

**FOR LEASE :: 5653 SAN PABLO AVENUE, OAKLAND, CA**

Storefront with Superb Visibility on Busy Thoroughfare – CA State Route 123



**CONTACT: LORI ROSENTHAL**

510 524-2344 • [lori@gordoncommercial.com](mailto:lori@gordoncommercial.com) • DRE# 01946676



## Central Location Between Emeryville, Berkeley, and Oakland with High Daily Car Traffic

### SIZE

± 1,000 rsf

### ASKING RENT

\$2,500/month IG

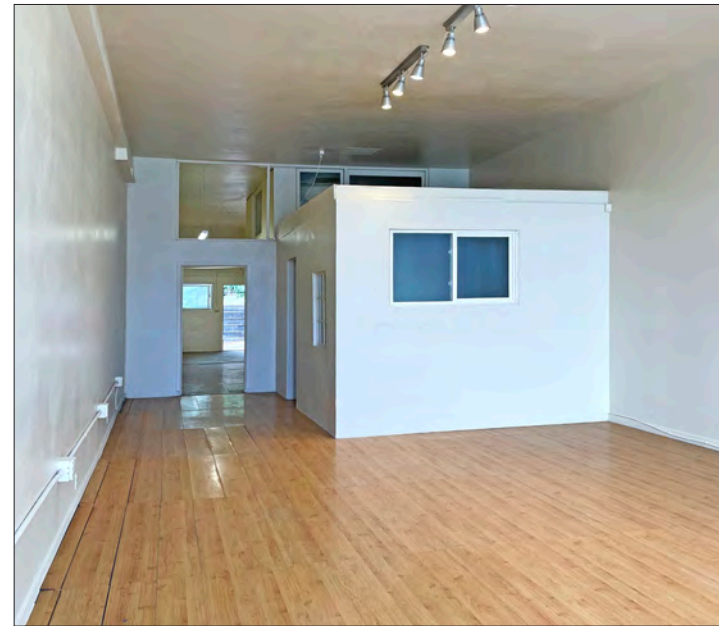
### ZONING

CN-3 (Neighborhood Center Mixed Use)

**21,490**  
High Traffic  
Count



- High visibility storefront on busy San Pablo Avenue
- East facing windows give great natural light
- Open space with high ceilings works for many uses
- 2 private offices, and enclosed backyard area
- Kitchen area in the rear
- Co-tenants with Cosmic Cycles Bikeshop and One 4 All Barbershop
- Easy freeway accessibility
- Close to many residential developments, and schools
- Major public transportation routes along San Pablo corridor
- Near Amber Flooring, Golden Gate Branch Library, CMT Athletics, Planted Design, Wolfhound Bar, Cassave Restaurant, Namaste Pizza, Doyle Street Cafe, and Cafe Colucci's new restaurant location
- In the vicinity of several retail shopping centers
- Major employment in vicinity includes Pixar, Novartis, Peet's Coffee and Title Nine Corporate Headquarters, Chiron, Zymergen, Milagen, Clif Bar, Grifols Diagnostics Solutions, Finess Foods, and LeapFrog
- Oakland is consistently ranked among the "Top 25 cities in which to live" by Money magazine and other publications



