

# RETAIL FOR SALE / LEASE SEEKING:

- » CAFE
- » RESTAURANT
- » FITNESS
- » RETAIL
- » CREATIVE USE

# ICE HOUSE

## WEST OAKLAND



### Contact us:

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# WEST OAKLAND

## ICE HOUSE WEST OAKLAND

New Development on West Grand Ave in vibrant West Oakland!

A rare opportunity to purchase or lease up to eight retail-commercial condominium units located in the heart of West Oakland. These units offer excellent opportunities for retail, restaurants and service-based businesses, and may be combined to create larger footprints.

This is one of several new projects in the area poised to bring lots of new activation. The Ice House project will be completed in June 2019 and will include 126 residential townhouse units in addition to eight ground floor commercial units fronting Grand Ave, between Filbert, and Myrtle and on Market Streets.

Units range from 809 square feet to 1,700 square feet and will feature prominent storefronts, high ceilings, and will be finished to vanilla shell standard.

While music and the arts have always been a staple of West Oakland, the area has witnessed redevelopment and growth in the past few years: new restaurants, cafes and more creative office uses have sprouted up with more on the way.

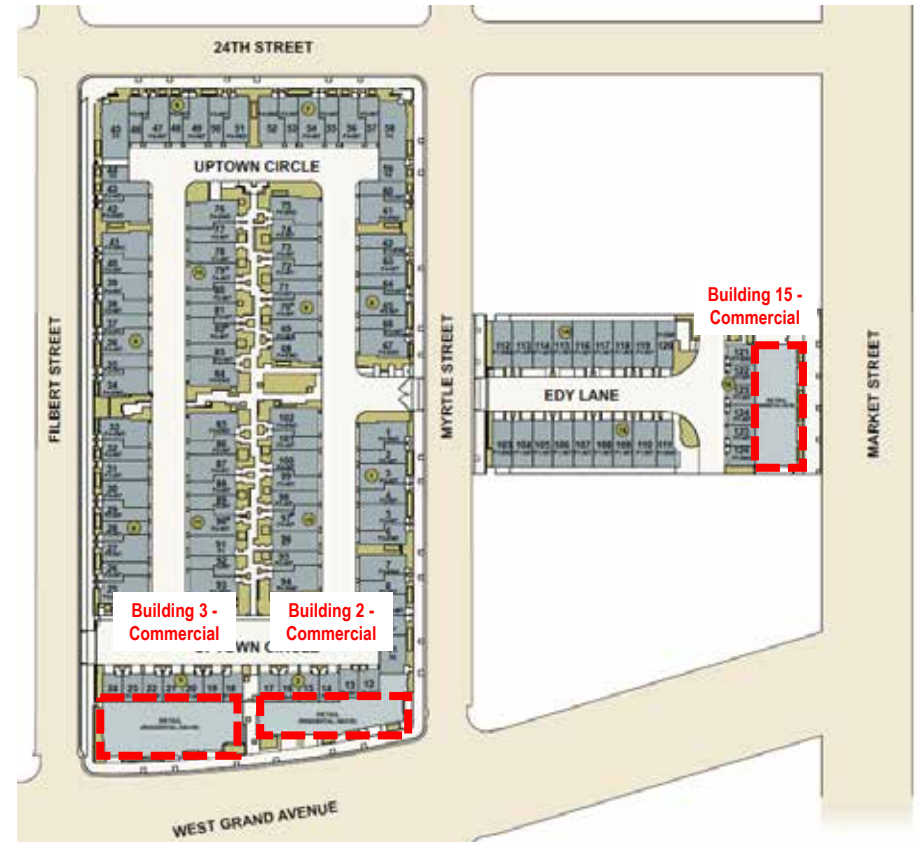
Located near BART, minutes to freeway access and within walking distance to American Steel Studios, Uptown and The Hive, as well as The Fox and Paramount Theatres, Ice House is perfectly situated for new retail and creative uses.



