

**FOR LEASE: WELL SUITED TO RETAIL, OFFICE, FITNESS, OR SERVICE COMMERCIAL**

•• **SUPERB STREET FRONTAGE IN THRIVING TEMESCAL DISTRICT** ••

**5239 CLAREMONT AVENUE**

**OAKLAND, CALIFORNIA**



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## GROUND FLOOR OF FULLY-OCCUPIED 33-UNIT RESIDENTIAL BUILDING IN OAKLAND'S TEMESCAL NEIGHBORHOOD

### SIZE AVAILABLE

± 870 rsf

### LEASE RATE

\$3.00 psf/month NNN

### PROPERTY FEATURES

- New Construction
- To be delivered in warm vanilla shell
- Excellent signage opportunity
- Zoned CN-2

### LOCATION HIGHLIGHTS

- Next to 9 Julio Empanada Kitchen (expected opening 2020)
- Lively neighborhood full of restaurants and shops
- Daytime population of 216,044 within a 3-mile radius
- .8 mile to Rockridge BART and easy access to highways 24/580



Temescal district commercial property in a growing business district full of small independent shops, unique restaurants, family-friendly breweries and services. Across from Children's Hospital & Research Center, and Red Sea Restaurant. Quick walk to popular Kingfish Pub & Cafe. Just 2 blocks to Temescal Farmers Market (every Sunday). Less than a mile to both Kaiser Permanente, and Alta Bates Summit Medical Center.

~ Oakland recently made National Geographic Travel's "Best Trips List for 2019"

~ NICHE 2017 BEST PLACES named Oakland "The 2nd Most Diverse City in America"

**"Oakland's 'there there' is in its diversity, its distinction, its sense of place, its people" – National Geographic Travel**