**NICHE 2022 BEST PLACES** named Oakland "The 2nd Most Diverse City in America"

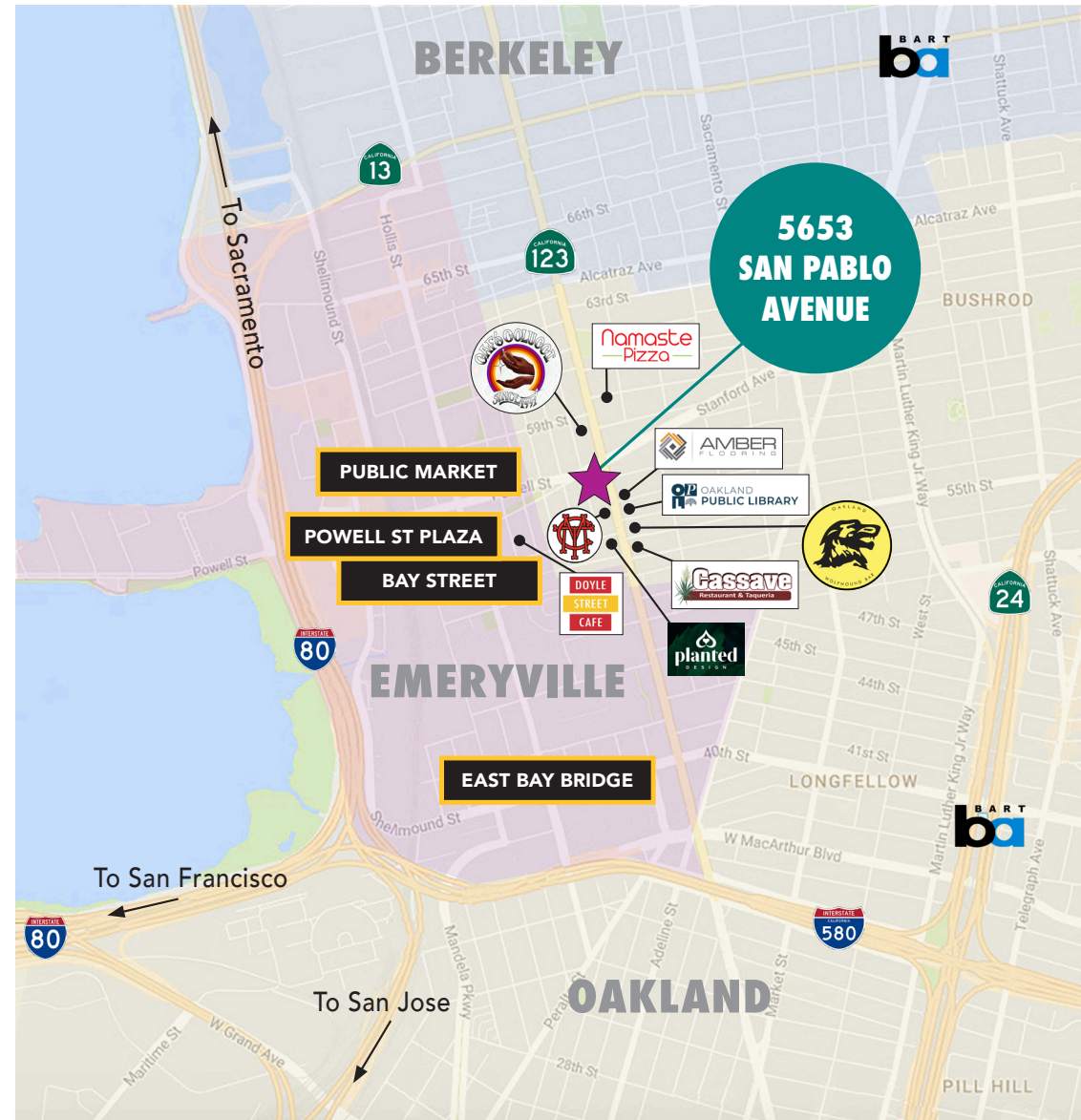
- Near a variety of popular eateries
- 10 blocks from East Bay Bridge Shopping Center with Target, Home Depot, Michael's, Ulta Beauty, Best Buy, Office Depot, Pak N Save, Nordstrom Rack, Gamestop, and Starbucks
- Close to IKEA, Bay Street, Emeryville Public Market, Powell Street Shops, and East Bay Bridge shopping
- .6 mile to Pixar
- 1 mile to Powell Street and Bay Street shopping
- 1.5 miles to MacArthur BART, Oakland
- 3 miles to UC Berkeley
- Moments from Bay Bridge, Highway 24, I-80, I-580, I-980 and I-680



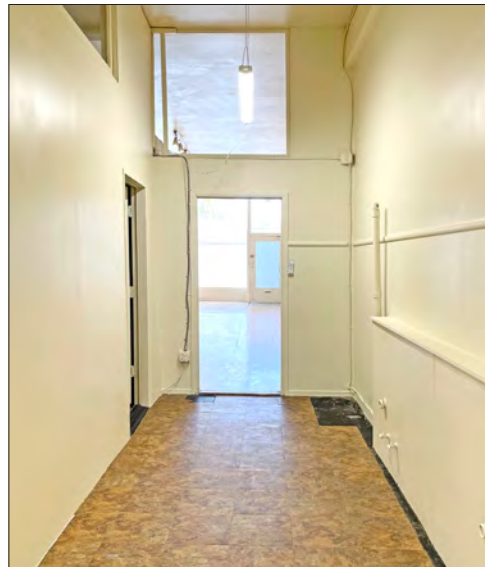
### DEMOGRAPHICS

	2 MILE	5 MILE
Population	118,123	450,329
Households	55,207	187,385
Average Age	39	40
Average HH Income	\$127,285	\$131,318
Daytime Employees	73,121	272,138

Source: CoStar/Loopnet







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.