

**401**  
ALICE STREET  
OAKLAND, CA

**FOR LEASE**

**AVAILABLE: ± 7,320 SF Max Contiguous**

SUITE A: 3,145 SF SUITE B: 2,073 SF SUITE C: 2,102 SF



**VIEW PROPERTY**

**COLE STROMBOM**

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CA RE LIC #01953946

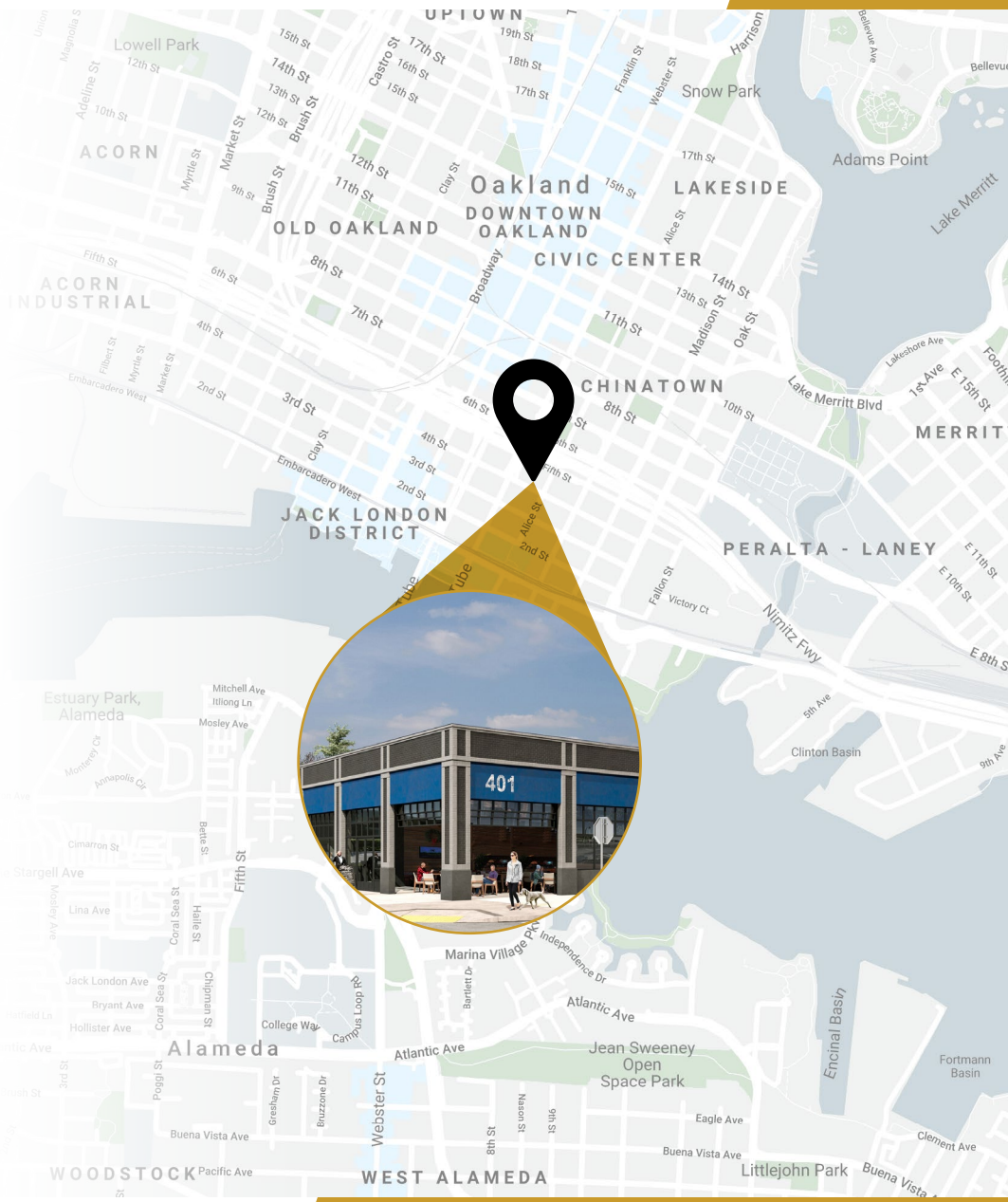
  
**STROMBOM**  
PROPERTIES, INC.

## PROPERTY INFORMATION

401 Alice Street offers a chance to collaborate on a wonderful place-making opportunity in the historic produce section of the Jack London District for amazing restaurants, a fantastic micro-brewery and several small retailers & active uses. With Oakland's culinary scene heating up – more than 80 new restaurants have opened over the last two years – this is a perfect time to jump in!

This lively neighborhood, with over 1,400 new residential units under construction and a reimagined Jack London Square, continues the transformation that we have seen across Oakland. Many small businesses and offices are located nearby, and along with an incredible food and bar scene located along Broadway and the waterfront, Jack London has great nightlife and entertainment.

<b>ADDRESS:</b>	401 Alice Street Oakland CA 94607
<b>COUNTY:</b>	Alameda
<b>BUILDING SF</b>	13,920 SF
<b>Total Available SF</b>	7,320 SF
<b>YEAR BUILT:</b>	1920
<b>YEAR RENOVATED:</b>	2021
<b>TENANT IMPROVEMENTS:</b>	Landlord is open to providing TI's - Contact for more info
<b>NUMBER OF UNITS:</b>	2-4
<b>CEILING HEIGHT:</b>	18' to 24'



