

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

For More Information: commercialleasing@ebalddc.org

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
Asian Resource Center (Downtown Area)	310 8 th Street, 305A	Upper Floor	Walk Score: 98 (Walker's Paradise) Transit Score: 89 (Excellent Transit) Bike Score: 80 (Very Bikeable)	±550	As Is:	Vacant – Available Now
Asian Resource Center (Downtown Area)	310 8 th Street	Upper Floor	Walk Score: 98 (Walker's Paradise) Transit Score: 89 (Excellent Transit) Bike Score: 80 (Very Bikeable)	±550 – ±18,000	As Is:	Available – 4Q 2019
California Hotel Commercial (Clawson Area)	3461 San Pablo Ave.	Ground Floor	Walk Score: 82 (Very Walkable) Transit Score: 67 (Good Transit) Bike Score: 88 (Very Bikeable)	±1,086	As-Is	Available – 2Q 2019 <i>Targeting Arts, Music and Cultural Organizations, Businesses and Retailers</i>
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
MAR Commercial (Downtown Area)	287 - 13 th Street	Ground Floor	Walk Score: 97 (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
SACRI Commercial (Oak Tree Area)	2501 International Blvd.	Ground Floor	Walk Score: 93 (Walker's Paradise) Transit Score: 66 (Excellent Transit) Bike Score: 71 (Very Bikeable)	±3,170	As-Is	Available – 2Q 2019
Slim Jenkins Commercial (South Prescott Area)	1684 - 7 th Street	Ground Floor	Walk Score: 73 (Walker's Paradise) Transit Score: 65 (Excellent Transit) Bike Score: 87 (Very Bikeable)	±1,000	As-Is	Currently Occupied Available – 3Q 2019
SWANS Market Commercial (Downtown Area)	546 9 th Street	Ground Floor	Walk Score: 97 (Walker's Paradise) Transit Score: 84 (Excellent Transit) Bike Score: 72 (Very Bikeable)	±1,891	As-Is	Available – 2Q 2019
SWANS Market Commercial (Downtown Area)	921 Washington Street	Ground Floor	Walk Score: 97 (Walker's Paradise) Transit Score: 89 (Excellent Transit) Bike Score: 86 (Very Bikeable)	±3,233	As Is	Available – 2Q 2019 (Sublease until 10/2019; new lease thereafter)
SWANS Market Commercial (Downtown Area)	942 Clay Street	Ground Floor	Walk Score: 97 (Walker's Paradise) Transit Score: 89 (Excellent Transit) Bike Score: 86 (Very Bikeable)	±950	As Is	Currently Occupied Available – 3Q 2019

Tell us what retail you would like to see at SWANS Market @ <https://goo.gl/forms/OyLTQp8F2AZFfMvt2>

For More Information, Please Contact:
 Carolyn Johnson ('C.J.')
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 Email: commercialleasing@ebalddc.org

East Bay Asian Local Development Corporation
 CA DRE License #: 01180259

Designated Officer: Carolyn Johnson
 Ca DRE License #: 01252240
 Approved: *Carolyn Johnson*

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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: 92 (Walkers Paradise) Transit Score: 80 (Excellent Transit) Bike Score: 87 (Very Bikeable)	1,000 – 1,200	Cold Shell	Available - 1Q 2020 Great Visibility for Service
34th and San Pablo Avenue Commercial (Clawson Area)	3431 San Pablo Avenue	Ground Floor	Walk Score: 83 (Very Walkable) Transit Score: 68 (Good Transit) Bike Score: 88 (Very Bikeable)	2,500 – 2,700	Cold Shell	Available - 2Q 2021 <i>Targeting Arts, Music and Cultural Organizations, Businesses and Retailers</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 - 3Q 2021
Grand and Brush Commercial (Hoover-Foster Area)	2101 Brush Street	Ground Floor	Walk Score: 92 (Walkers Paradise) Transit Score: 77 (Excellent Transit) Bike Score: 87 (Very Bikeable)	2,000 – 2,500	Cold Shell	Available - 4Q 2020 <i>Build-To-Suit Opportunity!</i>

<i>FOR SALE</i>						
Grand and Brush Commercial (Hoover-Foster Area)	2116 Brush Street	Lot	Walk Score: 92 (Walkers Paradise) Transit Score: 77 (Excellent Transit) Bike Score: 87 (Very Bikeable)	19,106	As Is	Available Now

For More Information, Please Contact: Carolyn Johnson ("C.J.") Director of Commercial Real Estate, East Bay Asian Local Development Corporation Email: commercialleasing@ebaldc.org	East Bay Asian Local Development Corporation CA DRE License #: 01180259	Designated Officer: Carolyn Johnson Ca DRE License #: 01252240 Approved: <i>Carolyn Johnson</i>
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