



Oakland's own Fantastic Negrito. Photo by Lyle Owerko



Now Leasing! The Historic California Hotel: Café/Eatery and Music Venue



**EAST BAY ASIAN LOCAL
DEVELOPMENT CORPORATION**

BUILDING HEALTHY, VIBRANT AND SAFE NEIGHBORHOODS

Leasing Inquiries: Carolyn Johnson ("C.J.")

Director, Commercial Real Estate | Cal BRE Lic. No: 01252240 /00990167

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Overview

A new music, arts and cultural campus, anchored by the Historic California Hotel, is under development, on the San Pablo Corridor. This campus will pay homage to the history of this area with a vision for the future.

Planned Café/Eatery and Event Space

Highlights:

- Vibrant and Active Event Venue
- Attractive and affordable micro-commercial units (3 – 4 Planned)
- Supportive retail kiosk in premises

Campus Highlights: Offers below market rate commercial space for music, art and cultural businesses and organizations. Nearly 200 affordable apartment homes currently and planned within the campus.

Current Commercial Tenants:

- Music Recording Studio
- Music Conservatory
- Health and Wellness Organization
- Social Justice Organization

Other Campus Amenities:

- Rear Garden
- High density housing area
- Outdoor Marketplace and Venue

Local Area Highlights

- Close to major freeways and public transportation
- Community grocery store under development
- Public parking lot development is under review



Leasing Information

- **Location:** 3443 San Pablo Avenue
 - **Area:** 100 – 300 USF
 - **Year Built:** 1929 (Historic Bldg.)
 - **Use Type(s):** Micro Market Hall and Event Space
 - **Available:** July 2018
 - **Lease Comps:** \$1.50 psf
 - **Lease Type(s):** Modified Gross Percentage Rent
- For More Information and To Schedule a Site and Campus Tour:**
- Leasing Contact:** Carolyn Johnson (C.J.)
 - Company:** EBALDC
 - Phone:** (510) 606-1808
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00990167 (EBALDC)



Overview: Planned Café/Eatery and Music Venue

Potential Uses

EBALDC seeks to provide an array of food options for local residents, music patrons, and private event catering. In addition, a retail kiosk may be available for related retail.

Food Retail Area:

- ❖ Café : Coffee, Pastries, Grab and Go
- ❖ Micro Restaurant: BBQ, Soul Food, Caribbean Food, other Ethnic Food
- ❖ Catering: Music, Art and Cultural Events
- ❖ Juice/Smoothie Bar
- ❖ Beer & Wine Event Bar

Non-Food Retail Kiosk:

- ❖ Event Space: Music, Art and Cultural Events
- ❖ Book Sales, Rental or Exchange
- ❖ Oakland Made Crafts and Merchandise
- ❖ Music and Memorabilia Kiosk
- ❖ Art Gallery Kiosk or Wall



