

EXTREMELY RARE RETAIL SPACE FOR LEASE

:: JUST 1 BLOCK TO ROCKRIDGE BART ::

5510 COLLEGE AVENUE
.....
OAKLAND, CALIFORNIA



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 ±972 RSF

ASKING RENT

\$4.85 psf/month Gross

- Large display windows with clerestory glass above
- Open floor plan, HVAC, and restroom
- Sizeable rear storage/warehouse area
- Monthly rent includes water
- Great co-tenancy with jewelry store and Preserved Culinary Shop. Next to Namastey Patio restaurant
- Across from Cole Hardware, Phoenix Optical, Bella Vita, Crush, and Pegasus Books on College
- Just down the block from Market Hall, Cactus Taqueria, À Côté, Nathan & Co, Mason d'Etre, Trader Joe's, Lesley Evers, Veranda, and more
- Amidst popular eateries, boutiques, bookstores, and the pedestrian mecca that is "Rockridge"
- College Avenue is filled with over 80 cafés, restaurants and shops



Walk Score
99



Near Popular
Eateries



Good Public
Transit

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**

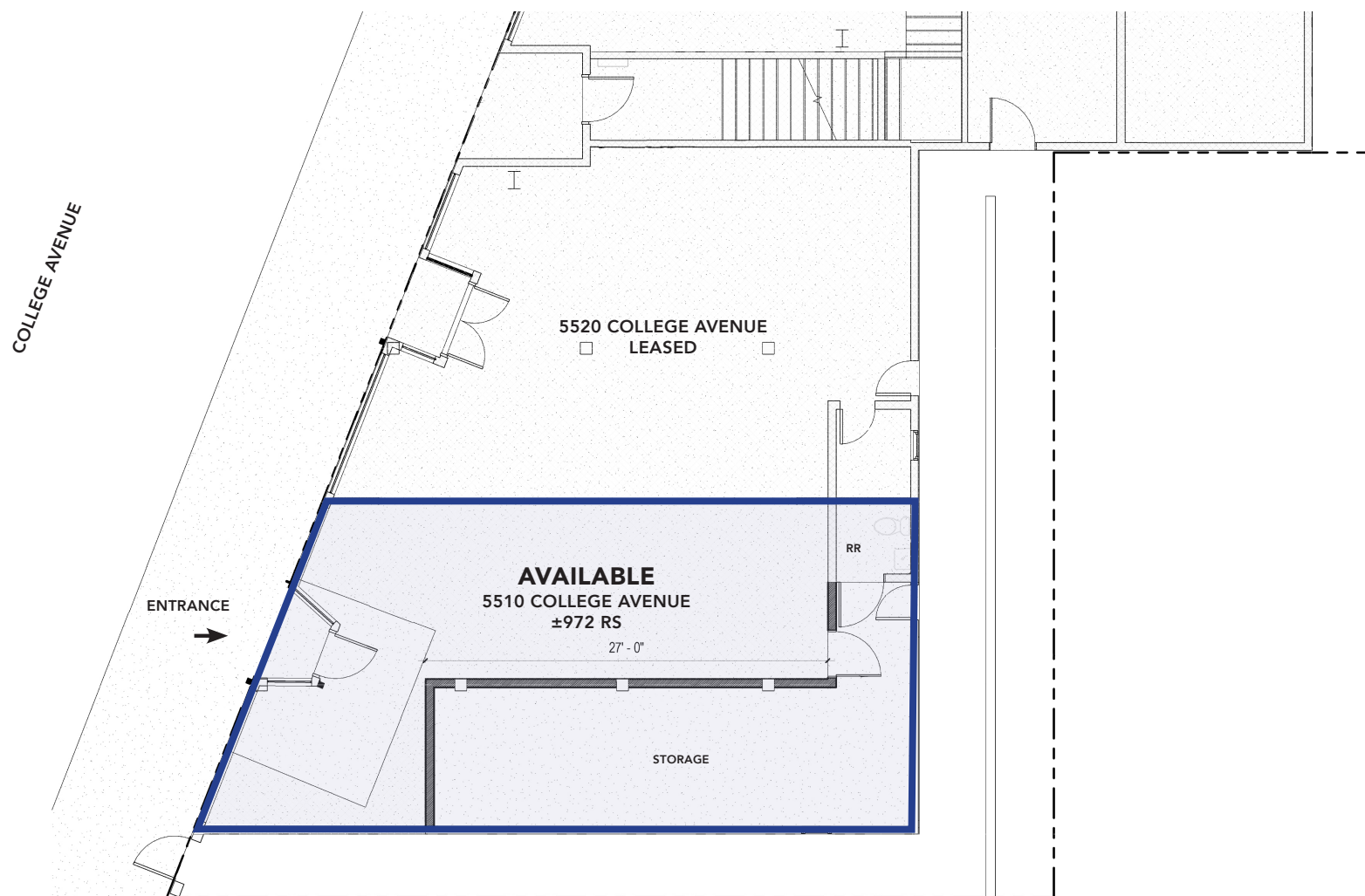
College Degree **84%**

(Source: CoStar)