**Condé Nast Traveler named Oakland's Temescal Alley "The East Bay's Hippest Street"**

## RESTAURANTS, CAFÉS AND BARS

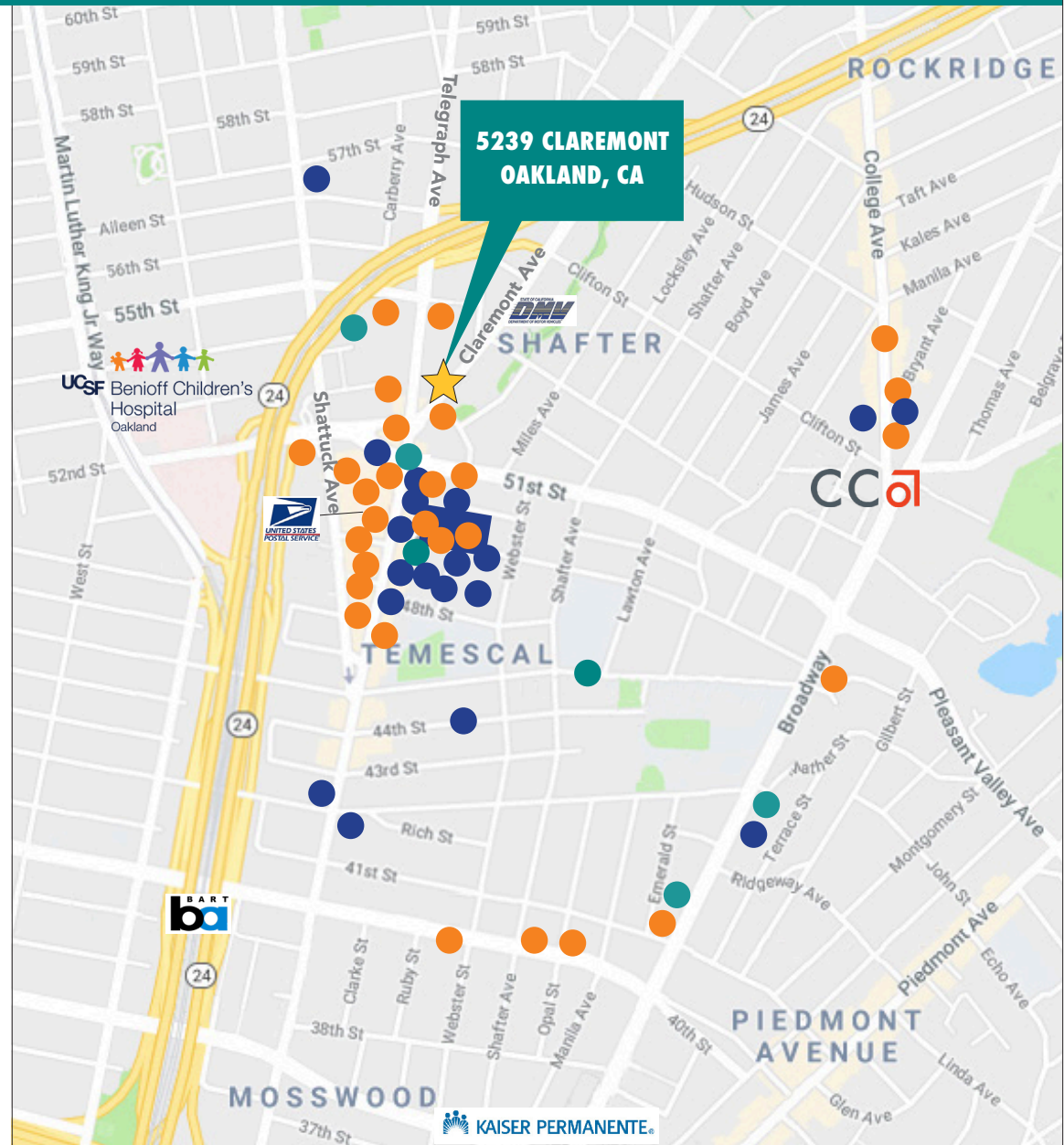
Red Sea Restaurant	Khana Peena
Kingfish Pub & Cafe	The Avenue
Cholita Linda	Lanesplitter Pizza & Pub
Shangri-La Vegan	Primavera
Mariposa Baking Company	Mountain Mike's Pizza
Caspers Hot Dogs	Alem's Coffee
Bowl'd BBQ	Roses' Taproom
Bakesale Betty	Marica Seafood Restaurant
Asmara Restaurant	Subrosa Coffee
Peet's Coffee & Tea	Blue Bottle Coffee
Pizzaio	A16 Italian Restaurant
Aunt Mary's Cafe	The Barrel Room
La Calaca Loca Taqueria	Underwood
Burma Superstar	Homeroom
Abesha	<b>Temescal Alleys:</b> Doña Tomás,
The Hog's Apothecary	Curbside Creamery, The Cro Cafe

