



RETAIL/ OFFICE FOR LEASE

AZIZ KHATRI, CCIM

Director/Broker/Associate
DRE#:01050721

📞 (510) 368-8347

✉️ aziz@kw.com

MANO ACEBEDO, CCIM

Investment Advisor
DRE#:01872979

📞 (707) 246-9714

✉️ macebedo@kw.com



2628, SAN PABLO AVE.

OAKLAND, CA 94612-1124





PROPERTY OVERVIEW

Artizan Commercial Advisors presents 2628 San Pablo Avenue - 3,864 SF of Retail Commercial space on a 5,667 SF corner lot.

At this prime location, your business occupies the intersection of 26th street and San Pablo Ave., giving you dual street frontage, flexible layout potential and premium visibility.

Upgraded with approximately \$250,000 in Tenant Improvements for a Food Service Operation business.

in Oakland's Hoover-Foster Opportunity-Zone [CC-2, S-13 Commercial Community], this space sits in a location with strong business history.

An excellent opportunity for an owner-user or investor seeking a versatile, centrally located asset with historic character and long-term growth potential.

PROPERTY SUMMARY

For Lease:

\$1.25 PSF

Lot SQ Ft:

± 5,667

Total Building Sqft:

± 3,864

Zoning:

CC-2, S-13

APN#:

9-680-8-1

PROPERTY HIGHLIGHTS



Excellent visibility with dual street frontage



Fenced Parking with capacity for 4-6 cars



Off-street Loading Access with Two Roll-up Doors



Open Layout



Flexible Commercial Property



Ideal for food-related businesses



Opportunity Zone

Potential Grants:

[City Of Oakland Neighbourhood Business Assistance](#)

[Eastbay Community Foundation](#)



PERMITTED ACTIVITIES

City of Oakland Planning Code Title 17

Consumer-facing Businesses

General Food Sales
Full Service Restaurants
Limited Service Restaurant and Cafe
General Retail Sales
Mechanical or Electronic Games

Professional & Business Services

Consultative and Financial Service
Consumer Cleaning and Repair Service
Personal Instruction and Improvement Services
Business, Communication, and Media Services
Broadcasting and Recording Services
Research Service

Public & Community Services

Administrative
Health Care
Essential Service
Community Education
Nonassembly Cultural
Limited Child-Care Activities
Recreational Assembly



CITY OF OAKLAND

Source: City of Oakland Planning Code Title 17 Pg. 196-200 Permitted activities in the corresponding zone.
View the full Zoning Code on City Website for detailed usage guidelines and Conditional Activity Permit