rockridge
district association



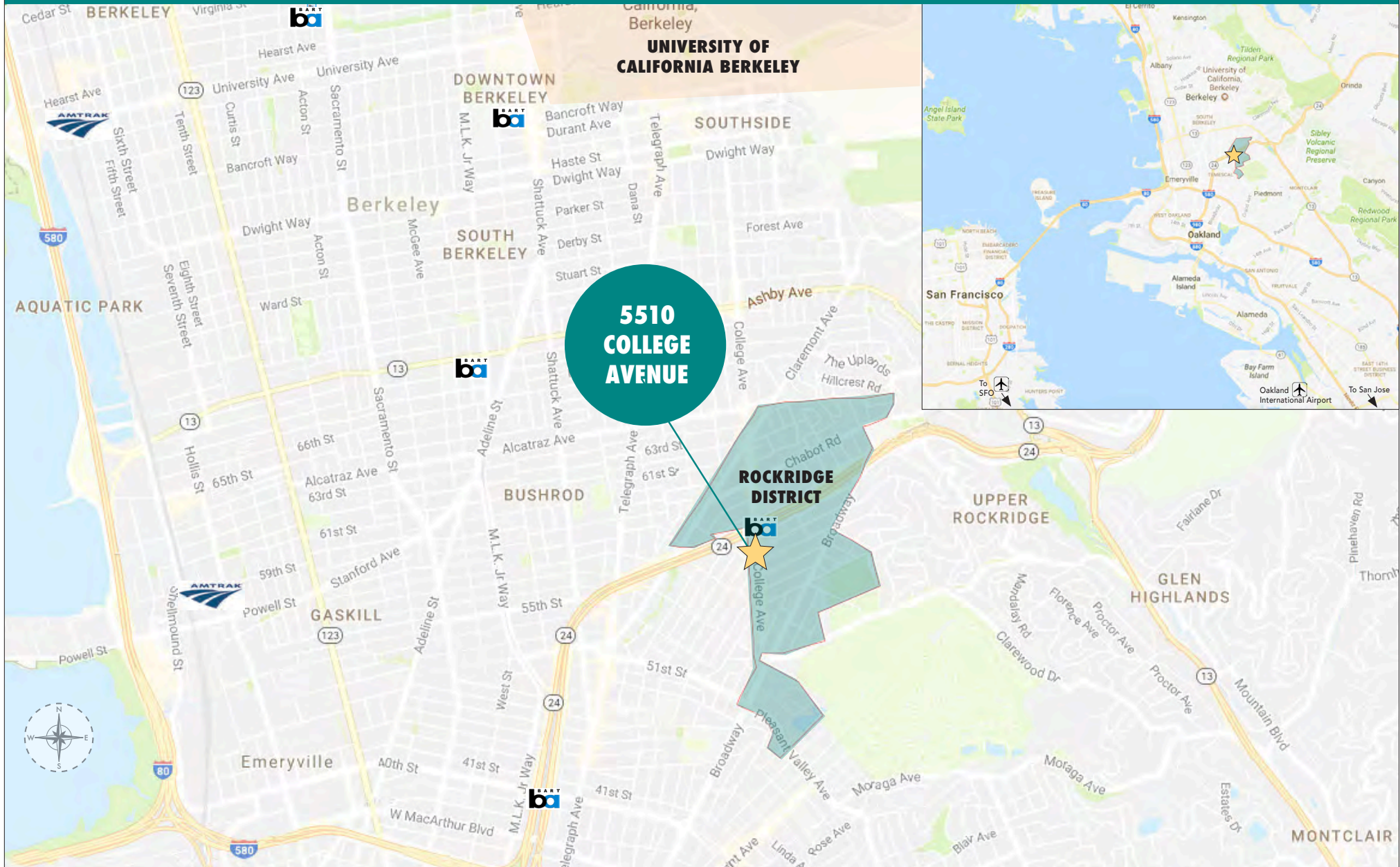


This drawing is intended to be used as an aid for planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

