

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

FOR LEASE :: 3527 FRUITVALE AVENUE, OAKLAND, CA

Flex/Studio Spaces Available in Vibrant Fruitvale District

**COMPLETELY
RENOVATED!**

ENTRANCE

3527

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Plug and Play Flex/Studio Space – Newly Renovated!

- Completely renovated with seismic upgrades, all new mechanical, electrical and plumbing
 - Open floor plan layout with beautiful exposed brick walls and exposed beams
 - 12'-16' high ceilings with track lighting
 - 5 large skylights provide nice natural light
 - 2 ADA restrooms
 - Efficiency HVAC and tankless water heater
 - Potential for tenant to add kitchen or shower
 - Excellent signage opportunity
 - Eye-catching 40' high mural on southern wall
 - Easy street parking
 - Easy access to I-580 and AC Transit bus
- **Spaces can be combined**
 - In-between Willows & Pine and Ly-Luck Chinese restaurants, and next to Oakland Public Library Dimond Branch
 - Across from Safeway and Flavor Brigade Ice Cream Shop
 - Steps to popular Farmer Joe's Marketplace, Peet's Coffee, CVS, La Farine Bakery, Dimond Slice Pizza, Oaklandish Clothing Store, Mohka House Coffee Shop, Cybelle's Pizza, Ole Ole Burrito Express, Tomsa Sushi, Rayman's Nudough Vietnamese, La Perla Puerto Rican Cuisine, and Dimond Cafe

FRONT SPACE A:
 ±1,699 rsf

REAR SPACE B:
 ±2,181 rsf

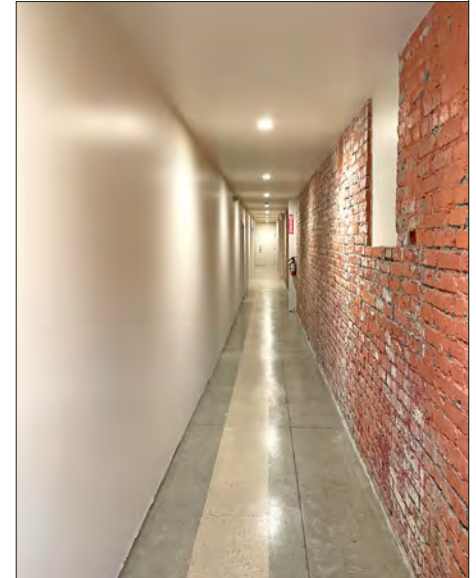
COMBINED SIZE: ±3,880 rsf

ASKING RENT: \$2.35 psf/month IG
ZONED: CN-1 (Neighborhood Commercial)

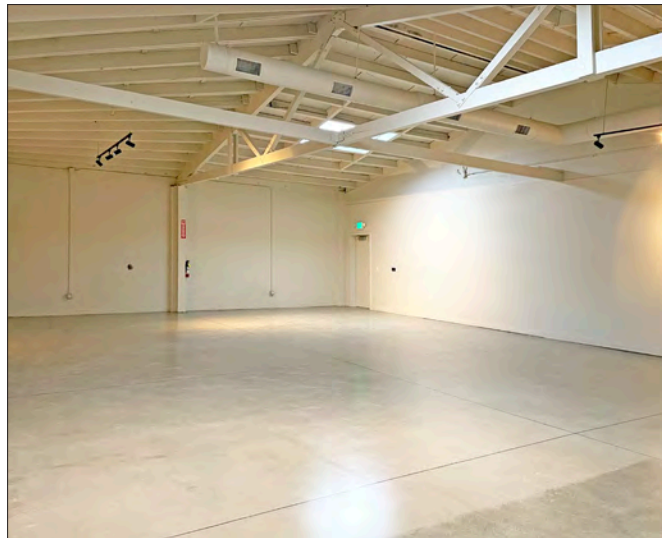
Former Historic Bowling Alley • Completely Renovated • Shared Entryway and Restrooms