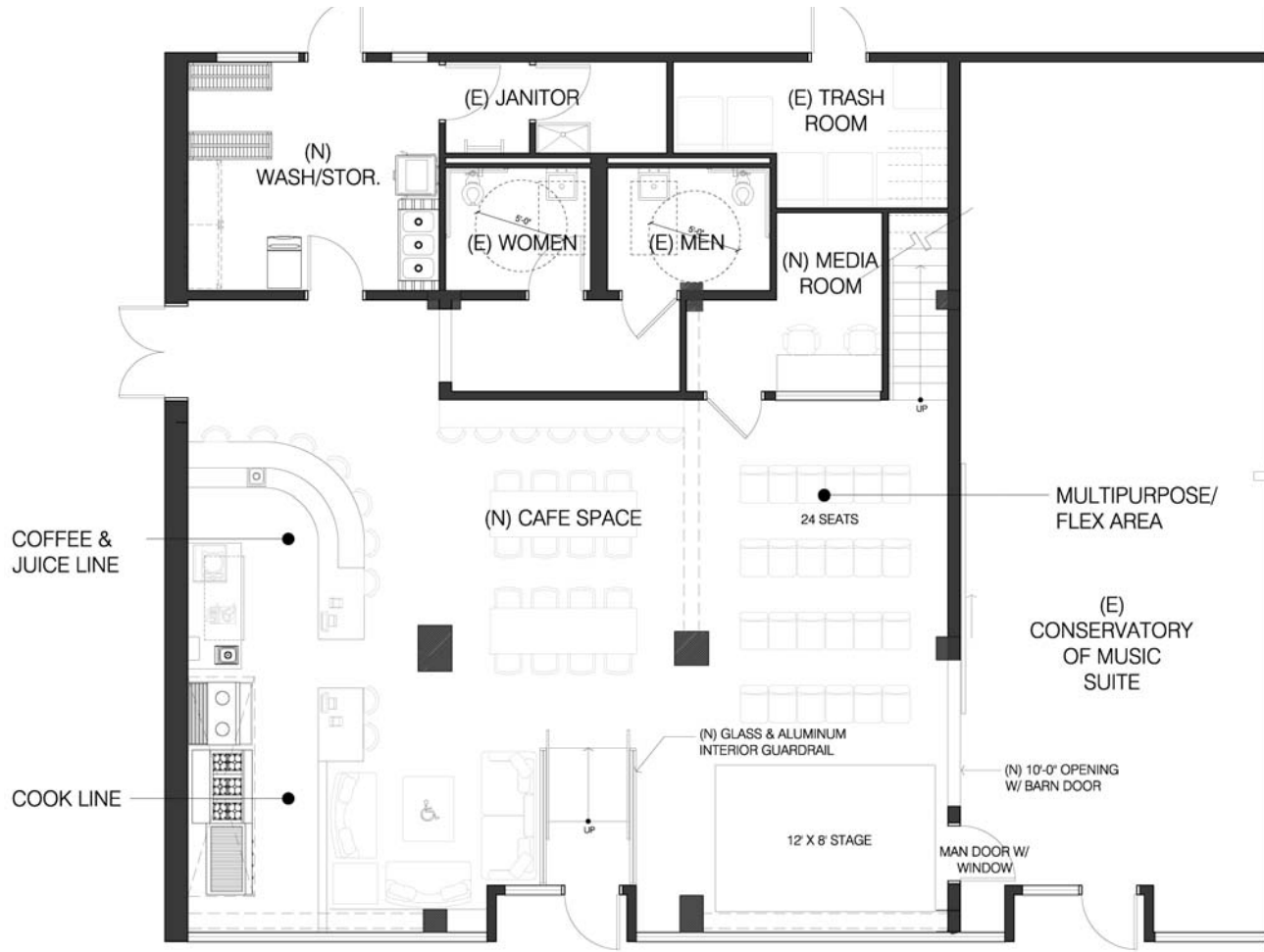
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