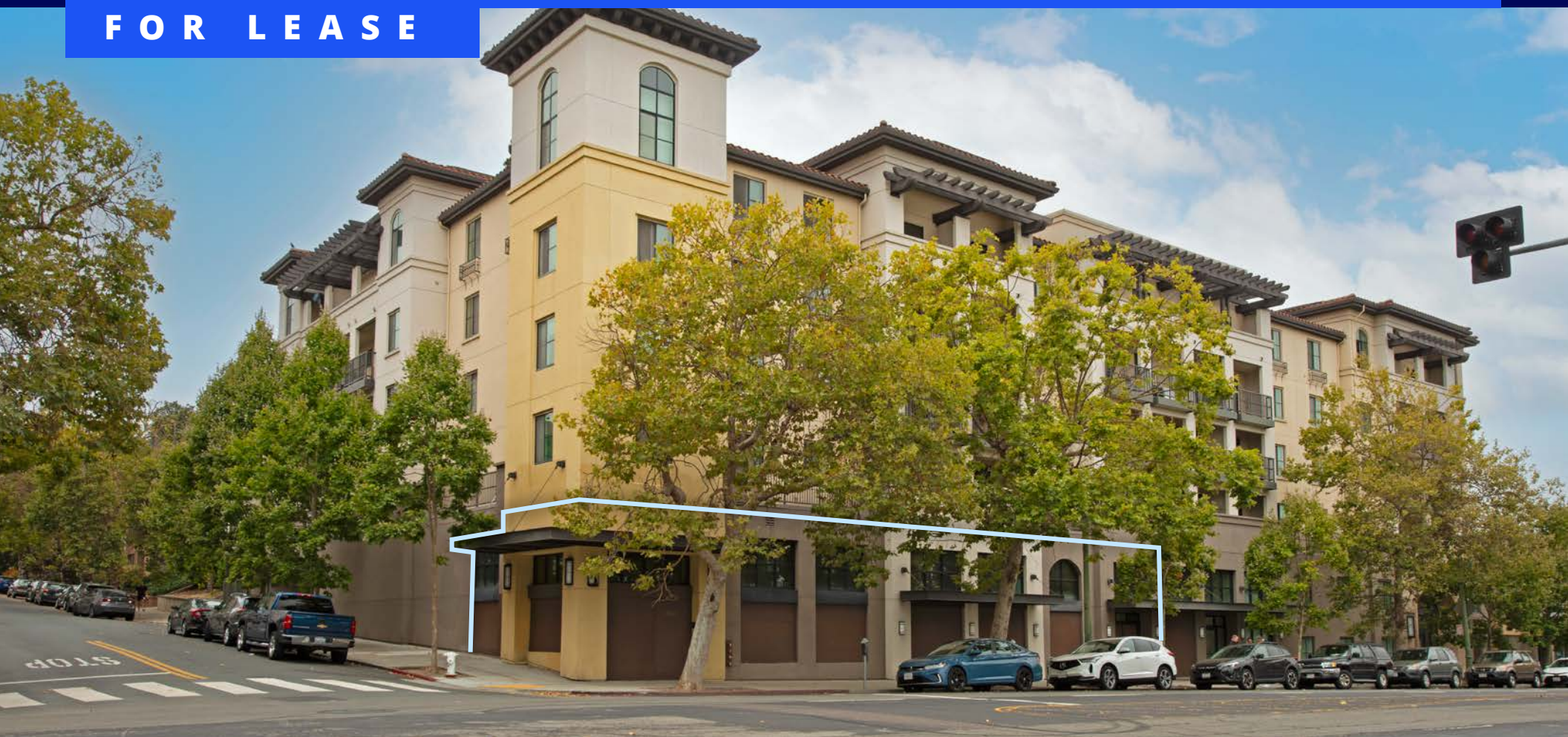


Premier Grand Lake Retail Opportunity

±3,000 SF Across from Lake Merritt

Colliers

FOR LEASE



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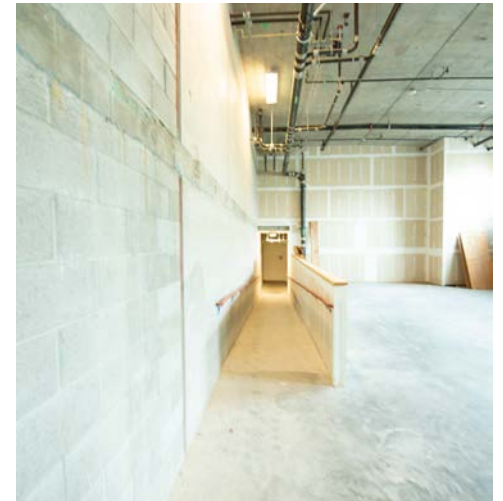
Highlights



