

RETAIL FOR LEASE :: 5854 COLLEGE AVENUE, OAKLAND CA

RARE OPPORTUNITY TO LEASE A CENTRAL ROCKRIDGE COMMERCIAL DISTRICT PROPERTY



GORDON
COMMERCIAL REAL ESTATE BROKERAGE

CONTACT: LORI ROSENTHAL 510 524-2344 • lori@gordoncommercial.com • DRE# 01946676

NOW IS YOUR CHANCE TO BE IN THE HEART OF THE BUSY ROCKRIDGE SHOPPING DISTRICT

SIZE AVAILABLE

±935 rsf

ASKING RENT

\$4,250/month IG

ZONED

CN-1 (Neighborhood
Center Commercial)

PROPERTY FEATURES

- Open floor plan
- Large display window
- High ceilings
- Laminate flooring
- Track lighting
- Bonus mezzanine space (±200 sf)
- Rear storage area with utility sink
- Restroom
- Separately metered for water, gas, and electrical
- Rent includes one parking space in rear lot
- Excellent signage opportunity on busy College Avenue
- High daily traffic and BART counts – walker's paradise in the heart of the Rockridge Commercial District

LOCATION HIGHLIGHTS

- Amidst popular eateries, boutiques, bookstores, and the pedestrian mecca that is "Rockridge"
- Across the street from Trader Joe's, Barney's Gourmet Hamburgers, and Crossroads Trading
- Just down the block from Market Hall with a butcher, seafood counter, deli, florist, tea shop, bakery, and cheese counter
- Easily accessible from the SF Bay Area via BART
- College Avenue is filled with over 80 cafés, restaurants and shops



EASILY ACCESSIBLE FROM THE SF BAY AREA VIA BART

DAILY TRAFFIC AND BART COUNTS

Highway 24 at College Avenue
Average Traffic Counts Per Day **128,000**

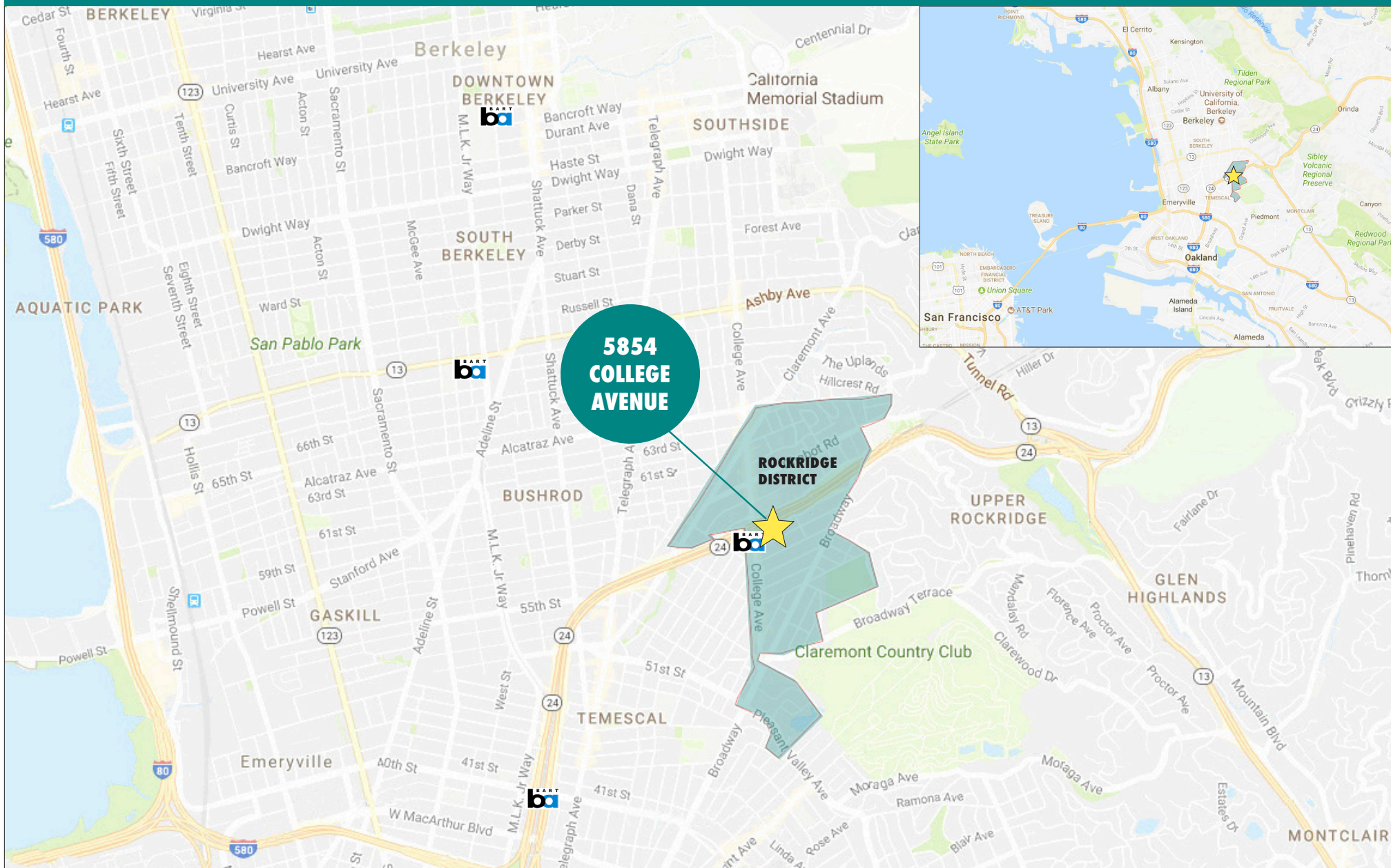
BART Station Weekday Average Exits
• **Rockridge** **6,184**

