

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

For More Information: [commercialleasing@ebaldc.org](mailto:commercialleasing@ebaldc.org)

as of January 1, 2025

**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
<b>Asian Resource Center</b> <a href="#">(Downtown Area)</a>	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	April 1, 2025
<b>Avalon Commercial</b> <a href="#">(Longfellow Area)</a>	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	Vacant – Available Now
<b>Avalon Commercial</b> <a href="#">(Longfellow Area)</a>	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
<b>California Hotel Commercial</b> <a href="#">(Clawson Area)</a>	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	Vacant – Available Now
<b>California Hotel Commercial</b> <a href="#">(Clawson Area)</a>	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	Vacant – Available Now
<b>MAR Commercial</b> <a href="#">(Downtown Area)</a>	274 12 <sup>th</sup> 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	Vacant – Available Now

<b>For More Information:</b> Email: <a href="mailto:commercialleasing@ebaldc.org">commercialleasing@ebaldc.org</a>	<b>East Bay Asian Local Development Corporation</b> CA DRE License #: 00990167	<b>Designated officer: Felicia Scruggs, CPM®, CAM</b> Executive Vice President, Portfolio Operations, EBALDC CA Broker (License #02111993) Approved: <i>Felicia</i>
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Project Name	Property Location	Building Location	Zoning	Walkability	Sq. Ft. (Est.)	Delivered	Available
<b>SACRI Commercial</b> <a href="#">(Oak Tree Area)</a>	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
<b>Slim Jenkins Commercial</b> <a href="#">(South Prescott Area)</a>	1682 - 7 <sup>th</sup> 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
<b>SWANS Market Commercial</b> <a href="#">(Downtown Area)</a>	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	Vacant – Available Now
<b>SWANS Market Commercial</b> <a href="#">(Downtown Area)</a>	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
<b>West Grand &amp; Brush</b> <a href="#">(Ralph Bunche Area)</a>	2201 Brush Street, Oakland	Ground Floor	*Retail / office	Walk Score:92 (Walker's Paradise) Transit Score: 74 (Excellent Transit) Bike Score: 95 (Biker's Paradise)	±1,250	As Is	Vacant – Available Now

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Project Name	Neighborhood	Sq. Ft.	Available
34 <sup>th</sup> and San Pablo Avenue	West Oakland	2,500 – 2,700	Available – Q2 2027
E 12 <sup>th</sup> and Second Avenue	Lake Merritt	425	Available – Q1 2026
Lake Merritt BART	Chinatown	3,000 – 3,400	Available – Q2 2026

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