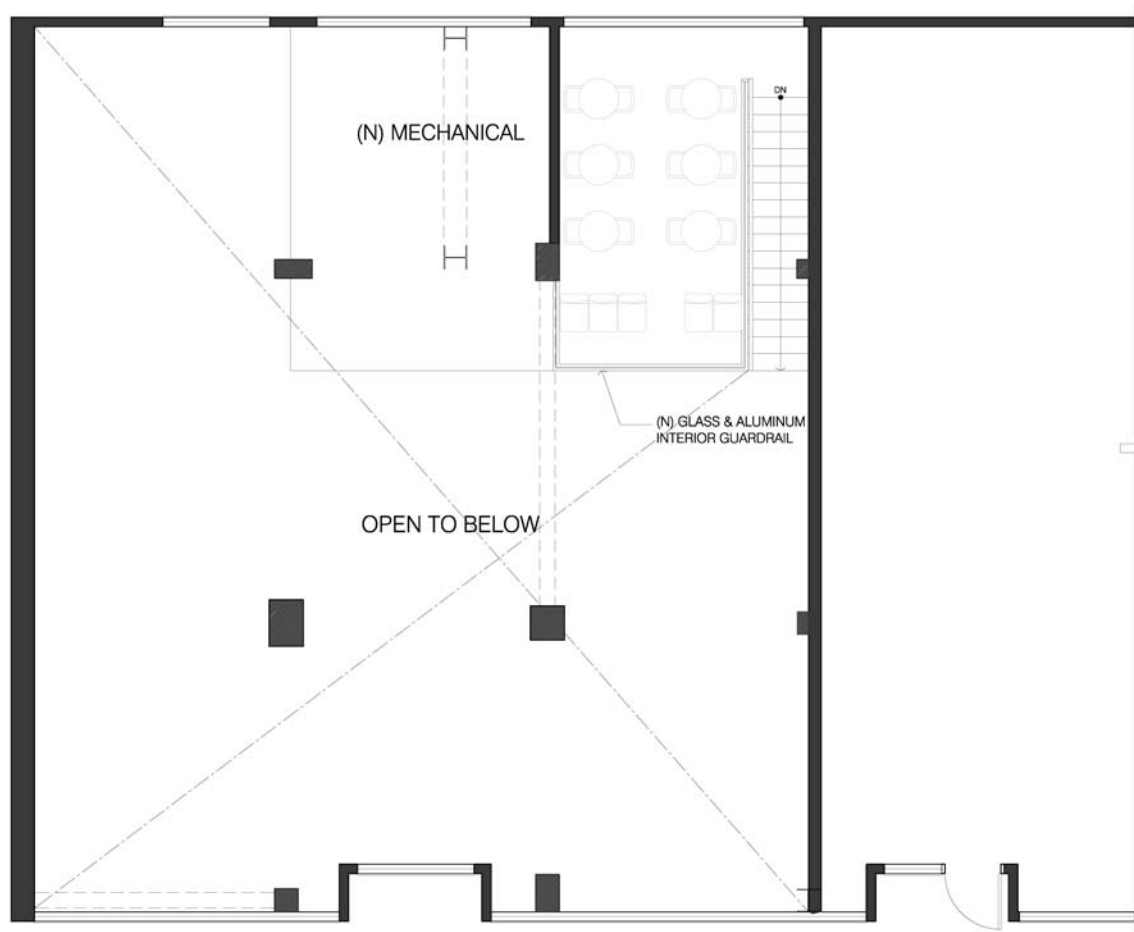
Proposed Floor Plan – Main Level



