

FOR LEASE

817
WASHINGTON
STREET

Oakland, CA 94607



Exclusively Listed by

Steve Banker

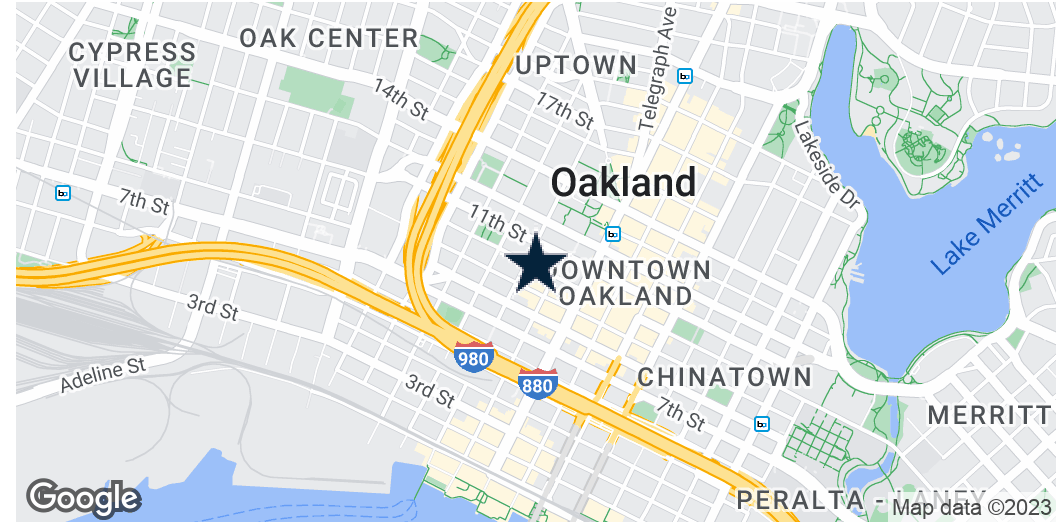
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OFFERING SUMMARY

Lease Rate:	3.25 IG PSF per month
Building Size:	22,800 SF
Available SF:	1221 Square feet

PROPERTY OVERVIEW

2nd generation restaurant space in the heart of Old Oakland, Currently no ventilation, but potential to add type 1 hood. Space features high ceilings, ADA restroom, large serving counter, prep space and storage. Bonus basement storage as well.

PROPERTY HIGHLIGHTS

- 2nd gen restaurant space
- High traffic location with direct frontage on Washington
- Historic building with tons of charm
- High Ceilings
- ADA restroom



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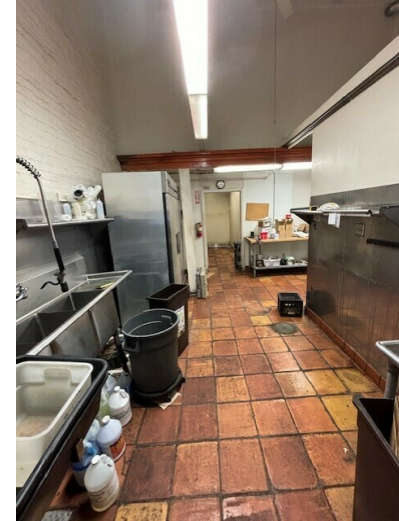


LCB
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	25,484	106,709	215,827
Average Age	41.4	37.3	37.3
Average Age (Male)	39.2	36.5	36.6
Average Age (Female)	42.0	37.5	37.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	13,099	52,769	102,753
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$47,718	\$54,936	\$66,222
Average House Value	\$466,396	\$468,592	\$578,098

* Demographic data derived from 2020 ACS - US Census

