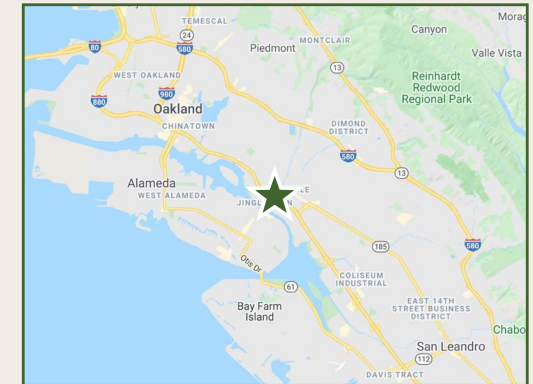




FRUITVALE STATION SHOPPING CENTER PRIME RETAIL SPACE AVAILABLE FOR LEASE



FRUITVALE AVE & 29TH AVE OAKLAND, CA



PROPERTY HIGHLIGHTS

- Prime 1,830 SF in-line available
- Rare 20,000 SF and 10,489 SF Anchor Positions available
- High barriers of entry, freeway visible, surface parked, high volume grocery anchored regional shopping center
- Maximum freeway exposure: I-880 ±220,000 ADT
- Easy freeway access



For leasing, please contact:
SOLOMON ETS-HOKIN
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2022)	40,974	287,733	506,555
Percent Hispanic or Latino Population (2022)	47.1%	27%	27%
Estimated Avg. Household Income (2022)	\$94,201	\$123,271	\$133,005
Total Employees (2022)	18,608	101,504	231,250

REGIONAL RETAIL MAP



10-MINUTE DRIVE TIME



SITE PLAN



TENANT	SIZE (SF)
Laundromat	2,047
Oakland Police	1,016
Food Maxx	62,246
Ross Dress For Less	29,889
AVAILABLE	20,000
AVAILABLE	10,489
AVAILABLE	1,830
Fred Loya Insurance	1,424
GameStop	1,500
East Bay Family Dentistry	2,656
Hoyeria Deira	1,977
AutoZone	10,295
Popeyes	2,121
FedEx	1,731
Comcast	3,999
Bank of the West	3,364
La Clinica	2,489
Donut Star	2,094
The Habit Burger Grill	3,154
Starbucks	1,329
AT&T	2,230
Ono Hawaiian BBQ	1,884
TOTAL GLA	169,163



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