

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

For More Information: commercialleasing@ebaldc.org

as of October 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, Oakland	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	November 1, 2024
Avalon Commercial (Longfellow Area)	3850 San Pablo Ave. #102, Emeryville	Ground Floor	*Retail *Office	Walk Score: 91 (Walker's Paradise) Transit Score: 65 (Good Transit) Bike Score: 97 (Very Bikeable)	±1,450	As-Is	Vacant – Available Now
California Hotel Commercial (Clawson Area)	3445 San Pablo Ave. Oakland	Ground Floor	*Retail *Office	Walk Score: 87 (Very Walkable) Transit Score: 68 (Good Transit) Bike Score: 97 (Biker's Paradise)	±1,195	As-Is	November 1, 2024
California Hotel Commercial (Clawson Area)	3461 San Pablo Ave. Oakland	Ground Floor	*Retail *Office	Walk Score: 87 (Very Walkable) Transit Score: 68 (Good Transit) Bike Score: 97 (Biker's Paradise)	±1,086	As-Is	November 1, 2024
MAR Commercial (Downtown Area)	274 12 th Street, Oakland	Ground Floor	*Retail *Service office	Walk Score: 100 (Walker's Paradise) Transit Score: 84 (Excellent Transit) Bike Score: 89 (Very Bikeable)	±2,850	As-Is	December 1, 2024

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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	Zoning	Walkability	Sq. Ft. (Est.)	Delivered	Available
SACRI Commercial (Oak Tree Area)	2501 International Blvd, Oakland	Ground Floor	*Retail *Service office	Walk Score: 94 (Walker's Paradise) Transit Score: 64 (Good Transit) Bike Score: 79 (Very Bikeable)	±2,600	As-Is	Vacant – Available Now
Slim Jenkins Commercial (South Prescott Area)	1682 - 7 th Street, Oakland	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	Vacant – Available Now
SWANS Market Commercial (Downtown Area)	942 Clay Street, Oakland	Ground Floor	*Retail *Service office	Walk Score:100 (Walker's Paradise) Transit Score: 84 (Excellent Transit) Bike Score: 88 (Very Bikeable)	±950	As Is	December 1, 2024
SWANS Market Commercial (Downtown Area)	917 Washington Street, Oakland	Ground Floor	*Retail *Food	Walk Score:100 (Walker's Paradise) Transit Score: 84 (Excellent Transit) Bike Score: 88 (Very Bikeable)	±1,000	As Is	Vacant – Available Now

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Project Name	Neighborhood	Sq. Ft.	Available
34th and San Pablo Avenue	West Oakland	2,500 – 2,700	Available – Q2 2027
E 12th and Second Avenue	Lake Merritt	425	Available – Q1 2026
Grand and Brush	West Oakland	1,250	Available – Q2 2025
Lake Merritt BART	Chinatown	3,000 – 3,400	Available – Q2 2026

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