

FOR LEASE

6250  
CLAREMONT  
AVENUE

Oakland, CA 94618



*Exclusively Listed by*

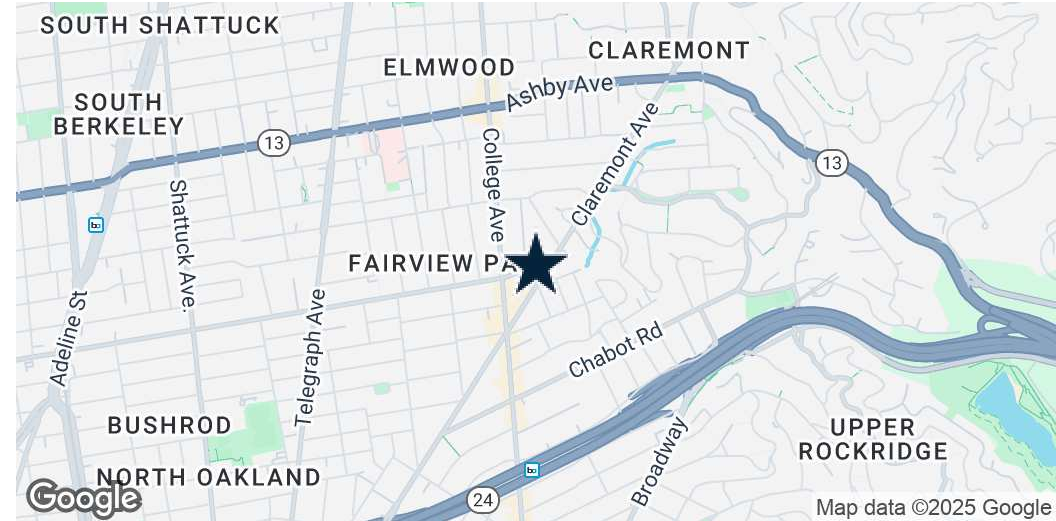
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# 6250 Claremont Avenue Oakland, CA 94618



## OFFERING SUMMARY

Lease Rate:	\$3.25 SF/month (Gross)
Building Size:	27,000 SF
Available SF:	687 SF
Zoning:	CN-1

## PROPERTY OVERVIEW

Rare small scale retail space available in Rockridge. Suite features high ceilings, great natural light, open floorplan, and HVAC.

## PROPERTY HIGHLIGHTS

- HVAC
- Private Ground Floor Entrance
- Recently Renovated Space



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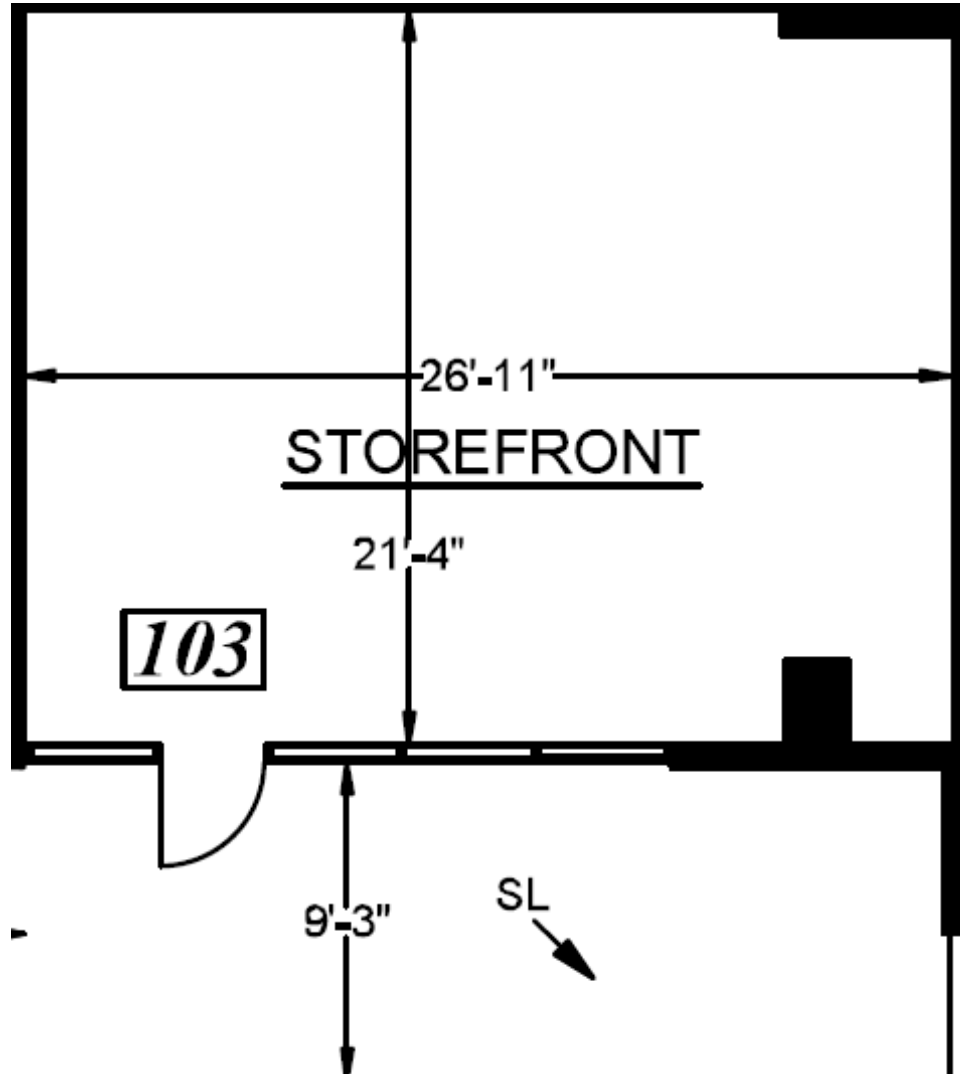
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# FLOORPLAN