# PROPERTY HIGHLIGHTS

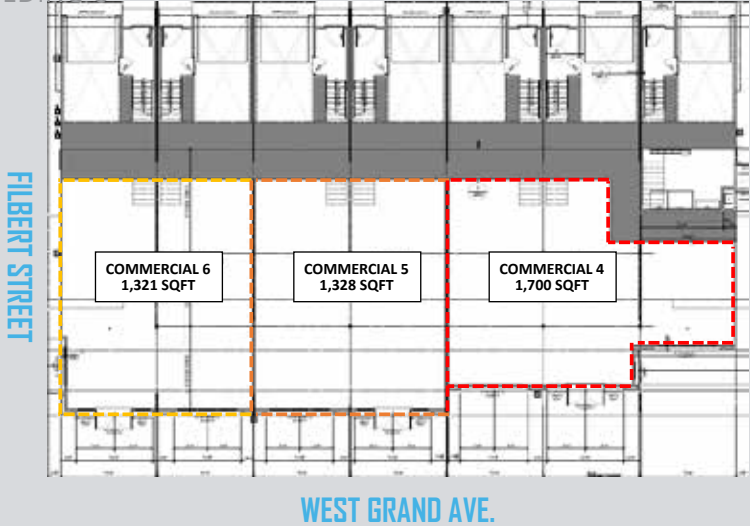
- » High visibility location on W Grand Ave in emerging West Oakland
- » Easy access to BART, 880 and 80 Freeways
- » Close to Uptown / Downtown
- » 126 brand new Townhomes and Condos in the development
- » Contemporary architecture, unique storefronts and high ceilings
- » Rare opportunity to purchase a new retail condominium unit
- » Zoned CC-2 which offers a wide array of retail and commercial uses
- » 200AMPS / AC Capacity: 3-6Tons / Gas: 928-1,520CFH