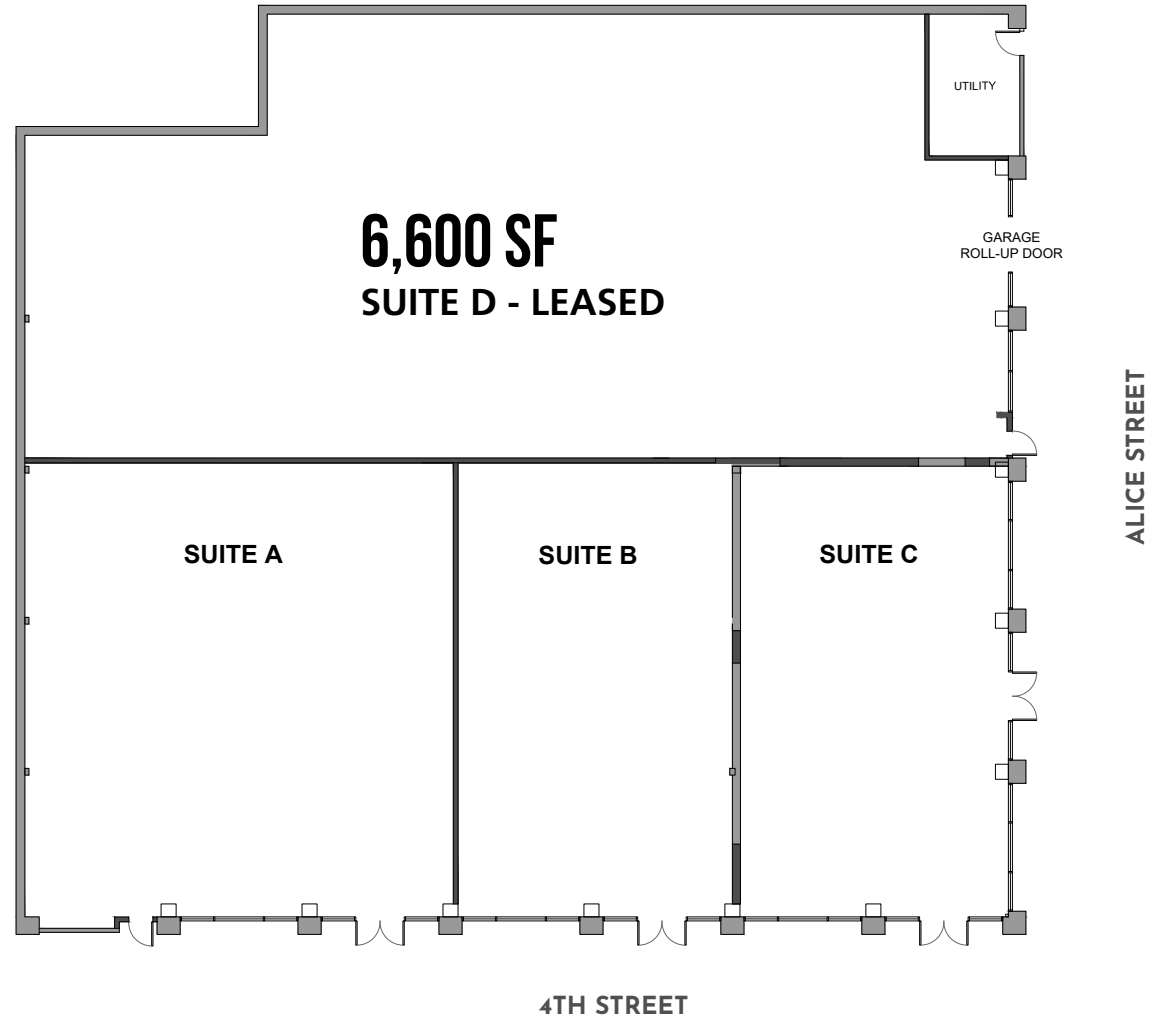
### 7,320 SF

TOTAL SF AVAILABLE  
(MAX CONTIGUOUS)

3,145 SF  
SUIE A

2,073 SF  
SUIE B

2,102 SF  
SUIE C



CLICK BELOW TO VIEW SPACES:

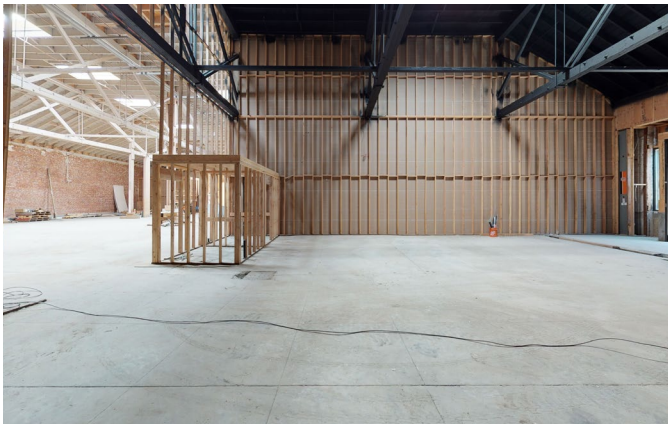








## SUITE A - OVER 50' OF FRONTAGE ON 4TH STREET

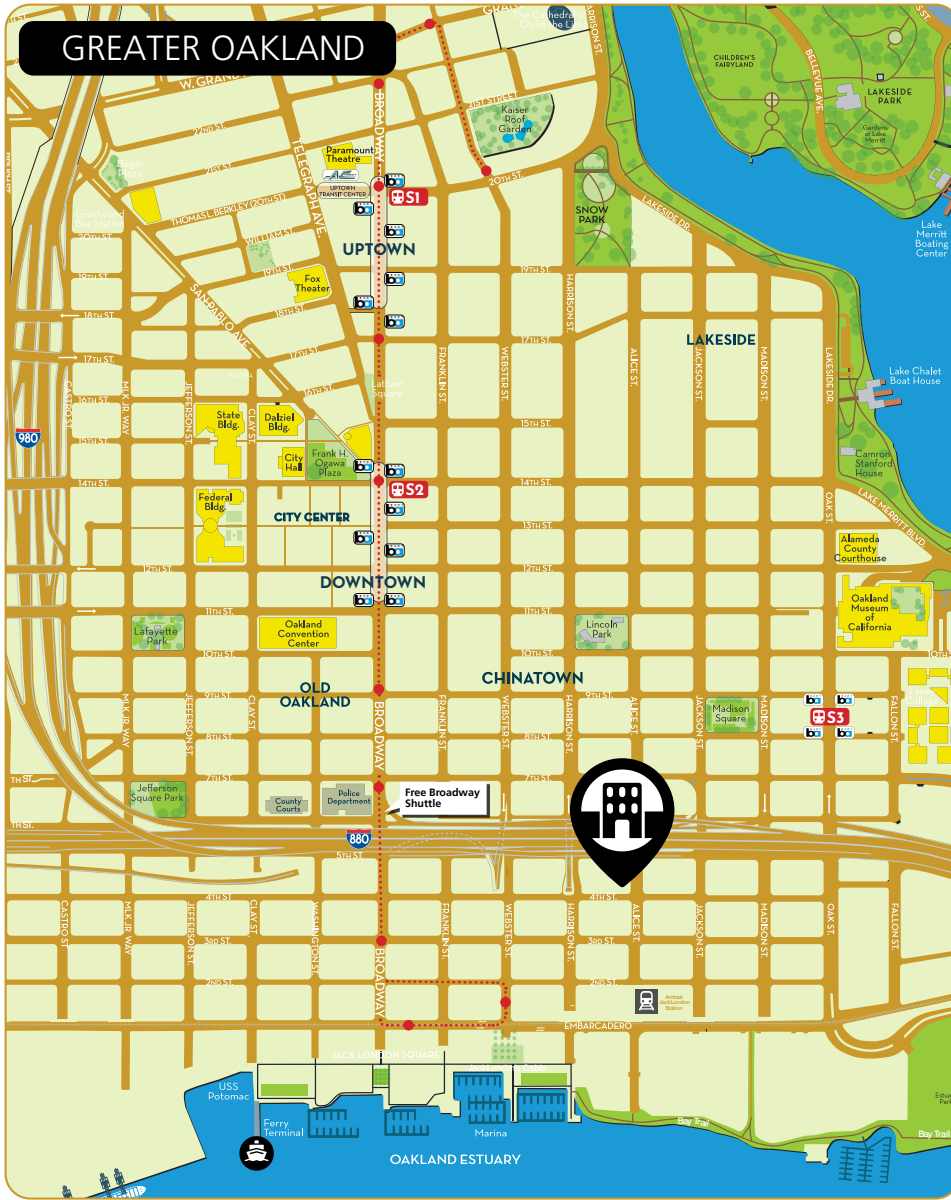



## SUITE C - CORNER OF 4TH &amp; ALICE













**99**  
WALK SCORE



**85**  
TRANSIT SCORE








**86**  
BIKE SCORE

401 Alice Street has a Walk Score of 94 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

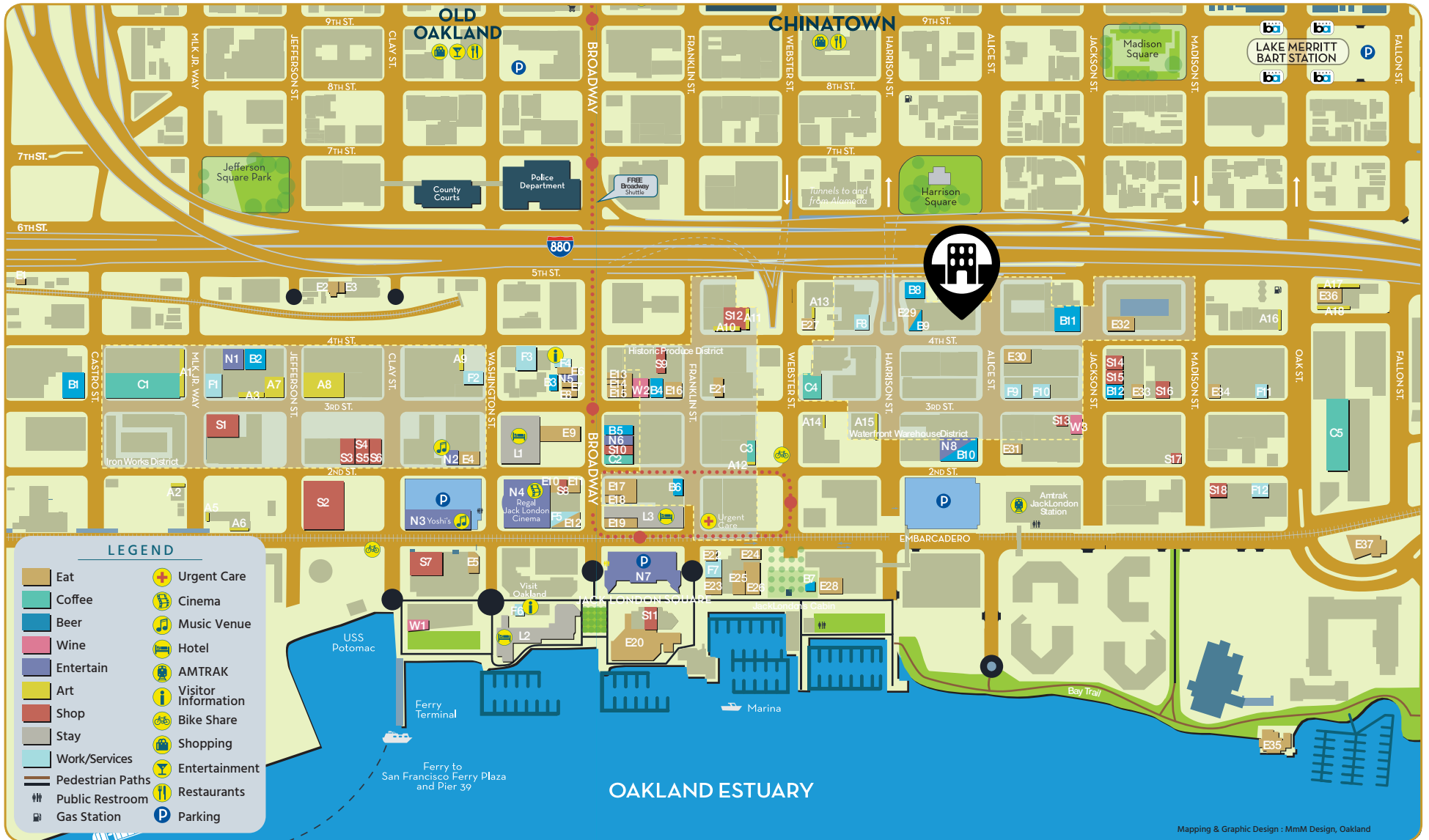
401 Alice Street is a three minute walk from the CC Capitol Corridor at the Oakland Jack London stop.

This location is in the Produce and Waterfront neighborhood in Oakland. Nearby parks include Chinese Garden, Harrison Square and Franklin Square (historical).

401 Alice Street has excellent transit which means transit is convenient for most trips. Car sharing is available from Zipcar, City CarShare, Getaround and RelayRides.

-  **19 St. Oakland Station**
-  **12 St./ Oakland City Center Station**
-  **Lake Merritt Bart Station**
-  **Amtrack Jack London Station**
-  **Oakland Ferry Terminal**





Mapping & Graphic Design : MmM Design, Oakland

2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	30,999	253,253	481,602
Households	16,641	110,612	199,449
Families	5,906	51,976	100,090
Avg HH Size	1.77	2.23	2.34
Owner Occupied Housing Units	2,826	32,818	77,587
Renter Occupied Housing Units	13,815	77,794	121,862
Median Age	43.1	39.0	38.3
Median Household Income	\$59,425	\$79,175	\$87,304
Average Household Income	\$101,577	\$117,061	\$131,379



