

# RETAIL PROPERTY FOR LEASE

1224 Fruitvale Ave, Oakland, CA 94601



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1224 FRUITVALE AVE  
Oakland, CA



## OFFERING SUMMARY

Lease Rate:	\$2.75 SF/yr (NNN)
Building Size:	2,950 SF
Available SF:	800 SF

## PROPERTY OVERVIEW

Storefront / Retail of approximately 800 SF Ground Floor of a Two Story Mixed-Use Building. Apartments above.

Located in the Fruitvale Business District across the street from the Fruitvale BART station.

Storefront Windows

Excellent Street frontage visibility



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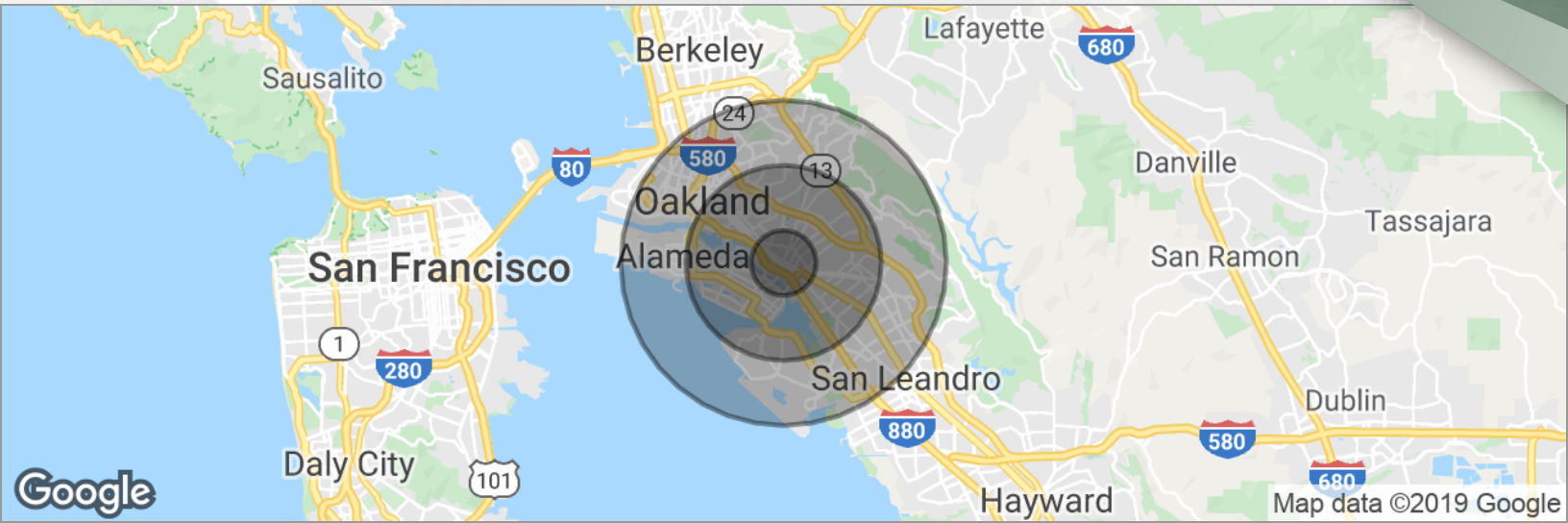
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# DEMOGRAPHICS MAP

1224 Fruitvale Ave



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	42,029	269,817	511,043
Median age	30.8	35.7	36.4
Median age (Male)	30.6	35.0	35.5
Median age (Female)	31.0	36.5	37.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	12,573	102,390	201,850
# of persons per HH	3.3	2.6	2.5
Average HH income	\$52,956	\$72,283	\$77,775
Average house value	\$440,352	\$583,965	\$616,764

\* Demographic data derived from 2010 US Census