



RETAIL/ OFFICE FOR LEASE

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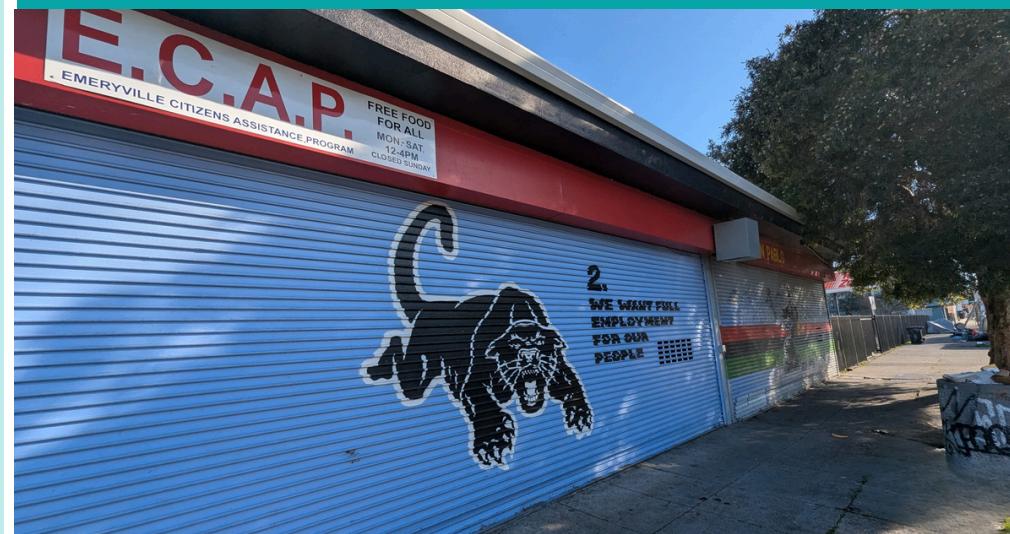
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2628, SAN PABLO AVE.

