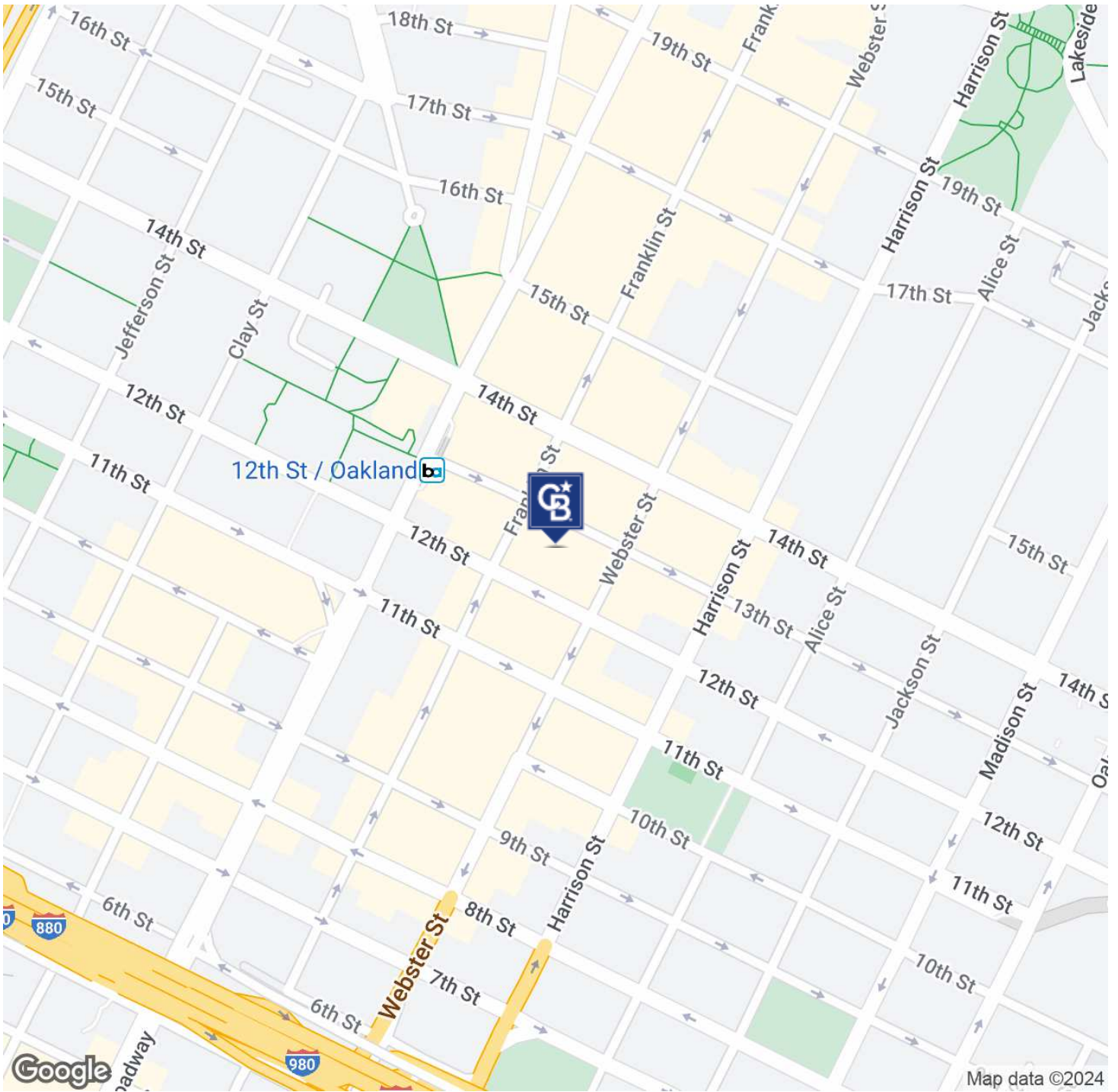
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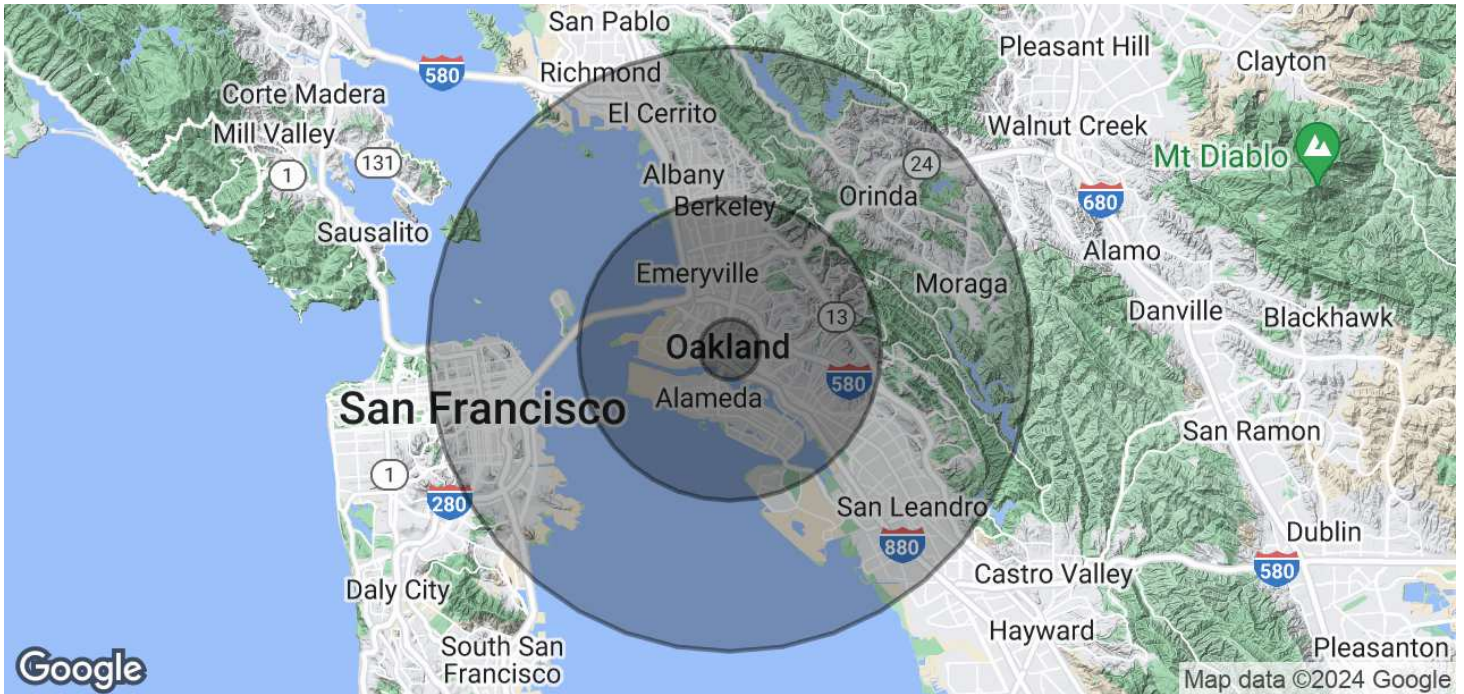
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	40,584	497,206	1,358,358
Average Age	40.4	37.5	38.8
Average Age (Male)	40.7	37.2	38.4
Average Age (Female)	42.2	38.6	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	23,728	210,444	603,353
# of Persons per HH	1.7	2.4	2.3
Average HH Income	$90,119	$117,870	$136,245
Average House Value	$416,335	$760,200	$861,081

2020 American Community Survey (ACS)

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