GORDON
COMMERCIAL REAL ESTATE BROKERAGE

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

SUPERB STREET FRONTAGE IN DYNAMIC TEMESCAL DISTRICT

5239 CLAREMONT AVENUE

OAKLAND, CALIFORNIA



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5239 CLAREMONT AVENUE, OAKLAND, CA
PROPERTY OVERVIEW

GROUND FLOOR SPACE OF FULLY-OCCUPIED 33-UNIT RESIDENTIAL BUILDING IN OAKLAND'S TEMESCAL DISTRICT

SIZE AVAILABLE

± 870 rsf

LEASE RATE

$3,000/month Gross + Utilities, Trash, Data, Janitorial

- Expansive window frontage
- Large space with 1 restroom
- High ceiling with fan and nice natural light
- Onsite parking lot with potential for tenant to rent a space
- Excellent signage opportunity
- Next to popular 9 Julio Empanada Kitchen
- Lively neighborhood full of restaurants and shops
- .8 mile to Rockridge BART and easy access to highways 24/580
- Zoned CN-2



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

DEMOGRAPHICS

Temescal Population / 3 miles	**± 291,666**
Average Household Income	**$ 131,795**
Median Age	**35**
Daytime Employees / 3miles	**231,182**
Population of Oakland	**440,000**

(Source: CoStar)

Walk Score
96

Bike Score
94

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5239 CLAREMONT AVENUE, OAKLAND, CA
INTERIOR PHOTO TOUR









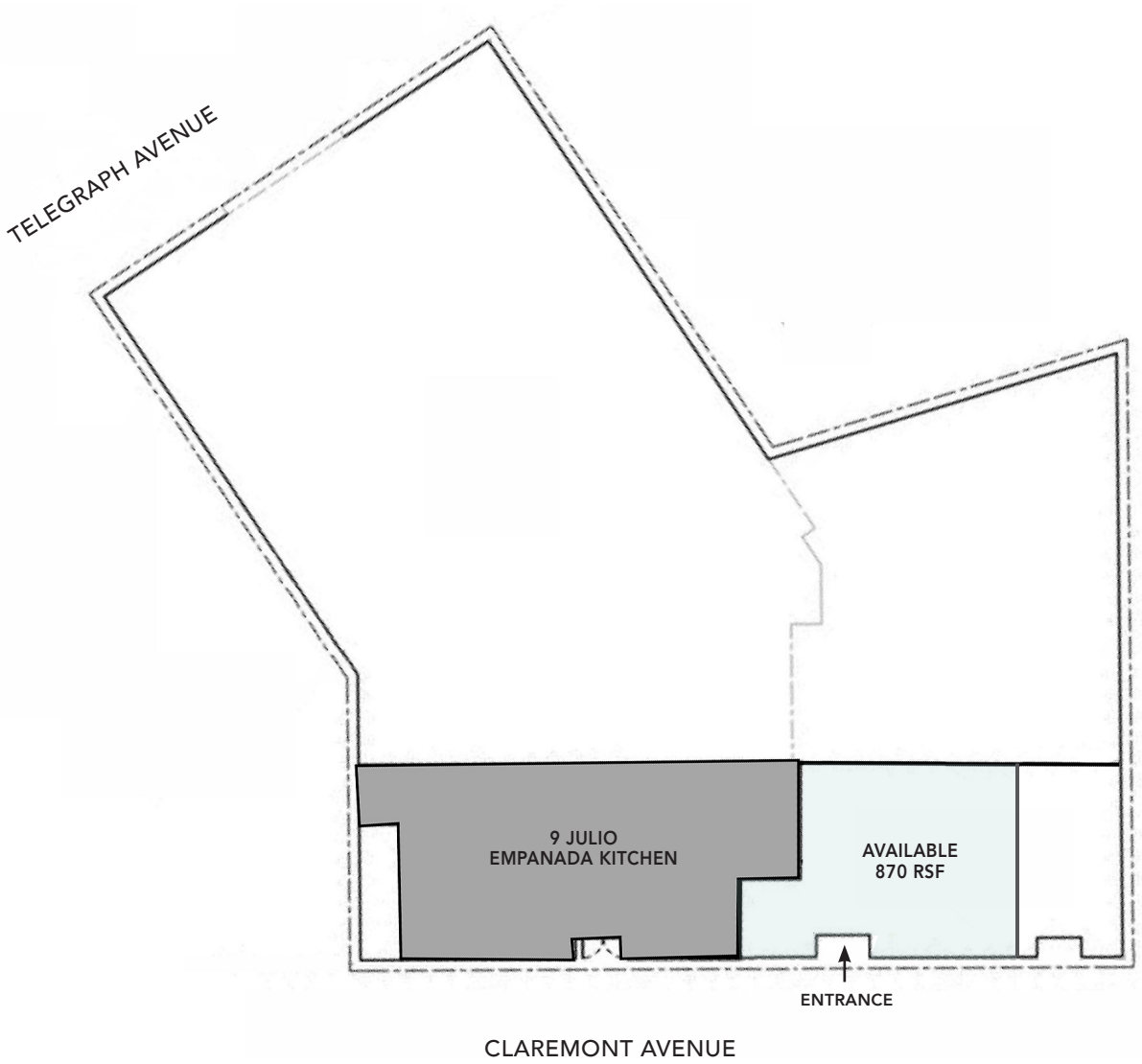
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5239 CLAREMONT AVENUE, OAKLAND, CA
FLOOR PLAN

AVERAGE DAILY TRAFFIC COUNTS PER DAY

Highway 24 at Telegraph Avenue North or East Bound	**155,463**
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



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.

