

**EAST BAY ASIAN LOCAL DEVELOPMENT CORPORATION: COMMERCIAL SPACE AVAILABLE FOR LEASE**

**Basic Terms**

- **Base Rent:** Lower Than Market Rate Rents May be available for Small, Local and Emerging Businesses and Community Serving Non-Profit Organizations
- **Additional Expenses:** Separately Metered Utilities; In Suite Janitorial; Taxes and Insurance; and Full Share of Increase in Common Area Expenses
- **Lease Term:** All leases are 3 year terms with one option to renew at 100% of FMV; Subleases are based on the terms of the Master Lease
- **Commissions:** Outside commissions will be factored into Rental Rate
- **Tenant Improvements:** TI will be factored into Rental Rate

Complex	Address	Suite(s)	Walkability	Sq. Ft. (Est.)	Delivered	Available
<b>California Hotel Commercial</b> <b>(Clawson Area)</b> <i>Lease or Retail Pop-Up Opportunity!</i>	3443 San Pablo Avenue (Restaurant/Retail)	1	Walk Score: 82 (Very Walkable) Transit Score: 67 (Good Transit) Bike Score: 88(Very Bikeable)	1,728	As-Is <b>Plus:</b> Two Bathrooms In Suite <i>Note: NO Heating/AC; NO drop ceiling.</i>	Vacant – Available Now <i>Retail Pop-Up Opportunity!</i>
<b>Clawson Area Commercial</b>	3431 San Pablo Avenue (Restaurant or Café/Retail)	TBD	Walk Score: 86 (Very Walkable) Transit Score: 68 (Good Transit) Bike Score: 88(Very Bikeable)	2,000 – 2,500	Cold Shell	4Q 2020
<b>Merritt Area Commercial</b>	East 12 <sup>th</sup> and Second Avenue	1	Walk Score: 91 (Walkers Paradise) Transit Score: 76 (Excellent Transit) Bike Score: 90 (Very Bikeable)	1,000 – 1,400	Cold Shell	4Q 2020
<b>Drasnin Manor Commercial</b> <b>(Oaktree Area)</b> <i>Lease or Retail Pop-Up Opportunity!</i>	2530 International Boulevard (Ground Floor Office/Retail)	1	Walk Score: 85 (Very Walkable) Transit Score: 67 (Good Transit) Bike Score: 73 (Very Bikeable)	2,570	As-Is: Finished Space <b>Plus:</b> Two Bathrooms In Suite	Vacant – Available Now <i>Retail Pop-Up Opportunity!</i>
<b>Headquarters</b> <b>(Downtown Area)</b> <i>Lease or Retail Pop-Up Opportunity!</i>	1820 Jefferson Avenue	1	Walk Score: 97 (Walker’s Paradise) Transit Score: 85 (Excellent Transit) Bike Score: 84 (Very Bikeable)	1,000	As Is: Unfinished Space	Vacant – Available Now
<b>Headquarters</b> <b>(Downtown Area)</b>	1825 San Pablo Avenue	1	Walk Score: 97 (Walker’s Paradise) Transit Score: 85 (Excellent Transit) Bike Score: 84 (Very Bikeable)	500	As Is: Unfinished Space	Vacant – Available Now
<b>Hoover-Foster Area Commercial</b>	West Grand and Brush (Restaurant or Café/Retail)	1 - 2	Walk Score: 92 (Walkers Paradise) Transit Score: 77 (Excellent Transit) Bike Score: 87 (Very Bikeable)	2,000 – 2,500	Cold Shell	4Q 2020
<b>MacArthur Commercial (Eastmont Hills Area)</b>	7965 MacArthur Boulevard (Retail)	1	Walk Score: 67 (Somewhat Walkable) Transit Score: 56 (Good Transit) Bike Score: 32 (Somewhat Bikeable)	1,200	As Is: Major Work Required	Vacant – Available Now
<b>MAR Commercial (Downtown Area)</b> <i>Lease or Retail Pop-Up Opportunity!</i>	1230 Harrison Street (Ground Floor Office/Retail)	1	Walk Score: 99 (Walker’s Paradise) Transit Score: 89(Excellent Transit) Bike Score: 86 (Very Bikeable)	1,449	As-Is: Finished Space	Vacant – Available Now <i>Retail Pop-Up Opportunity!</i>

Contact: Carolyn Johnson (“C.J.”) Associate Director of Commercial Real Estate and Designated Officer (Ca DRE License #: 01252240)  
 East Bay Asian Local Development Corporation (CA DRE License #: 01180259)  
 Contact: [CJOHNSON@EBALDC.ORG](mailto:CJOHNSON@EBALDC.ORG); (510) 606-1808 Direct Number or (510) 200-8081 Cell Phone Number  
 Approved: *Carolyn Johnson*

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<b>SACRI Commercial</b> <b>(Oaktree Area)</b> <i>Lease or Retail Pop-Up Opportunity!</i>	2501 International Boulevard (Ground Floor Office/Retail)	1 - 5	Walk Score: 88 (Very Walkable) Transit Score: 66 (Good Transit) Bike Score: 74 (Very Bikeable)	3,204	As-Is <i>Note: NO Heating/AC; NO drop ceiling.</i>	Vacant - Available Now <b>Retail Pop-Up Opportunity!</b>
<b>Slim Jenkins Commercial</b> <b>(South Prescott Area)</b>	1684 7 <sup>th</sup> Street (Ground Floor Office/Retail)	1	Walk Score: 73 (Very Walkable) Transit Score: 65 (Good Transit) Bike Score: 87 (Very Bikeable)	1,100	As-Is: Finished Space	M-T-M Tenant; Available in 60 days
<b><u>Downtown Area</u> Commercial</b>	1955 San Pablo Avenue	1	Walk Score: 95 (Walkers Paradise) Transit Score: 80 (Excellent Transit) Bike Score: 93 (Biker's Paradise)	1,000 - 1,200	Cold Shell	1Q 2019

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