2628, SAN PABLO AVE.,

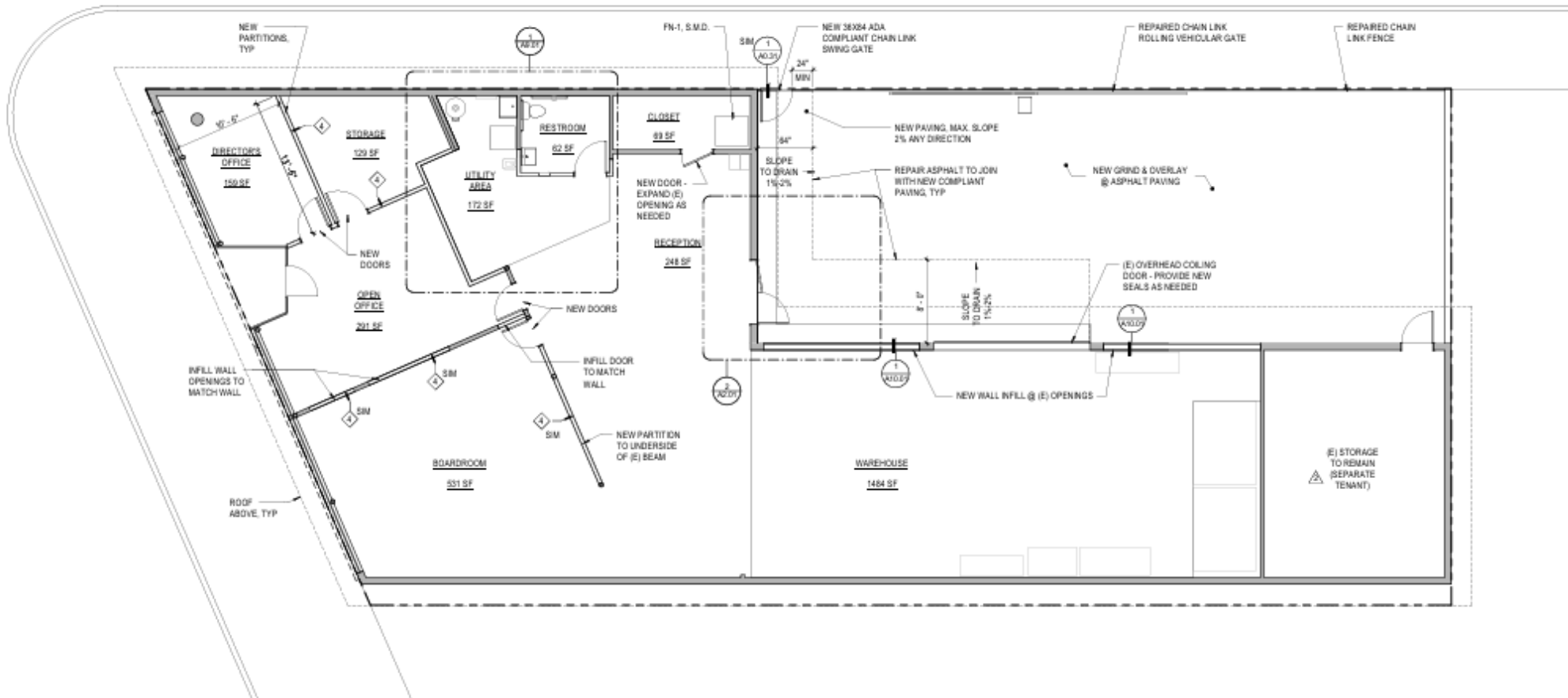
OAKLAND CA







FLOORPLAN



OAKLAND, CA

Oakland, California, offers a dynamic environment for businesses and entrepreneurs seeking opportunity and innovation. Positioned at the heart of the Bay Area, the city provides unmatched access to major markets through the Port of Oakland, BART connections, and proximity to San Francisco and Silicon Valley. Oakland's economy is powered by diverse industries including technology, healthcare, green energy, and the creative arts, making it an attractive base for both established companies and emerging startups. The city's renowned diversity and progressive culture create a supportive ecosystem for socially-conscious enterprises, with a strong emphasis on sustainability and equity. A vibrant cultural scene, thriving food and arts districts, and access to outdoor recreation contribute to a high quality of life that draws top talent. With its blend of connectivity, innovation, and community, Oakland is a compelling destination for businesses looking to grow and thrive in the Bay Area market.