## FITNESS

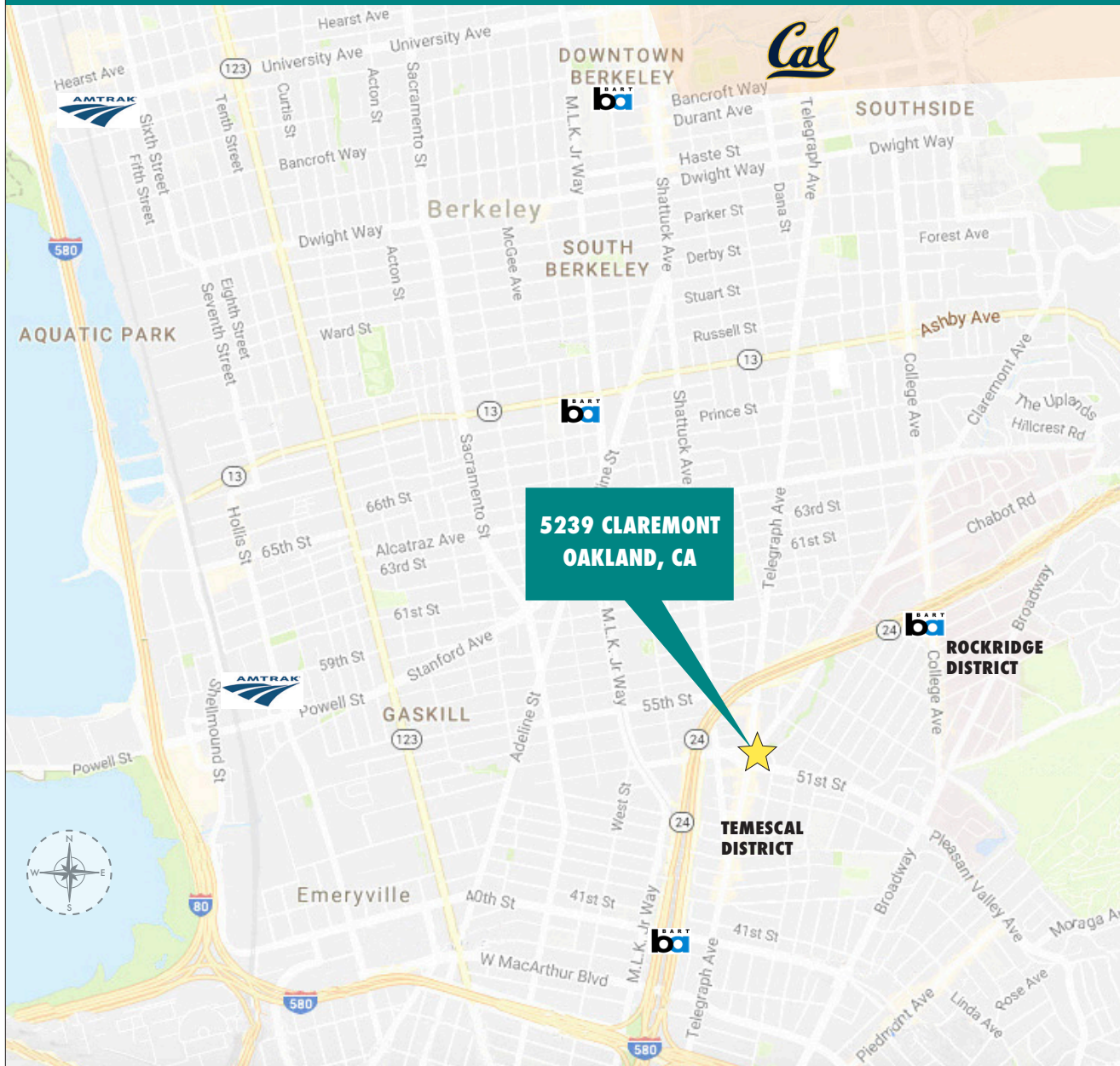
Game Changer Fitness	Flying Studios Yoga Studio
East Bay Athletic Club	Bliss Fitness and Health
CrossFit Oakland Uptown	Blue Sparrow Pilates & Fitness

## RETAIL

Marisa Mason	Walgreens
Temescal Produce Market	Ruby's Garden
Mind's Eye Vintage	East Bay Depot Creative Reuse
Manifesto Bikes	Sherwin-Williams Paint Store
Tip Top Bike Shop	Mark's Paint Mart
Preserved	Shoe Palace
Blick Art Materials	Standard & Strange Men's Clothing
Rockridge Two Wheels	<b>Temescal Alleys:</b> Ali Golden,
Long Weekend Home Goods	Barbershop, BAGGU, Book/Shop,
Funky Furniture	Esqueleto, Marisa Mason, Sagrada,
Rockridge Two Wheels	Homestead Apothecary, Crimson,
Kelly-Moore Paints	Lauren Wolf Jewelry Design,
	It's Your Move Games





