

GORDON

COMMERCIAL REAL ESTATE BROKERAGE

Ground Floor Café and Retail Space For Lease

:: 345 and 349 7TH STREET, OAKLAND, CA ::



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CORNER CAFÉ SPACE AND RETAIL SPACE – AT HIGH-VISIBILITY SIGNALIZED INTERSECTION

In the Downtown/Chinatown region of Oakland, with close proximity to vibrant Jack London Square District. High foot-traffic area surrounded by restaurants, shops, and cultural landmarks. Amid new developments and trendy eateries. Easy I-880 and I-980 freeway access within one-block. Excellent public transit including BART, Bus, SF Ferry, and Amtrak within blocks. Zoned C-45

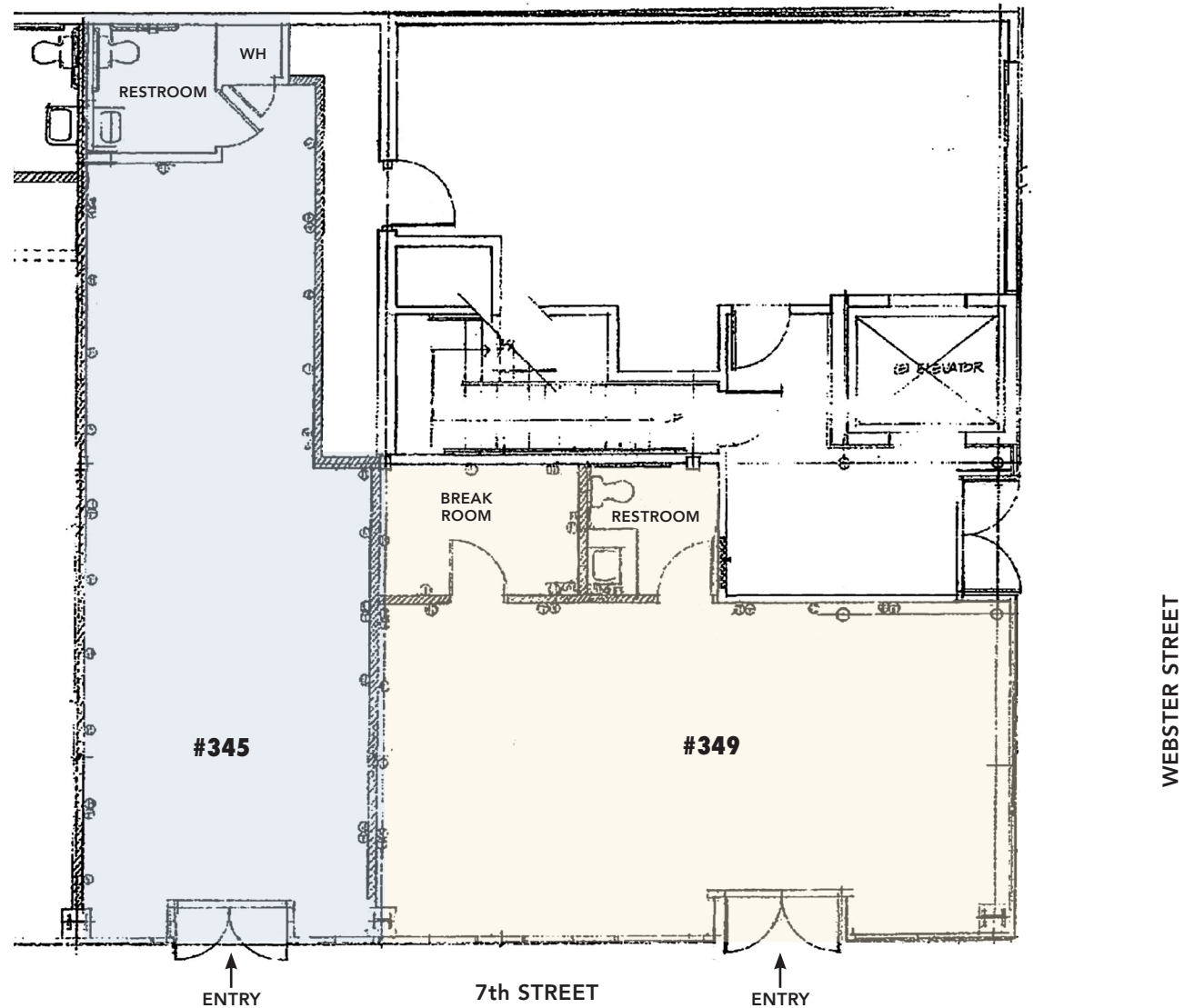
SPACE	RSF	LEASE RATE
345 RETAIL	±800 rsf	\$2,500/month
349 CAFÉ	±750 rsf	\$3,000/month

- Retail space near prominent corner
- Large window frontage
- High ceilings
- Natural light
- Restroom
- Excellent signage opportunity
- Cafe space with prominent corner exposure
- Large window frontage on 2 sides
- Food service (no hood)
- Kitchenette
- High ceilings, natural light
- Restroom
- Excellent signage opportunity
- Perfect for coffee, boba tea, panini, or sandwich shop