Highly visible corner retail opportunity across from Lake Merritt, with open layout, soaring ceilings, and exceptional exposure

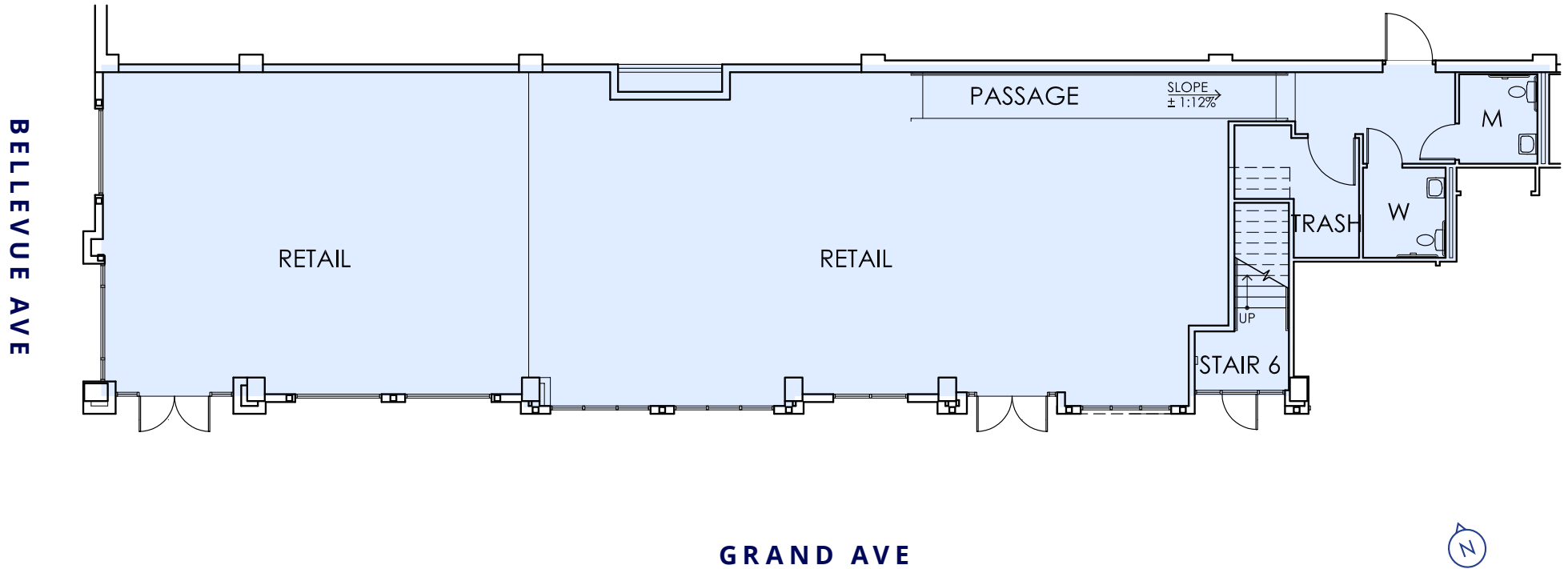
- ±3,000 SF ground-floor retail space at the AveVista Apartment Building
- Prominent corner location with strong pedestrian and vehicle traffic
- Open shell layout with over 20' clear ceiling heights
- Private restrooms in place
- Excellent storefront visibility and signage opportunity
- Directly across from Lake Merritt and surrounded by Grand Lake amenities

Contact Agents for Pricing



Floorplan

±3,000 SF



Location Aerial

97
WALK
SCORE

64
TRANSIT
SCORE

90
BIKE
SCORE



WALK / TRANSIT ACCESS

01 MIN to Lake Merritt & Lakeside Park
03 MIN to Grand Ave Dining & Retail
07 MIN to Lakeshore Ave Shopping District
20 MIN to 19th St BART Station