5510 COLLEGE AVENUE, OAKLAND CA LOCATION MAP



GORDON

COMMERCIAL REAL ESTATE BROKERAGE

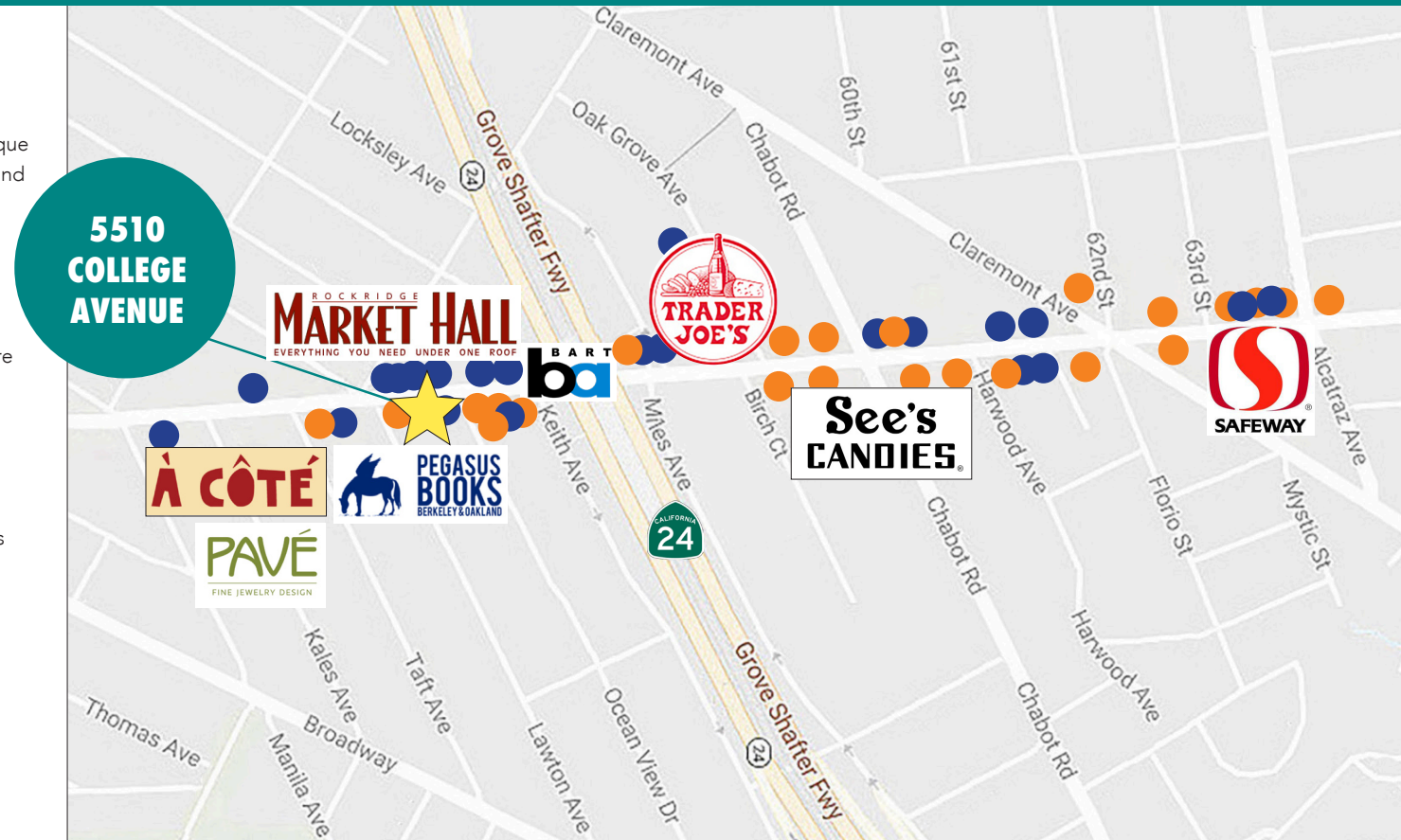
5510 COLLEGE AVENUE, OAKLAND CA
NEARBY AMENITIES MAP

FOOD + DRINKS

Highwire Coffee Roasters
Preserved Culinary Shop
Millennium
Cactus Taqueria
Namastey Patio
Wood Tavern
Rockridge Café
Sunday Bakeshop
Crepevine
Ramen Shop
Barney's Hamburgers
Ben 'N Nick's Bar & Grill
Zachary's Chicago Pizza
See's Candy
Starter Bakery
À Côté Restaurant
Belly - Rockridge
Kitchen Story Oakland
Philz Coffee
RareTea Oakland
Oori Rice Triangles
Boichik Bagels
La Farine Boulangerie
Peet's Coffee

RETAIL

Tootsies Rockridge
Cole Hardware
Devan Gregori Boutique
Pegasus Books Oakland
Berkeley Kids Room
Nathan & Co
Wildflower & Fern
Mercy Vintage
Re-Up Refill Shop
Healthy Spot Pet Store
Crossroads Trading
Mason d'Etre
Rooted Floral Design
Boba Guys
Chic Boutique
Lesley Evers Women's Clothing
Open Mind Music
Blick Art Materials
Crush On College
Bella Vita Clothing
Sobu Home Decor
Pavé Fine Jewelry
Bella Vita Boutique
The Xocolate Bar



JOIN THESE COLLEGE AVENUE/ROCKRIDGE SHOPS:



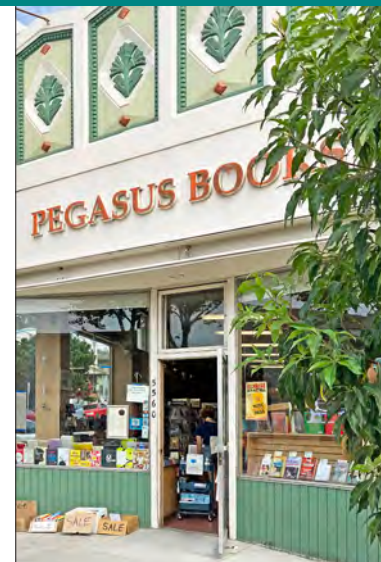
MILLENNIUM



DEVAN GREGORI



CROSSROADS



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.