

45 GRAND

OAKLAND, CA



FOR LEASE ±950 SQUARE FEET OF PRIME UPTOWN RETAIL SPACE



Retail in the Heart of Uptown

- › Over 20 restaurants, bars and retail within two blocks
- › 5 minute walk to Paramount (3,500 seat) and Fox (3,800 seat) Theaters
- › Close to BART, AC Transit, and the Free "B" Bus
- › Dense daytime population (69K within 1 mile), and over 2,000 new residential units

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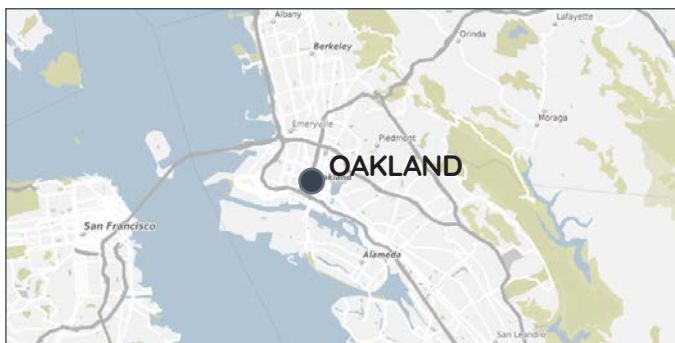


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SURROUNDING RETAIL/ENTERTAINMENT



WALK SCORE
98 out of 100

BIKE SCORE
95 out of 100

TRANSIT SCORE
78 out of 100



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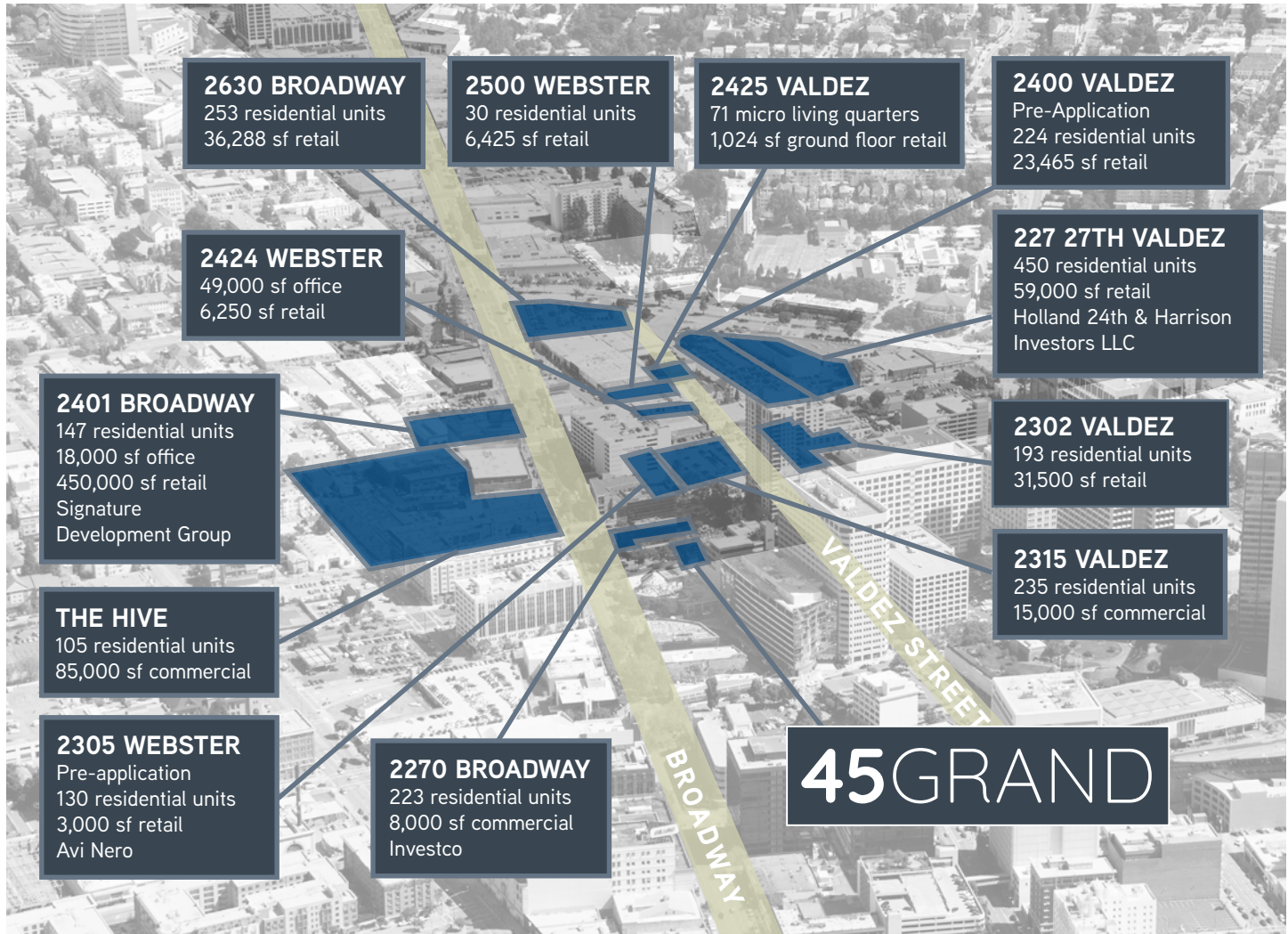