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Proposed Floor Plan – Mezzanine Level



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Property Information

Zoning	RU-5 = "Urban Residential" zone, to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise, and high rise residential structures and ground floor neighborhood businesses on the City's major corridors. 65% transparency at front façade, and ground floor active space required. No use that will block the retail front or pedestrian movement on the street allowed. (Sidewalk Café Ok)
Neighborhood	Clawson/ Hoover-Foster
Parking	No off-street parking currently
Loading	Loading available through the back parking lot, or front entrance.
Ceiling Height	Approx. 20' high
Floors	Concrete
Heating/Cooling	NA
Water	Shared Meter
Gas	Yes
Sewer	Existing common restrooms and janitor sink.
Electricity	Shared Sub-meter
Phone/ Data	Phone/ data adaptable. (Not currently in place).
Garbage	Tenant responsible for trash removal. Shared commercial trash room nearby.
Amenities	Historic building with natural light. Outdoor seating and access to shared garden at rear of space. Future "campus" plans for shared side courtyard, playground, and community garden improvements by 2021.
Other	N/A



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A Music, Food, & Cultural Campus



**Outdoor Community Event Space
& Food Truck Site**

**Black Ball
Universe
Recording Studio**

**Blues Café
(now
leasing)**

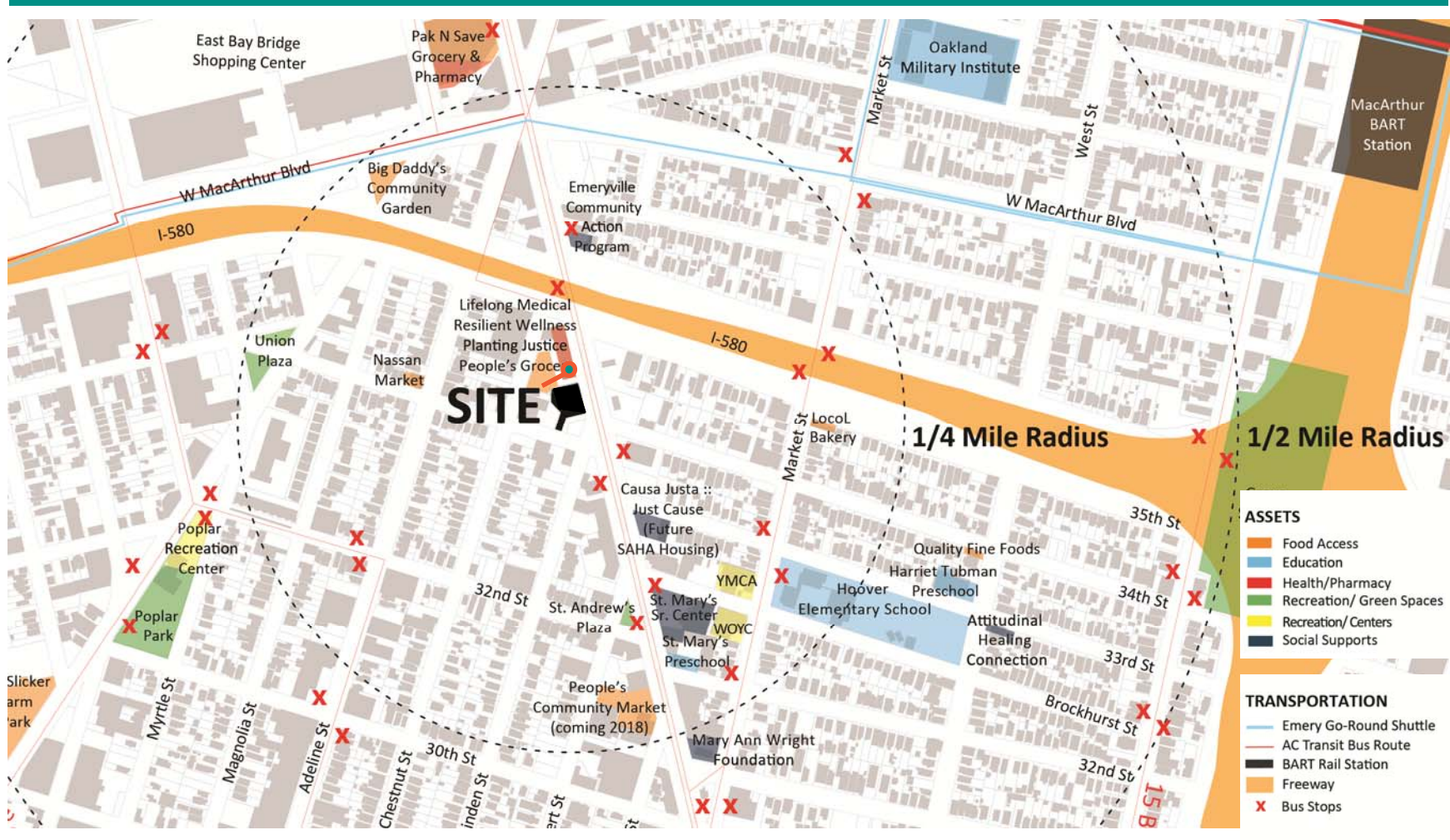
**Oakland Public
Conservatory of Music**



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San Pablo Corridor: Area Highlights



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