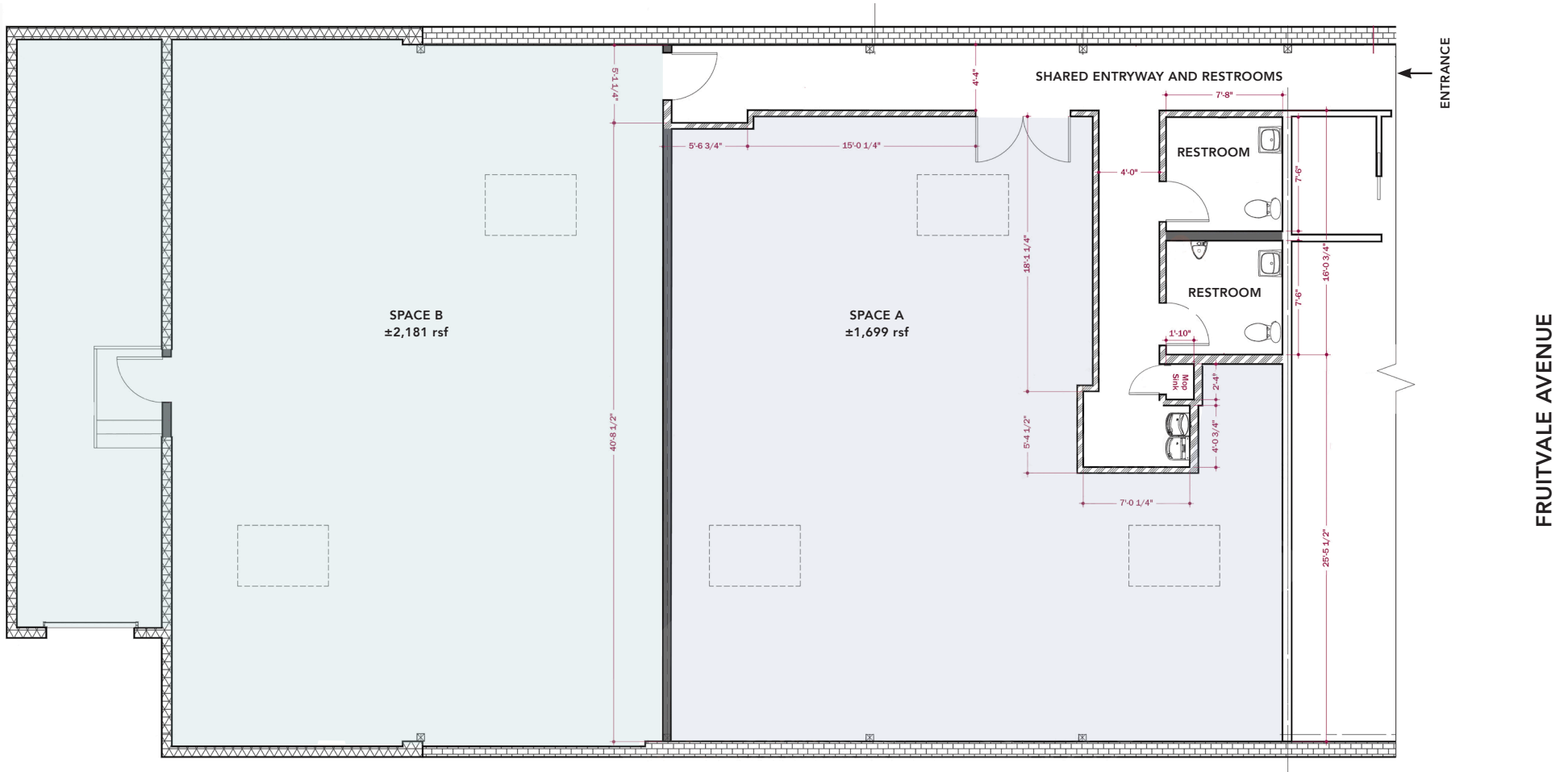


FRONT SPACE A ▼

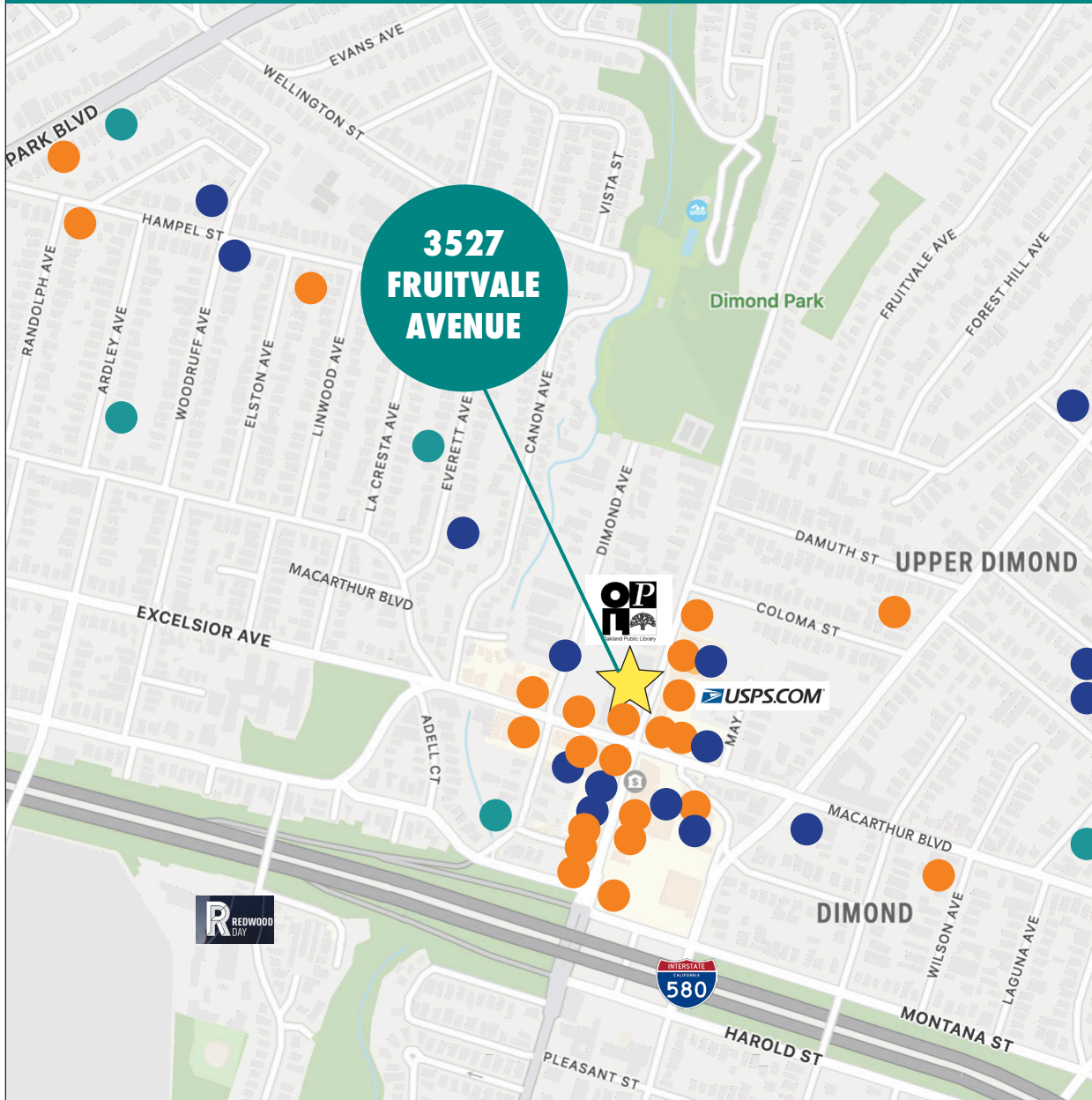


REAR SPACE B ▼





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



RESTAURANTS, CAFÉS AND BARS

- | | |
|-------------------------------|--|
| Flavor Brigade Ice Cream | Grand Lake Kitchen - Dimond |
| Willows & Pine Restaurant | Bombera |
| Ly-Luck Chinese Restaurant | Little Caesars Pizza |
| Peet's Coffee | Dimond Cafe |
| La Farine Bakery | Bombera Mexican Restaurant |
| Cybelles' Pizza | Cafe Noir |
| La Perla Puerto Rican Cuisine | Shaan Indian Cuisine |
| Ole Ole Burrito Express | Rayman's Nudough |
| 1/4 Pound Giant Burgers | Vietnamese |
| Taqueria Los Comales | Blackberry Bistro |
| Starbucks | Jade Palace |
| Tomsa Sushi | Kasper's Hot Dogs |
| Mohka House Coffee Shop | Paulista Brazilian Kitchen and Taproom |

FITNESS

- | | |
|-------------------------|-------------------|
| Oakland's Most Powerful | Amelia Marie Yoga |
| Delta Lotus Yoga | Empilates |
| Polo's Gym | |

RETAIL

- | | |
|---------------------------|---------------------------------|
| Safeway | Lee Rickie Collection |
| Farmer Joe's Marketplace | Men's Clothing |
| CVS | Alyce on Grand Women's Clothing |
| Oaklandish Clothing Store | High Tide Aquatics |
| African Retail Traders | Eden Custom Framing |
| Wayland's Butcher Shop | Gins baked goods |
| 7-Eleven | |

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3527 FRUITVALE AVENUE, OAKLAND, CA
NEIGHBORHOOD



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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.