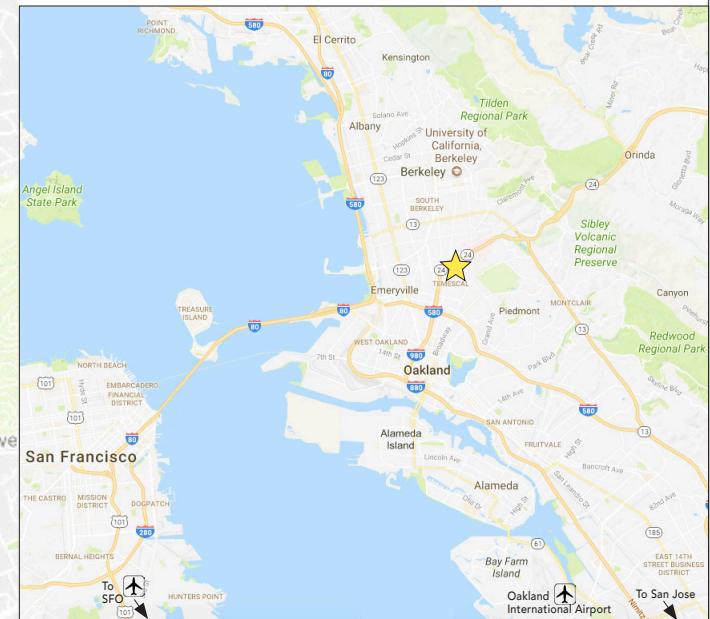


## PROXIMITY TO ENTIRE SF BAY AREA AND BEYOND

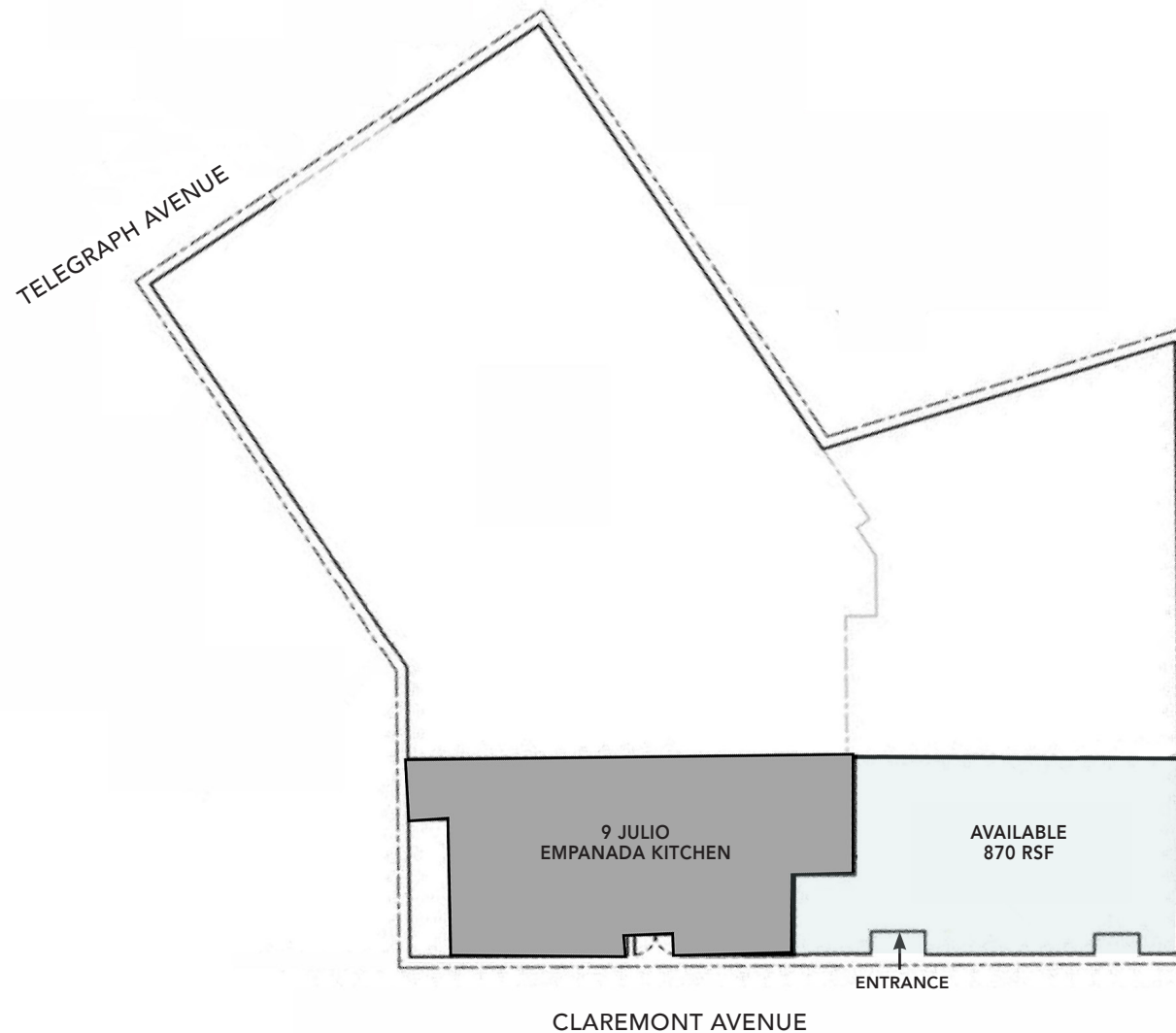
Near several major cities via extensive transportation system. Easy freeway access; close to 3 international airports (OAK, SFO and SJC), 3 train stations, and a ferry terminal.