**23,787**  
TOTAL BUSINESSES



**227,685**  
TOTAL EMPLOYEES



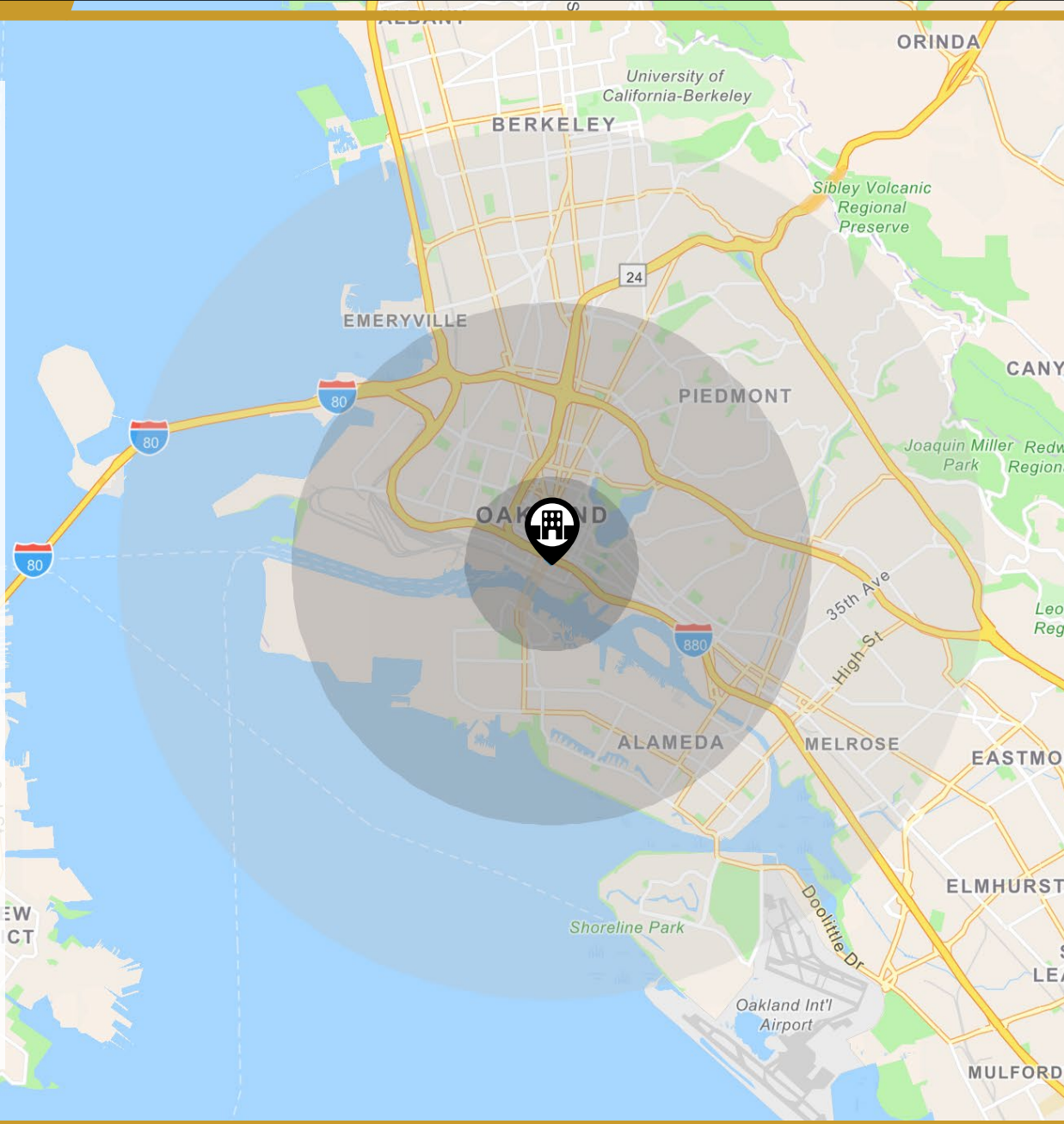
**\$87,304**  
MEDIAN HH INCOME



**\$54,553**  
PER CAPITA INCOME



**\$86,068**  
MEDIAN NET WORTH







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