DRIVE TIMES

05 MIN to Downtown Oakland
08 MIN to Jack London Square
12 MIN to Emeryville
18 MIN to Downtown SF (Non-peak hours)

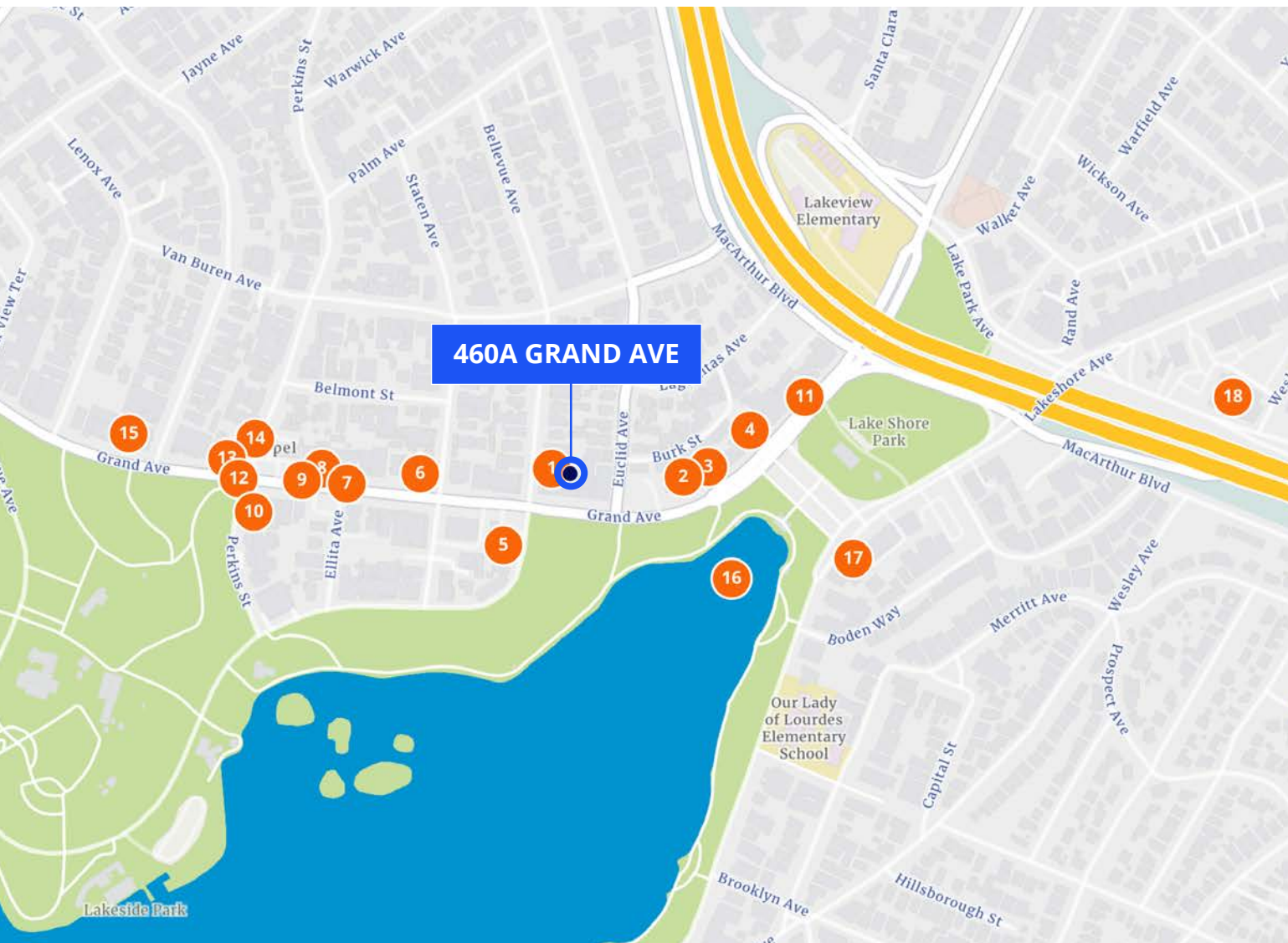


REGIONAL CONNECTIVITY

03 MIN to I-580 Access
07 MIN to I-880 Access
15 MIN to Bay Bridge Access
16 MIN to Oakland Int. Airport



Amenities Map



NEARBY AMENITIES

1. AveVista Apartments
2. Coach Sushi
3. Comal Next Door
4. Grand Lake Kitchen - Lake Merritt
5. Ahn's Quarter Pound Burger
6. Round Table Pizza
7. Jong Ga House
8. Noori Chicken
9. The UPS Store
10. Clio's Books
11. Simply Green Day Spa
12. Lake Merritt Super
13. Oasis Kitchen
14. Oasis Coffee Garden
15. Impress Lymphatic Therapy
16. Lake Merritt Fountain
17. Mazar Cafe
18. Trader Joe's

LOCATION METRICS (LAST 12 MOS.)

Source: Placer.ai

250 FOOT RADIUS

VISITS	121.4K	AVG DWELL TIME	57 Min
VISITORS	52K	MEDIAN HH INCOME	\$98.8K

500 FOOT RADIUS

VISITS	1.2M	AVG DWELL TIME	42 Min
VISITORS	317.4K	MEDIAN HH INCOME	\$122.2K

FOR LEASE



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