Oakland is ranked #1 among top US cities for international food (source: Travel Channel).

- Many cafés and eateries within 1-2 blocks
- 2 miles to UC Berkeley Campus
- 2.5 miles to Uptown Oakland
- 4 miles to Jack London Square, with SF Bay Ferry
- 9 miles to Oakland's Oracle Arena
- 10 miles to San Francisco Embarcadero



## FLOOR PLAN



This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.



## NEIGHBORHOOD

Oakland's Temescal District is highly walkable and bikeable. A new mural featuring Raiders running back Marshawn Lynch and Golden State Warriors forward Kevin Durant can be seen at 4900 Telegraph Avenue, near Temescal Alley. With 103 restaurants, 40 clubs and bars, and over 24 art galleries, Temescal offers something for everyone.



### DEMOGRAPHICS

Temescal Population	± 40,590
Average Household Income	\$ 84,741
Median Age	38
Daytime Employees	19,065
Population of Oakland	425,195

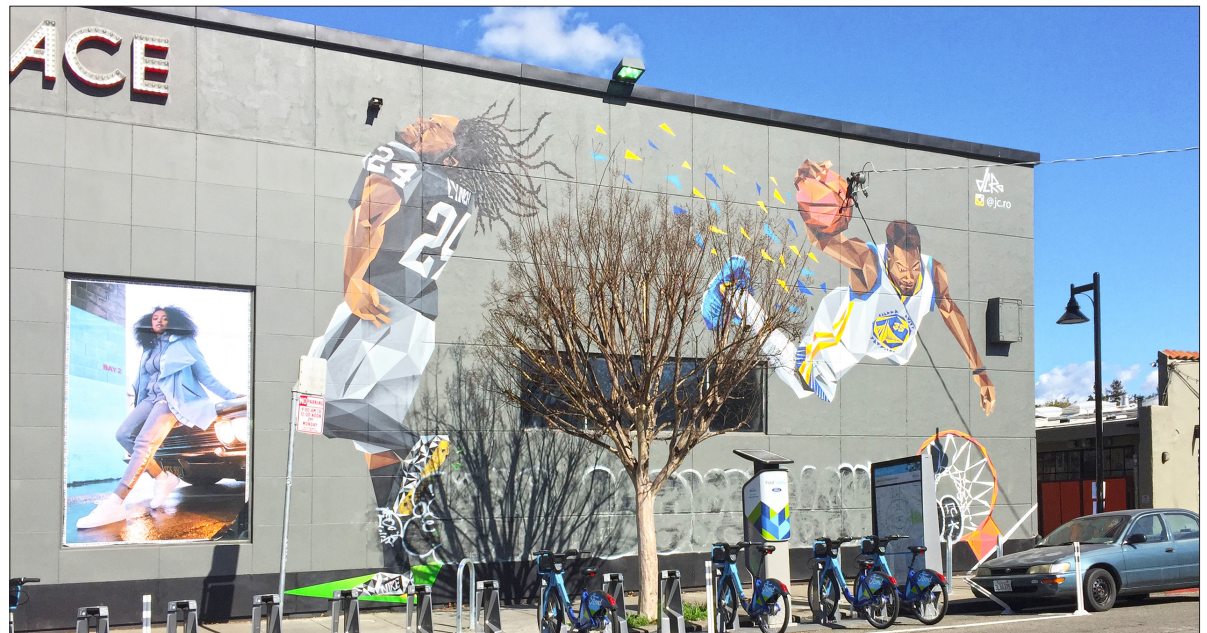
(Source: CoStar)

### AVERAGE DAILY TRAFFIC COUNTS PER DAY

Highway 24 at Telegraph Avenue North or East Bound	141,000
Highway 24 at Telegraph Avenue South or West Bound	129,000
On Telegraph Avenue, in Temescal	25,000

### NEARBY BART STATIONS

	Drive	Walk	Distance
• Rockridge	5 min	18 min	1.0 mi
• MacArthur	4 min	18 min	1.0 mi



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.