

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 Over Base Year
- **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

Project Name	Property Location	Building Location	Walkability	Sq. Ft. (Est.)	Delivered	Available
12th Street Commercial (Downtown Area)	285 12 th Street	½ Lot	Walk Score: 99 (Walkers Paradise) Transit Score: 86 (Excellent Transit) Bike Score: 86 (Very Bikeable)	7,500	Vacant Lot	Available Now Commercial Pop-Up Opportunity!
California Hotel Commercial (Clawson Area)	34 th and San Pablo Avenue	Ground Floor	Walk Score: 82 (Very Walkable) Transit Score: 67 (Good Transit) Bike Score: 88(Very Bikeable)	200 - 1,000+/-	As-Is Plus: Two Bathrooms In Suite <i>Note: NO Heating/AC; NO drop ceiling.</i>	Available Now Looking for Art/Music/Entertainment Industry Related Retail Businesses
Drasnin Manor Commercial (Oaktree Area)	2530 International Boulevard	Ground Floor	Walk Score: 85 (Very Walkable) Transit Score: 67 (Good Transit) Bike Score: 73 (Very Bikeable)	2,570	As-Is: Finished Space Plus: Two Bathrooms In Suite	Available - 3Q2018
HQ: Jefferson Commercial (Downtown Area)	1820 Jefferson Avenue	Ground Floor	Walk Score: 97 (Walker's Paradise) Transit Score: 85 (Excellent Transit) Bike Score: 84 (Very Bikeable)	1,000	As Is: Unfinished Space	Available - 2Q2019
MAR Commercial (Downtown Area)	1230 Harrison Street	Ground Floor	Walk Score: 99 (Walker's Paradise) Transit Score: 89(Excellent Transit) Bike Score: 86 (Very Bikeable)	1,449	As-Is	Vacant – Available Now Temporary Office Space or Art/Retail Pop-Up Opportunity!
MAR Commercial (Downtown Area)	287 13 th Street	Ground Floor	Walk Score: 99 (Walker's Paradise) Transit Score: 89(Excellent Transit) Bike Score: 86 (Very Bikeable)	865	As-Is: Finished Space; One Plus: Bathroom In Suite	Vacant – Available Now Temporary Office Space or Art/Retail Pop-Up Opportunity!

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; (510) 606-1808 Direct Number or (510) 200-8081 Cell Phone Number
 Approved: *Carolyn Johnson*

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SACRI Commercial (Oaktree Area) <i>Lease or Retail Pop-Up Opportunity!</i>	2501 International Boulevard	Ground Floor	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>	Available - 1Q2019 <i>Art and/or Retail Pop-Up Opportunity!</i>
SWANS Market Commercial (Downtown Area)	907 Washington Street	Ground Floor (Marketplace)	Walk Score: 99 (Walkers Paradise) Transit Score: 89 (Excellent Transit) Bike Score: 71 (Very Bikeable)	±300	Varies	Vacant – Available Now <i>Temporary Food, Art or Retail Pop-Up Opportunity!</i>
SWANS Market Commercial (Downtown Area)	907 Washington Street	Ground Floor (Marketplace)	Walk Score: 99 (Walkers Paradise) Transit Score: 89 (Excellent Transit) Bike Score: 71 (Very Bikeable)	±150	Varies	Available - 4Q2018 <i>Temporary Food, Art or Retail Pop-Up Opportunity!</i>
SWANS Market Commercial (Downtown Area) <i>Lease or Pop-Up Opportunity!</i>	9th Street	Ground Floor	Walk Score: 99 (Walkers Paradise) Transit Score: 89 (Excellent Transit) Bike Score: 71 (Very Bikeable)	±3,241 (#1 = 1,350 sf; #2 = 1,891 sf)	As-Is (Commercial Hood; Restroom in suite)	Available Now

Tell us what retail you would like to see at SWANS Market @ <https://goo.gl/forms/OyLTQp8F2AZfMvt2>

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<i>Upcoming Lease Opportunities (6+ months)</i>						
San Pablo Hotel Commercial (Downtown Area)	1955 San Pablo Avenue	Ground Floor	Walk Score: 95 (Walkers Paradise) Transit Score: 80 (Excellent Transit) Bike Score: 93 (Biker's Paradise)	1,000 – 1,200	Cold Shell	Available - 3Q 2019 Great Visibility for Service
34th and San Pablo Avenue Commercial (Clawson Area)	3431 San Pablo Avenue	Ground Floor	Walk Score: 86 (Very Walkable) Transit Score: 68 (Good Transit) Bike Score: 88 (Very Bikeable)	2,000 – 2,500	Cold Shell	Available - 4Q 2020 <i>Targeting Arts, Music and Cultural Organizations, Businesses and Retailers</i>
Grand and Brush Commercial (Hoover-Foster Area)	West Grand and Brush	Ground Floor	Walk Score: 92 (Walkers Paradise) Transit Score: 77 (Excellent Transit) Bike Score: 87 (Very Bikeable)	2,000 – 2,500	Cold Shell	<i>Build-To-Suit Opportunity!</i>
E 12th and Second Avenue Commercial (Merritt Area)	East 12 th and Second Avenue	Ground Floor	Walk Score: 91 (Walkers Paradise) Transit Score: 76 (Excellent Transit) Bike Score: 90 (Very Bikeable)	1,000 – 1,400	Cold Shell	Available - 4Q 2020

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