

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

For More Information: commercialleasing@ebaldc.org

as of May 1, 2024

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.

Project Name	Property Location	Building Location	Zoning	Walkability	Sq. Ft. (Est.)	Delivered	Available
Asian Resource Center (Downtown Area)	823 Harrison Street	Ground Floor	*Retail *Service office	Walk Score: 99 (Walker's Paradise) Transit Score: 88 (Excellent Transit) Bike Score: 83 (Very Bikeable)	±786	As-Is	Vacant – Available Now
Avalon Commercial (Longfellow Area)	3850 San Pablo Ave. #100, Emeryville	Ground Floor	*Retail *Office	Walk Score: 91 (Walker's Paradise) Transit Score: 65 (Good Transit) Bike Score: 97 (Very Bikeable)	±345	As-Is	December 1, 2024
Madrone Commercial (Downtown Area)	473 8 th Street	Ground Floor	*Retail *Service office	Walk Score: 100 (Walker's Paradise) Transit Score: 84 (Excellent Transit) Bike Score: 88 (Very Bikeable)	±1,156	As-Is	Vacant – Available Now
MAR Commercial (Downtown Area)	1224 Harrison Street,	Ground Floor	*Retail *Service office	Walk Score: 100 (Walker's Paradise) Transit Score: 84 (Excellent Transit) Bike Score: 89 (Very Bikeable)	±1,300	As-Is	Vacant – Available Now
Slim Jenkins Commercial (South Prescott Area)	1682 - 7 th Street	Ground Floor	*Medical Clinic/office	Walk Score: 73 (Walker's Paradise) Transit Score: 65 (Excellent Transit) Bike Score: 87 (Very Bikeable)	±2,525	As-Is	September 1, 2024
SWANS Market Commercial (Downtown Area)	942 Clay Street	Ground Floor	*Retail *Service office	Walk Score: 100 (Walker's Paradise) Transit Score: 84 (Excellent Transit) Bike Score: 88 (Very Bikeable)	±950	As Is	Vacant – Available Now

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East Bay Asian Local Development Corporation
CA DRE License #: 00990167

Designated officer: Felicia Scruggs, CPM®, CAM
Executive Vice President, Portfolio Operations, EBALDC
CA Broker (License #02111993)
Approved: *Felicia*

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Project Name	Property Location	Building Location	Walkability	Sq. Ft. (Est.)	Delivered	Available
<i>Upcoming Lease Opportunities</i>						
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 – Q2 2027
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)	425	Cold Shell	Available – Q1 2026
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)	1,250	Cold Shell	Available – Q2 2025 <i>Build-To-Suit Opportunity!</i>
Lake Merritt BART Commercial (Downtown Area)	51 9 th Street	Ground Floor	Walk Score: 100 (Walker’s Paradise) Transit Score: 84 (Excellent Transit) Bike Score: 78 (Very Bikeable)	3,000 – 3,400	Cold Shell	Available – Q2 2026

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