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DEVELOPMENT IN UPTOWN



DEMOGRAPHICS

	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Current Estimated Population	162,379	476,611	833,081
Population (5 Year Forecast)	165,620	485,568	849,544
Current Estimated Total Employees	102,519	212,254	567,356

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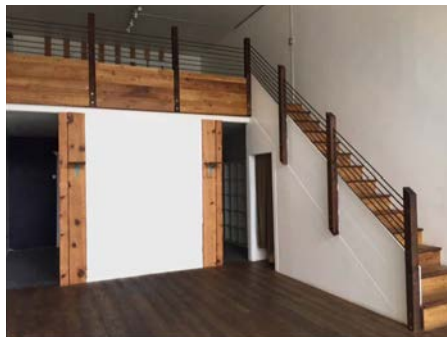
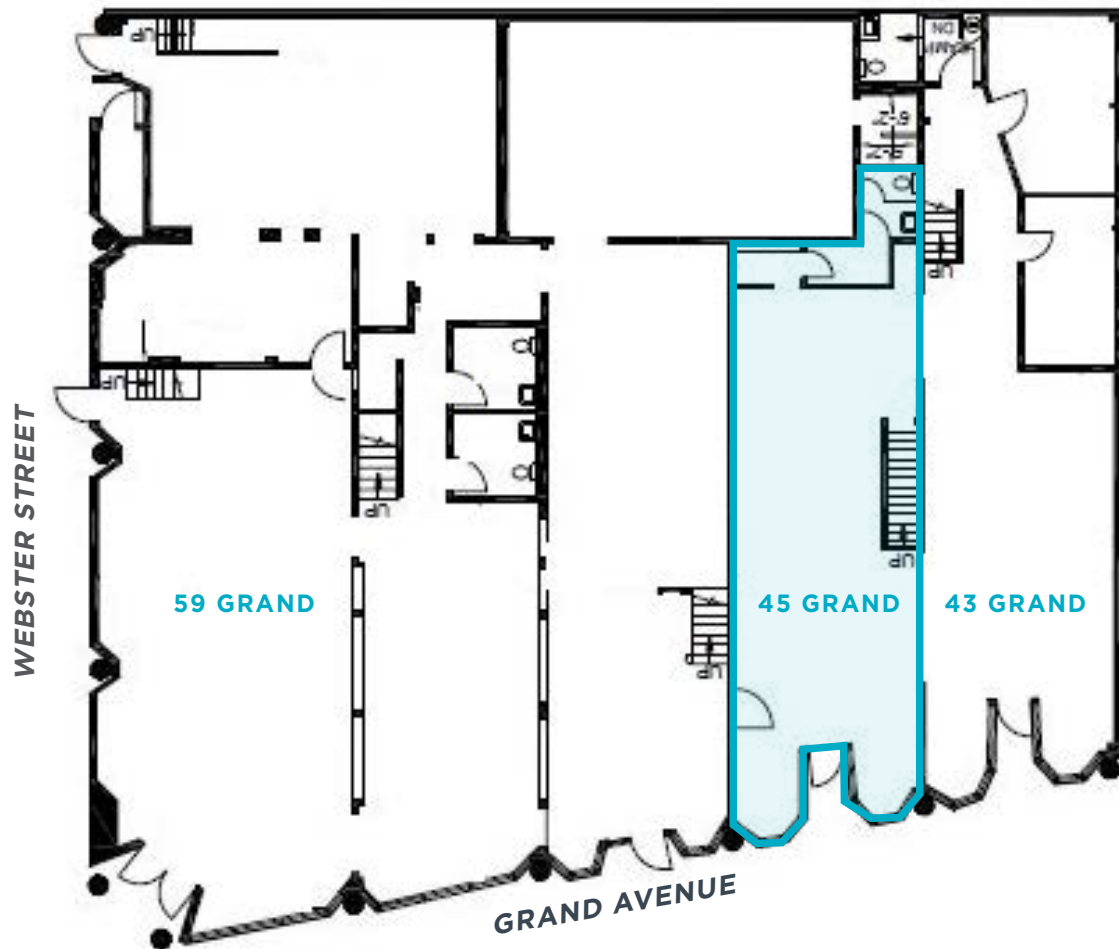


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SITE PLAN



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