DEMOGRAPHICS

Within 2 Miles

Population of Rockridge **± 139,726**
Average Household Income **\$133,529**
Median Age **37**
College Degree **84%**

(Source: CoStar)

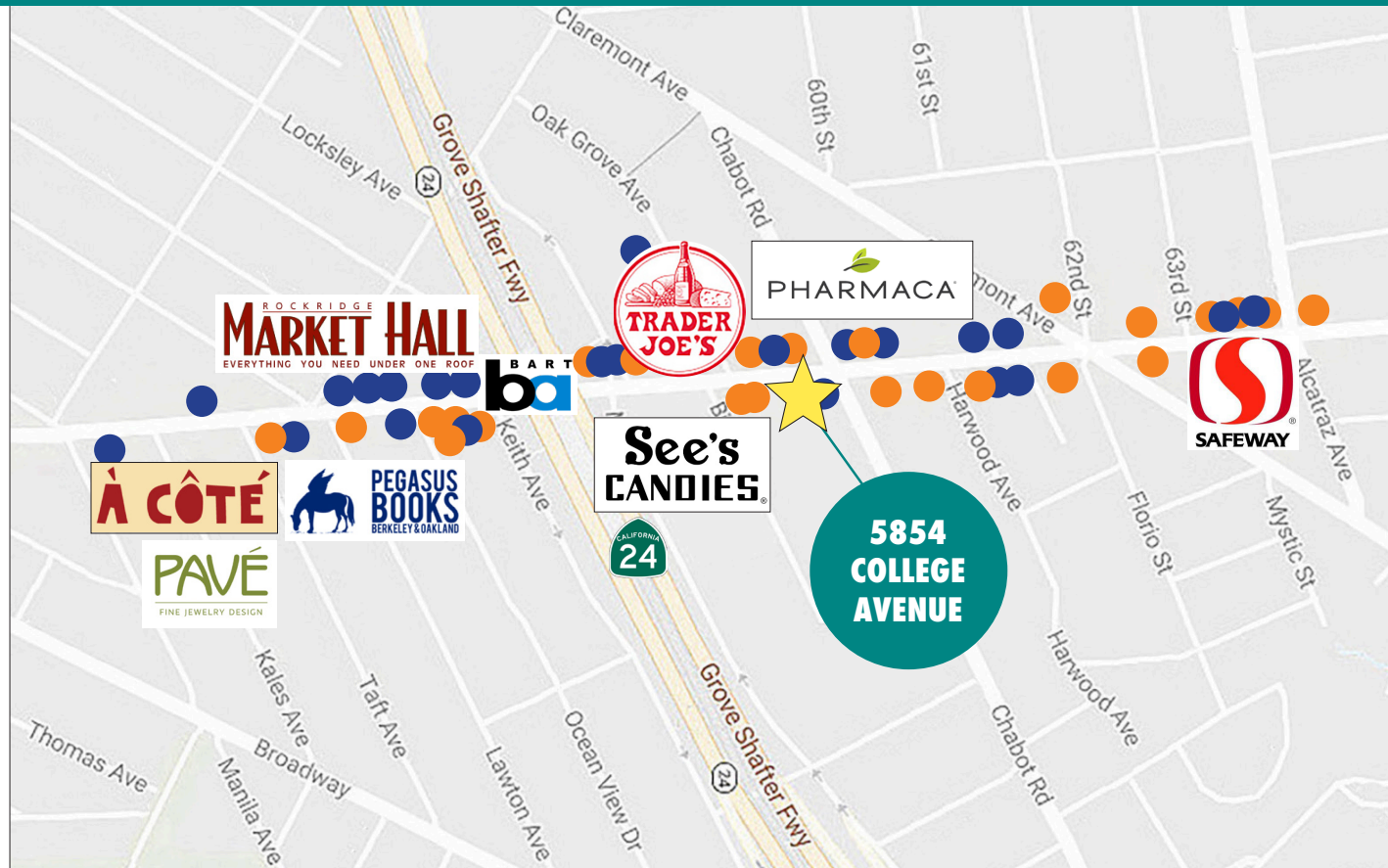


RETAIL

Tootsies Rockridge
Cole Hardware
Pharmaca
Pegasus Books Oakland
Nathan & Co
Wlidflower & Fern
Re-Up Refill Shop
Bird & Bean
Healthy Spot Pet Store
Crossroads Trading
Transports
Chic Boutique
Sole TerraShoes
Lesley Evers Women's Clothing
Rooted Floral Design
Open Mind Music
See's Candy
Crush On College
Sobu Home Decor
Pavé Fine Jewelry

FOOD + DRINKS

Highwire Coffee Roasters