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5239 CLAREMONT AVENUE, OAKLAND, CA
NEARBY AMENITIES

RESTAURANTS, CAFÉS AND BARS

Red Sea Restaurant
Kingfish Pub & Cafe
Cholita Linda
Shangri-La Vegan
Mariposa Baking Company
Bowl'd BBQ
Bakesale Betty
Asmara Restaurant
Forma Bakery
Mountain Mike's Pizza
Peet's Coffee & Tea
Hawking Bird
Pizzaiolo
La Calaca Loca Taqueria
Marufuku Ramen
The Avenue
Burdell
Alem's Coffee
Temescal Brewing
Marica Seafood Restaurant
Pizzaiolo
A16 Italian Restaurent
The Barrel Room
Artichoke Basille's Pizza
Poppy Bagels
Homeroom

Temescal Alley: Doña, Curbside Creamery, Alleyway Cafe, Drawling: All Ages Art & Supply

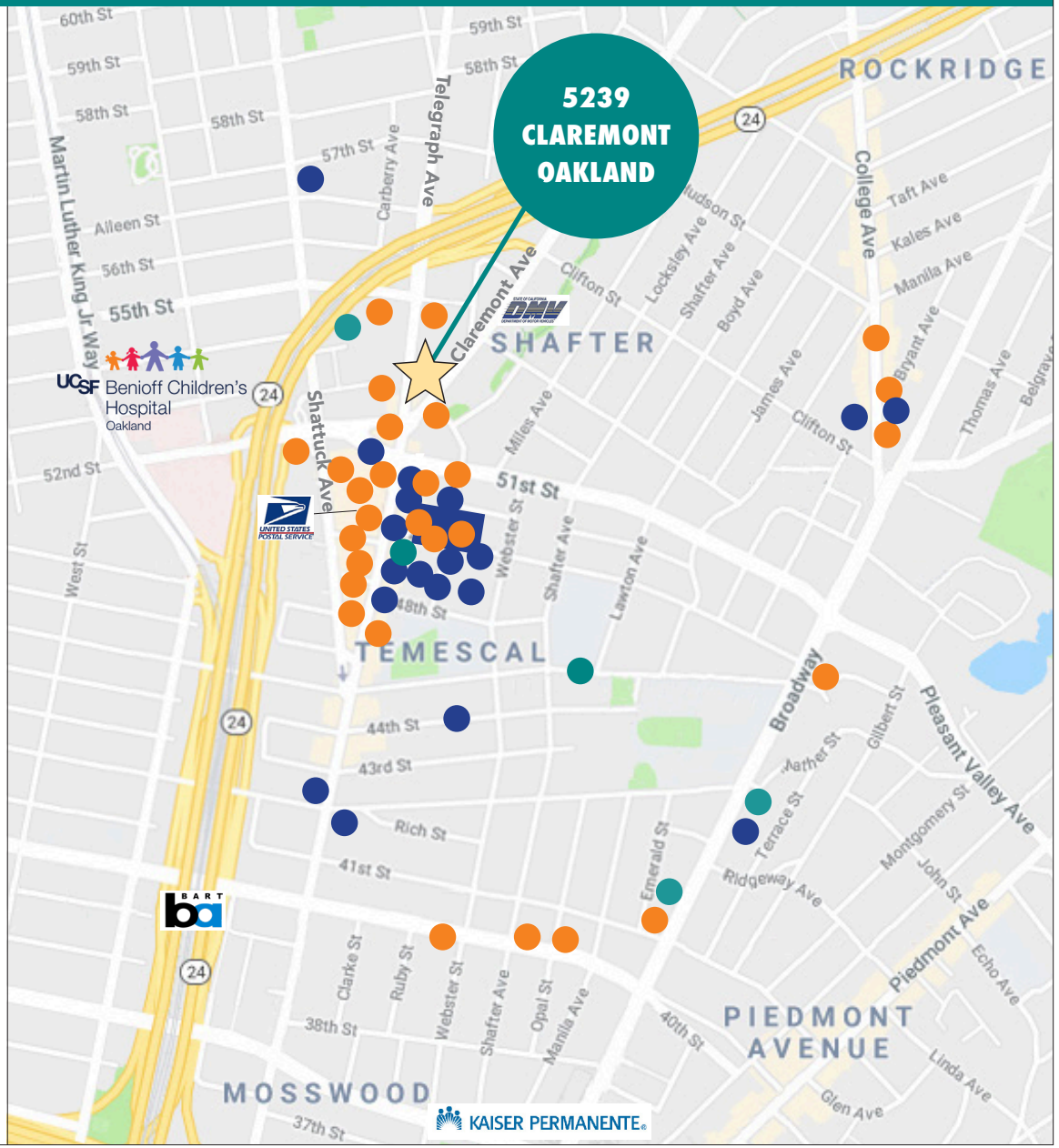
FITNESS

Bliss Fitness and Health
CorePower Yoga
StretchLab
9Round Kickboxing Fitness
Hot Spot Yoga Oakland

RETAIL

Shoe Palace
Tip Top Bike Shop
Preserved
Vanishing Point Vintage
Blick Art Materials
Funky Furniture
Mark's Paint Mart
Rockridge Two Wheels
The UPS Store
Kelly-Moore Paints
Whole Foods Market
Dax Lee's Part Deux
Summer Solace Tallow
East Bay Depot Creative Reuse
Sherwin-Williams Paint Store

Temescal Alley: Ali Golden, Barbershop, Book/Shop, Sagrada, Crimson, Understory



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5239 CLAREMONT AVENUE, OAKLAND, CA
NEIGHBORHOOD











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.