

RETAIL FOR LEASE

AZIZ KHATRI, CCIM
Director|BrokerAssociate
DRE#:01050721

(510) 368-8347
aziz@kw.com

MANO ACEBEDO, CCIM
Investment Advisor
DRE#:01872979

(707) 246-9714
macebedo@kw.com



4208 PARK BLVD.

OAKLAND, CA 94602



ARTIZAN
Commercial Advisors

KW COMMERCIAL

KW COMMERCIAL - OAKLAND
DRE# 02029039

PROPERTY SUMMARY

For Lease:

$2.75/SF, NNN

Total Building Sqft:

± 2,625

APN#:

14-1251-5-3

Lot SQ Ft:

± 4,148

Zoning:

Neighbourhood Center Mixed Use

PROPERTY HIGHLIGHTS

- Prime visibility storefront in Glenview District
- Versatile layout options
- Large frontage and display
- High ceiling
- Natural light




4208 PARK BLVD.
OAKLAND CA
Woodruff Ave
Benton St
Glenfield Ave
Randolph Ave
Randolph Ave
Park Blvd
Park Blvd
Park Blvd
Park Blvd






EXIT



AZIZ KHATRI, CCIM

Director KWC | Broker Associate
(510) 368-8347
aziz@kw.com
DRE#: 01050721

MANO ACEBEDO, CCIM

Investment Advisor
(707) 246-9714
macebedo@kw.com
DRE#: 01872979

ARTIZAN
Commercial Advisors

KW COMMERCIAL
KW COMMERCIAL - OAKLAND
DRE# 02029039

DISCLAIMER

Allmaterialsandinformation received or derived from KW Commercial Oakland, its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial Oakland, its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial Oakland will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial Oakland makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial Oakland does not serve as a financial advisor to any party regarding any proposed transaction.

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.