95

WALK SCORE



100

BIKE SCORE



64

TRANSIT SCORE



TRANSIT HIGHLIGHTS



BART West Oakland - 1.8 mi



Amtrak Station Platform - 2.0 mi



I- 580 - 1.3 mi



I-980 - 0.7 mi



I-880 - 1.7 mi



Oakland International Airport - 23 Min



SF International Airport - 26 Min

1 MILE DEMOGRAPHICS

MEDIAN HOUSEHOLD INCOME

\$98,528

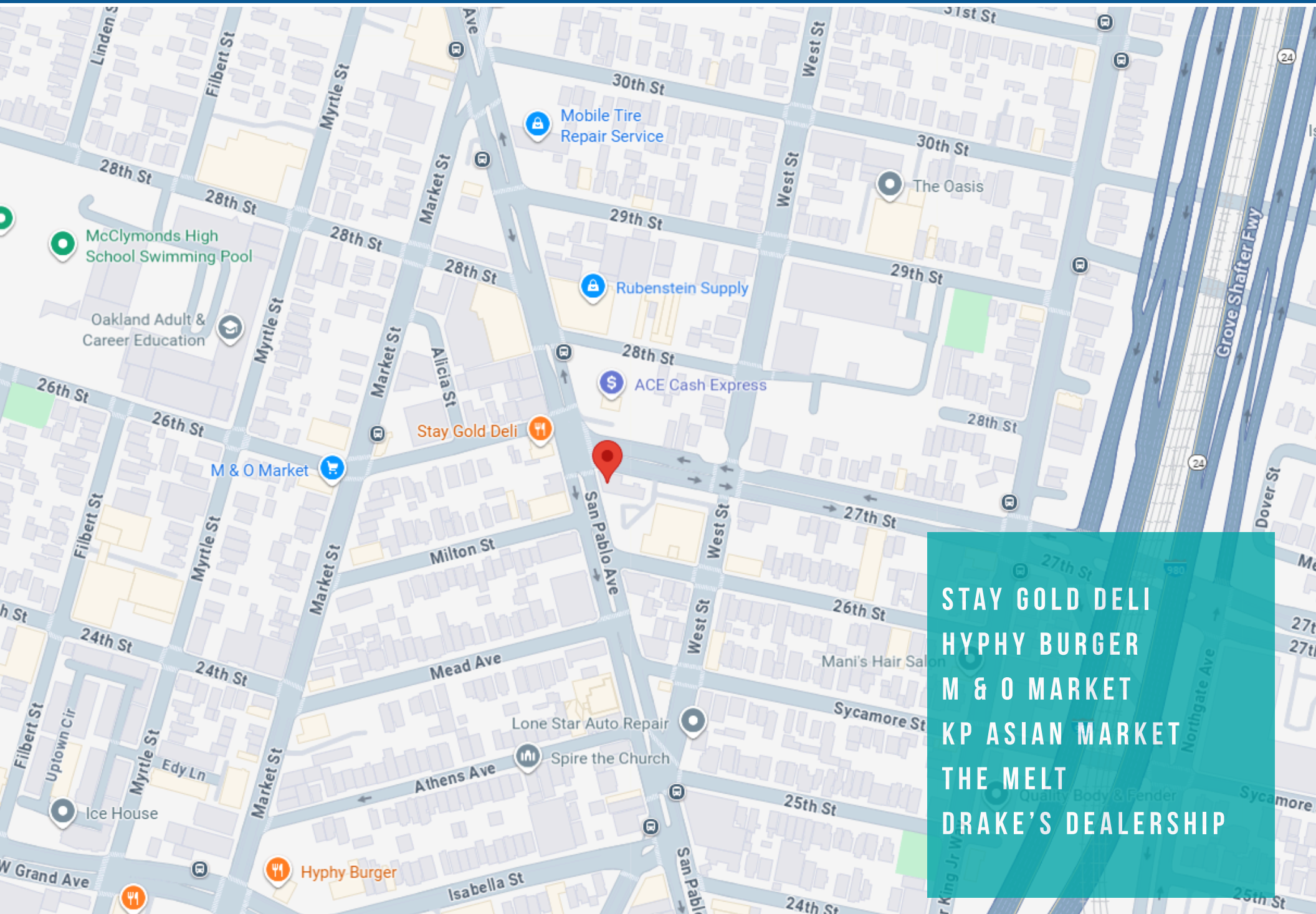
MEDIAN NET WORTH

\$44,553

MEDIAN DISPOSABLE INCOME

\$78,443

LOCAL AMENITIES



STAY GOLD DELI
HYPHY BURGER
M & O MARKET
KP ASIAN MARKET
THE MELT
DRAKE'S DEALERSHIP

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DRE#: 01872979



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.