

SUBLEASE OPPORTUNITY

RetailNet
REAL ESTATE

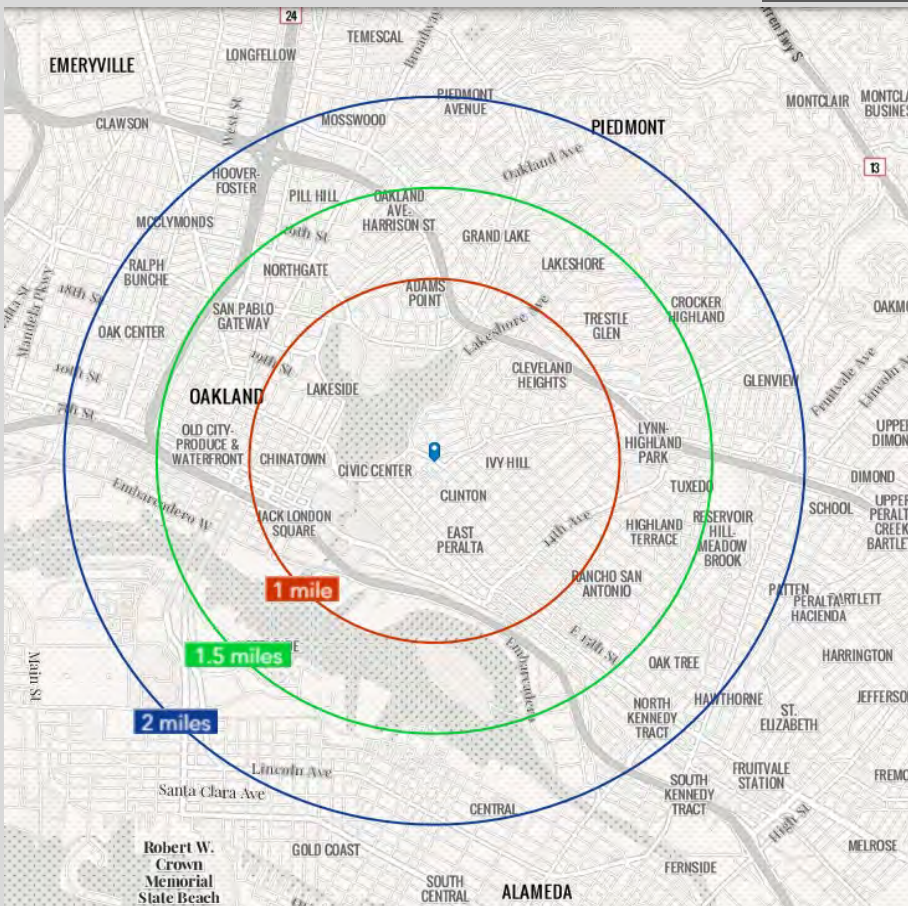
OAKLAND, CA

Former *Walgreens* #11706

±1.334 AC | ± 18K SF | \$195K/yr, MG

301 E 18TH ST





Property Overview

- ✦ **Rent.** \$195,000/yr, Modified Gross **(inclusive of RET; R&M, insurance, utilities separate)*
- ✦ **Master Lease Expiration.** 8/31/34
- ✦ **Property.** ±1.334 AC
- ✦ **Building.** ±18,050 SF (±14,550 SF ground floor) + drive-through
- ✦ **Signage.** Monument w/ reader + building
- ✦ **Yr Built.** 2010
- ✦ **Parking.** 53 spaces
- ✦ **Parcel ID.** 21-223-1-3; 021-0223-016-05; 021-0223-013-01; 021-0223-004
- ✦ **Access.** RI/RO on E 18th St. & RI/RO on 3rd Ave
- ✦ **Zoning.** CN-2, S-13 - [Permitted Uses](#)
- ✦ **Prohibited Use.** Pharmacy

Location Overview

- ✦ **Prime Location.** In the heart of Oakland's vibrant Eastlake Neighborhood and in close proximity to popular eateries, cafes and local businesses
- ✦ **Connectivity.** High walkability and bikeability, close to BART (Lake Merritt Station) and quick access to I-880
- ✦ **Strong Demos.** ±55K w/in 1-mile, with Avg HH Inc of ±\$127K

2025	1 Mile	1.5 Mile	2 Miles
Population	54,724	109,438	175,391
Households	25,988	51,160	75,976
Avg. HH Inc.	\$127,037	\$143,072	\$147,259
E 18th St. – Daily Traffic Count Estimate			14,910 VPD
3rd Ave - Daily Traffic Count Estimate			7,197 VPD

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METROPOLITAN BANK
加洲金城銀行
CHASE

O'Reilly
AUTO PARTS
DOLLAR TREE

Drive-Thru

Lucky



Lake Merritt

Lucky

METROPOLITAN BANK
CHASE

E 18th St - 14,910 VPD

3rd Ave - 7,197 VPD

Drive-Thru

OAKLAND, CA

301 E 18TH ST





TERMS

SUGGESTED RENT*

\$195,000/yr

(inclusive of RET; R&M, insurance, utilities separate)

TERM

8/31/34 *(Co-terminus with master lease)*

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

****Price + terms, along with all offers, are subject to approval of Walgreen Co.’s Real Estate Committee***

CONTACT

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INVESTMENT OFFERING

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