Millennium
Cactus Taqueria
Namastey Patio
Wood Tavern
Rockridge Café
Crepevine
Ramen Shop
Barney's Hamburgers
Ben 'N Nick's Bar & Grill
Zachary's Chicago Pizza
Boba Guys
À Côté Restaurant
Belly - Rockridge
Kitchen Story Oakland
Philz Coffee
RareTea Oakland
Oori Rice Triangles
Boichik Bagels
Cactus Taqueria
Redfield Cider
Peet's Coffee
ACRE Kitchen and Bar
Ain't Normal Cafe
Starter Bakery

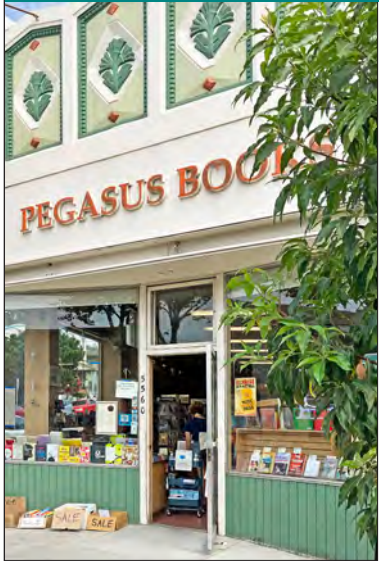




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5854 COLLEGE AVENUE, OAKLAND CA
NEIGHBORHOOD



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to leasing.