OAKLAND, CA 94612-1124




ARTIZAN
Commercial Advisors


KW
COMMERCIAL
KW COMMERCIAL - OAKLAND
DRE# 02029039



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**

Public & Community Services

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

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**



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.,

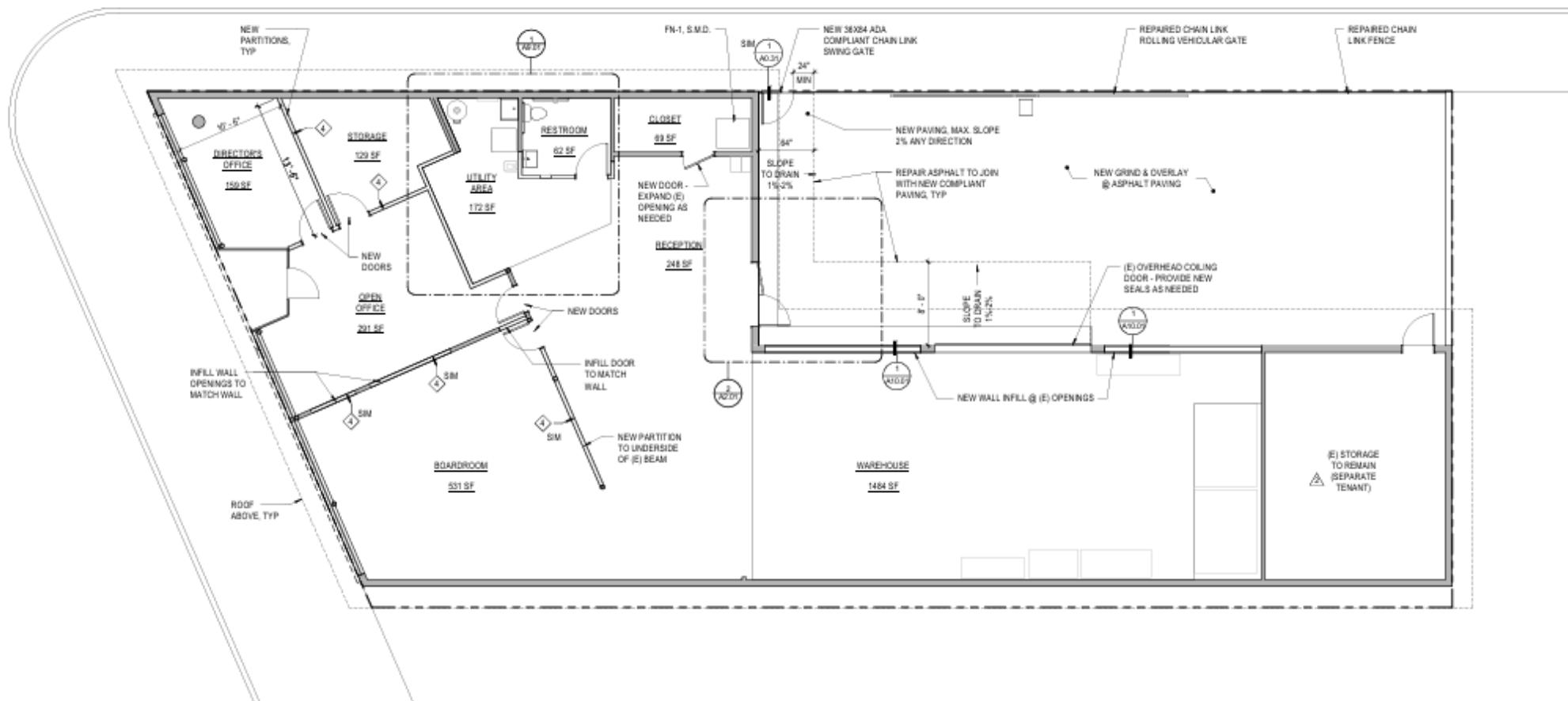
OAKLAND CA







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

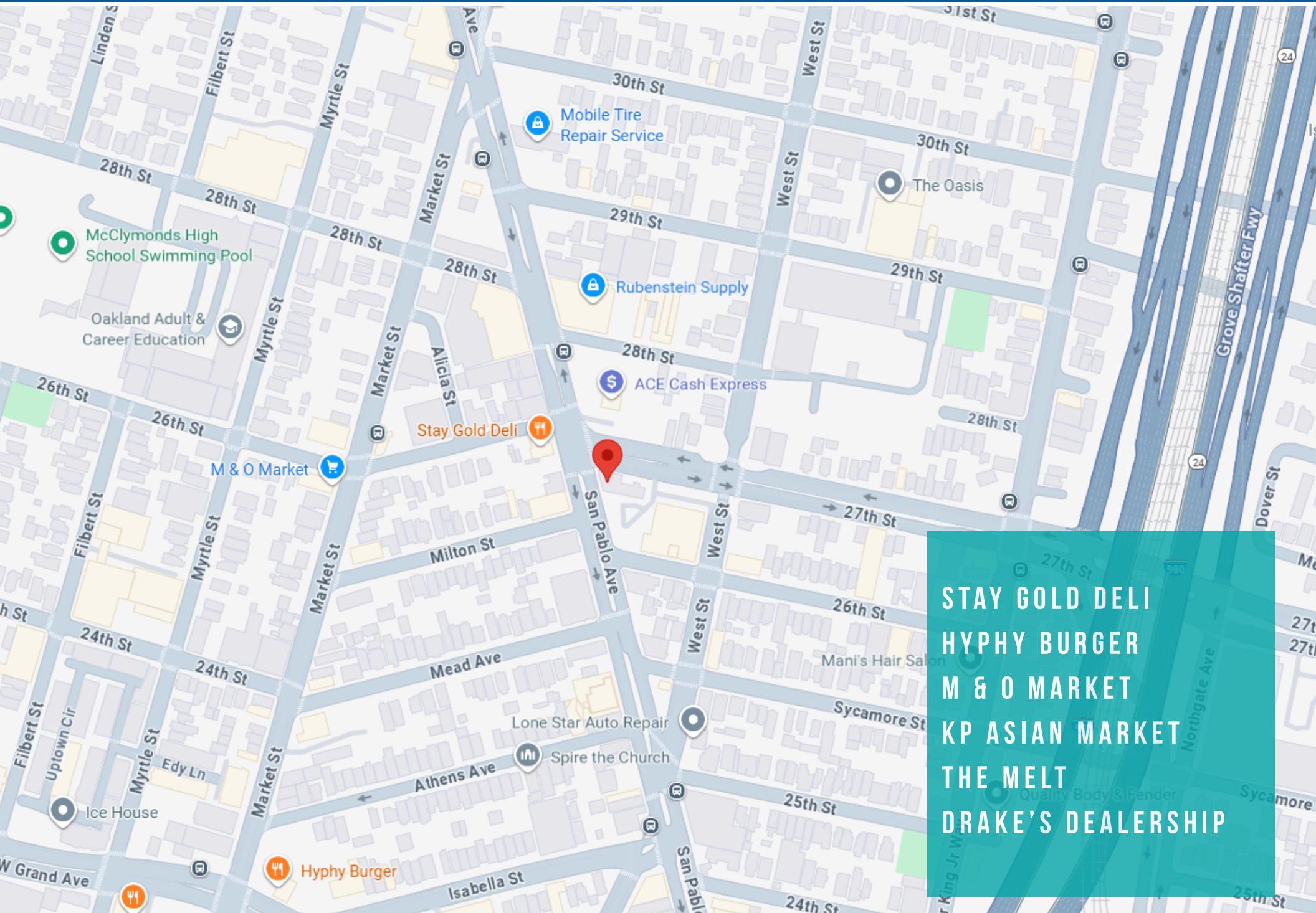
MEDIAN NET WORTH

\$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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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

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.