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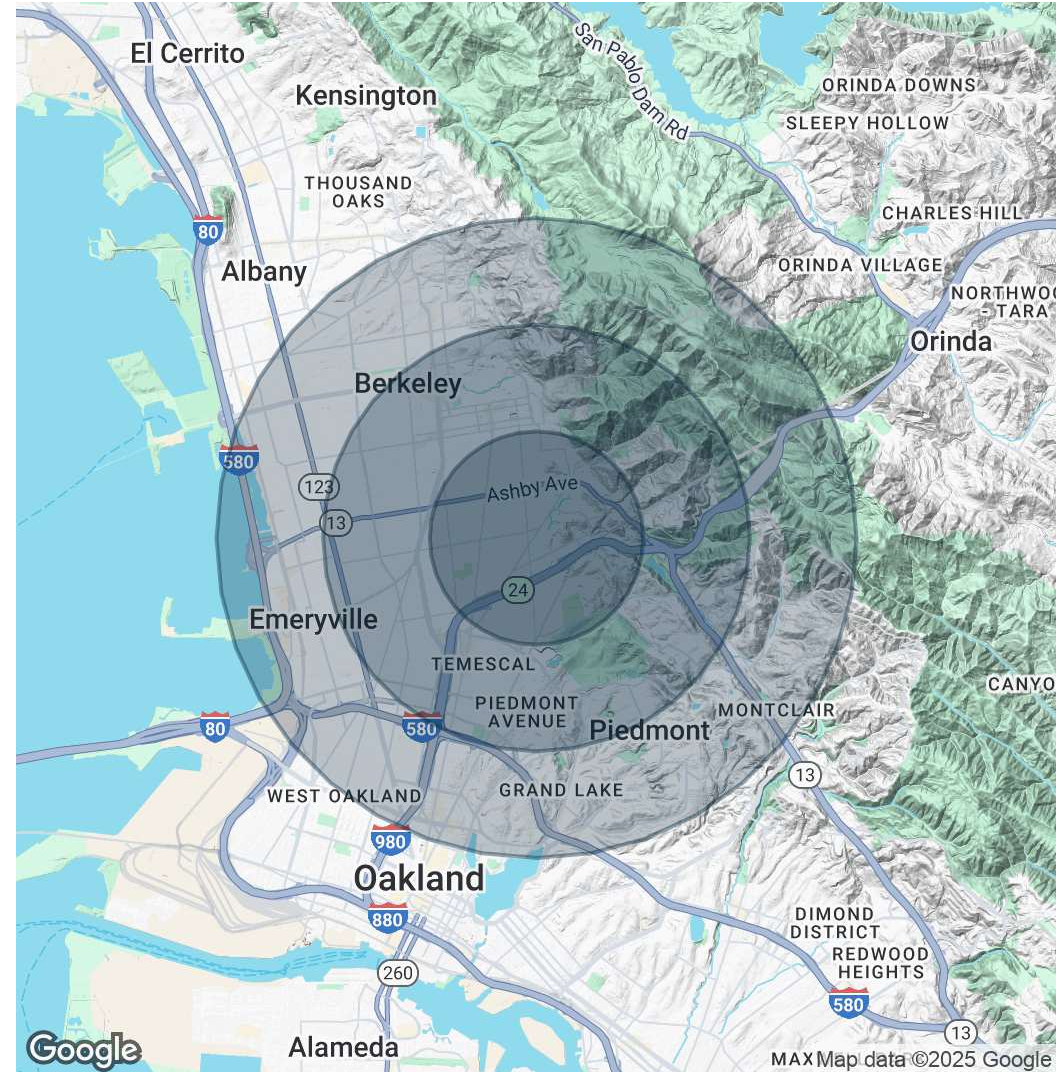
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	32,254	125,126	252,320
Average Age	36.1	33.8	35.7
Average Age (Male)	35.7	33.0	34.9
Average Age (Female)	37.5	35.1	36.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	14,389	52,115	111,420
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$116,543	\$90,112	\$90,593
Average House Value	\$827,011	\$770,077	\$744,028

\* Demographic data derived from 2020 ACS - US Census



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