# SITE PLAN

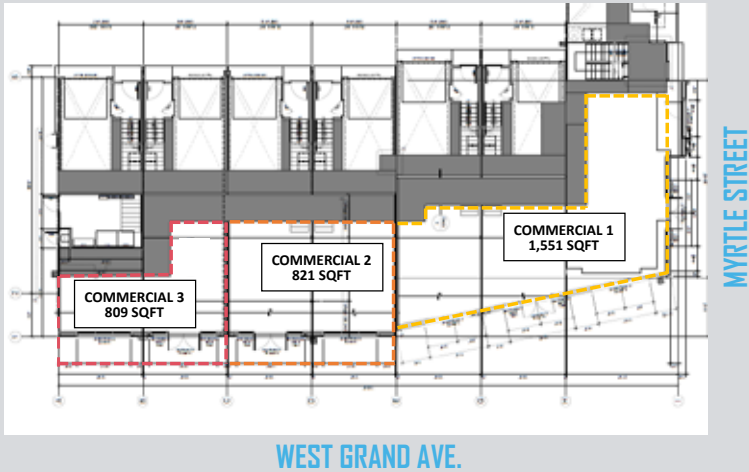


# FLOOR PLANS

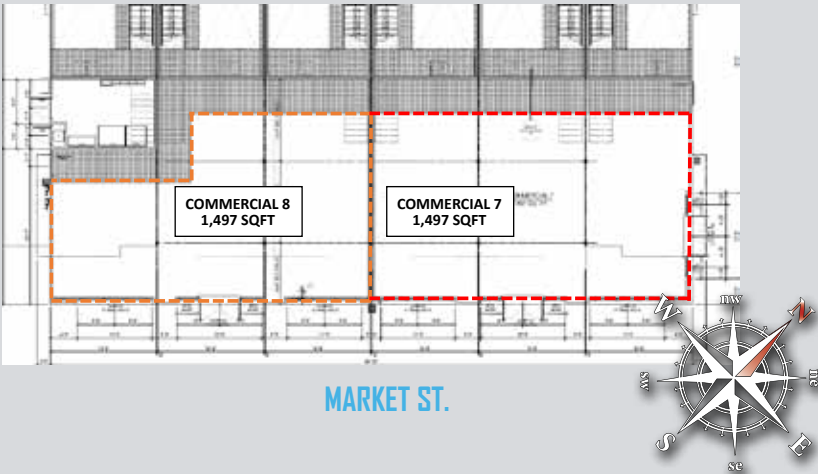
BUILDING 3



BUILDING 2

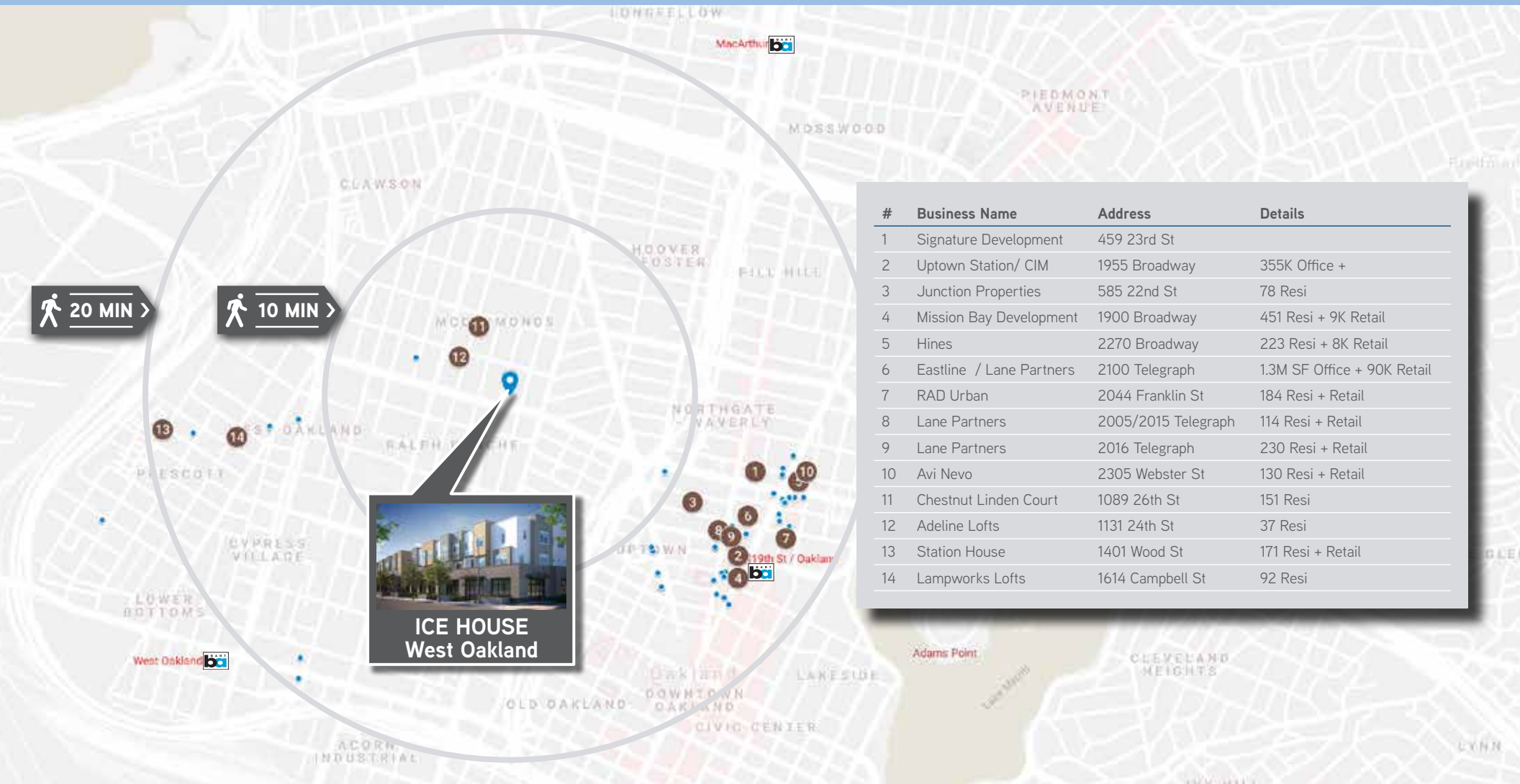


BUILDING 15



	Bldg 2 - C1	Bldg 2 - C2	Bldg 2 - C3	Bldg 3 - C4	Bldg 3 - C5	Bldg 3 - C6	Bldg 15 - C7	Bldg 15 - C8
Address	950 W. Grand Ave	956 W. Grand Ave	960 W. Grand Ave	980 W. Grand Ave	986 W. Grand Ave	990 W. Grand Ave	2315 Market St	2301 Market St
Net Leasable	1,551	821	809	1,700	1,328	1,321	1,497	1,497
A/C Capacity	3 Ton	3 Ton	5 Ton	6 Ton	4 Ton	4 Ton	5 Ton	5 Ton
Amps	200 amps	200 amps	200 amps	200 amps	200 amps	200 amps	200 amps	200 amps
Volts	120/208	120/208	120/208	120/208	120/208	120/208	120/208	120/208
Gas	928 CFH	1,160 CFH	1,520 CFH	928 CFH	1,160 CFH	1,300 CFH	1,020 CFH	1,400 CFH
Water Line	2"	2"	2"	2"	2"	2"	2"	2"
Sewer Line	4"	4"	4"	4"	4"	4"	4"	4"
Grease Interceptor	None	None	None	None	None	None	None	None







ICE HOUSE | 950 W GRAND AVE – Oakland, CA





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