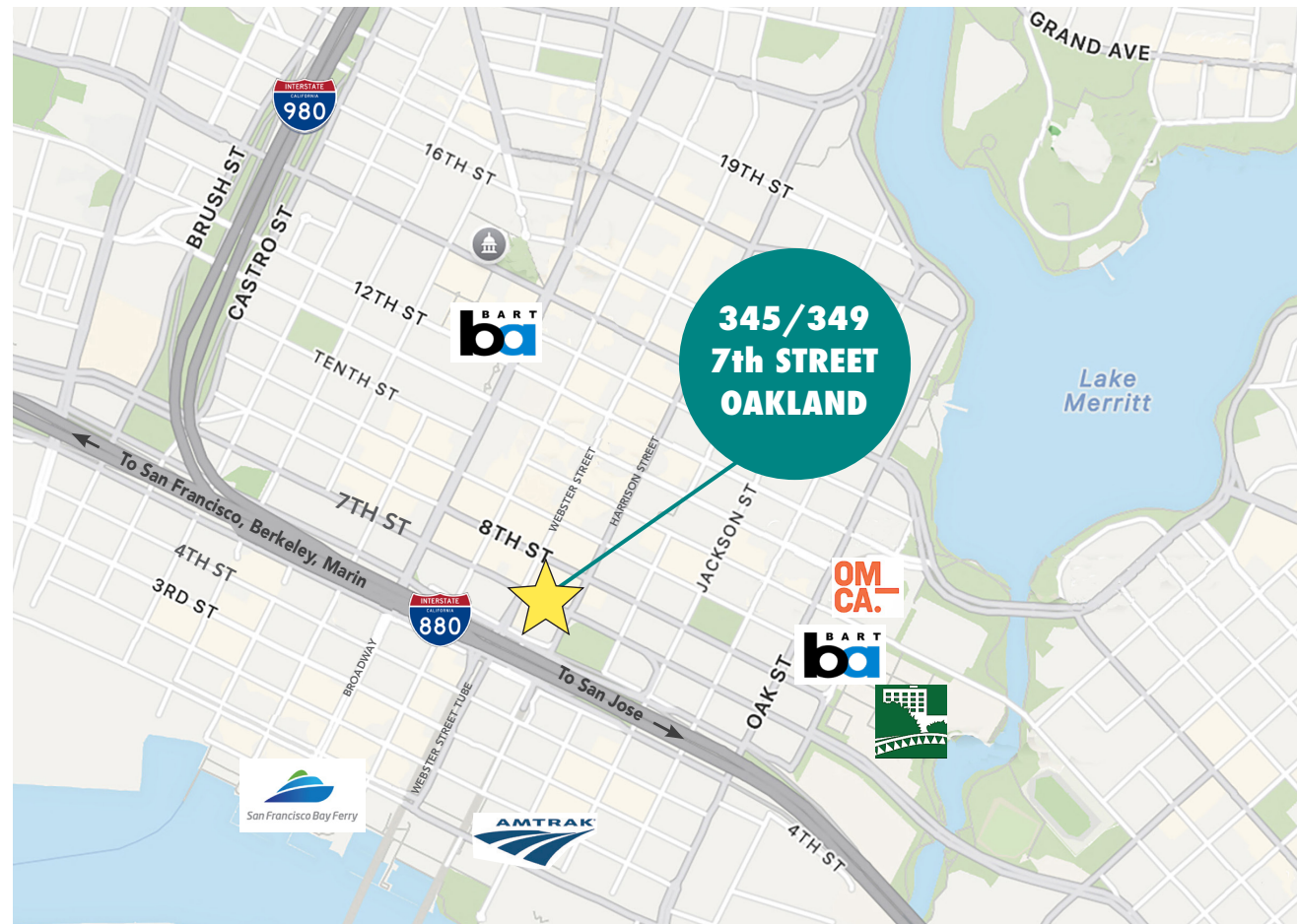






This drawing is intended to be used as an aid in planning. Though care was taken in drawing this floor plan, accuracy is not guaranteed.

- Excellent freeway access (within 1 block)
- Near Old Oakland Farmer's Market
- 3 blocks to Jack London Square eateries, wineries, breweries, and more
- 4 blocks to Lana's Hamburger Restaurant (voted Best Burgers + Ice cream last 4 years)
- 5 minute walk to Pacific Renaissance Plaza Mall, as well as Lincoln Square Park
- 6 blocks to SF Bay Ferry and Amtrak train station
- 6 minute walk to 12th Street BART
- 6 minute walk to Oakland Museum of California
- 9 minute walk to Lake Merritt BART
- Easy walk to many popular destinations including Sana'a Cafe, Earth Grown juice shop, Ming's Tasty, Napoleon Super Bakery, Oeste Bar, Full House Cafe, New Gold Medal Restaurant, Alice Street Bakery, and the Oakland Grill
- Less than 1 mile to Lake Merritt



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.