

2964 BROADWAY

Pill Hill • Broadway and 30th Street • Oakland, CA

Sublease Opportunity
Through
January 31, 2041

FOR LEASE
±11,882 SF Retail Space
Prime Pill Hill Location



Great Broadway frontage & signage

Dedicated parking

Next door to busy Sprout's and Grocery Outlet

TIM SEILER
tim@cumbelich.com
Direct 925.546.5156

JOE CUMBELICH
joe.cumbelich@cumbelich.com
Direct 925.546.5161

**JohnCumbelich
& Associates**

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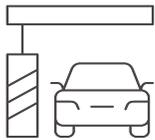
ABOUT



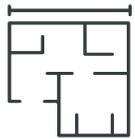
±11,882 SF located on Broadway in busy commercial corridor



Sublease available from former tenant (CVS).
Term through January 2041



Drive thru pick up available



Fully built-out as standard retail space.



Dedicated parking + street parking



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CA-DRE Lic #02278794



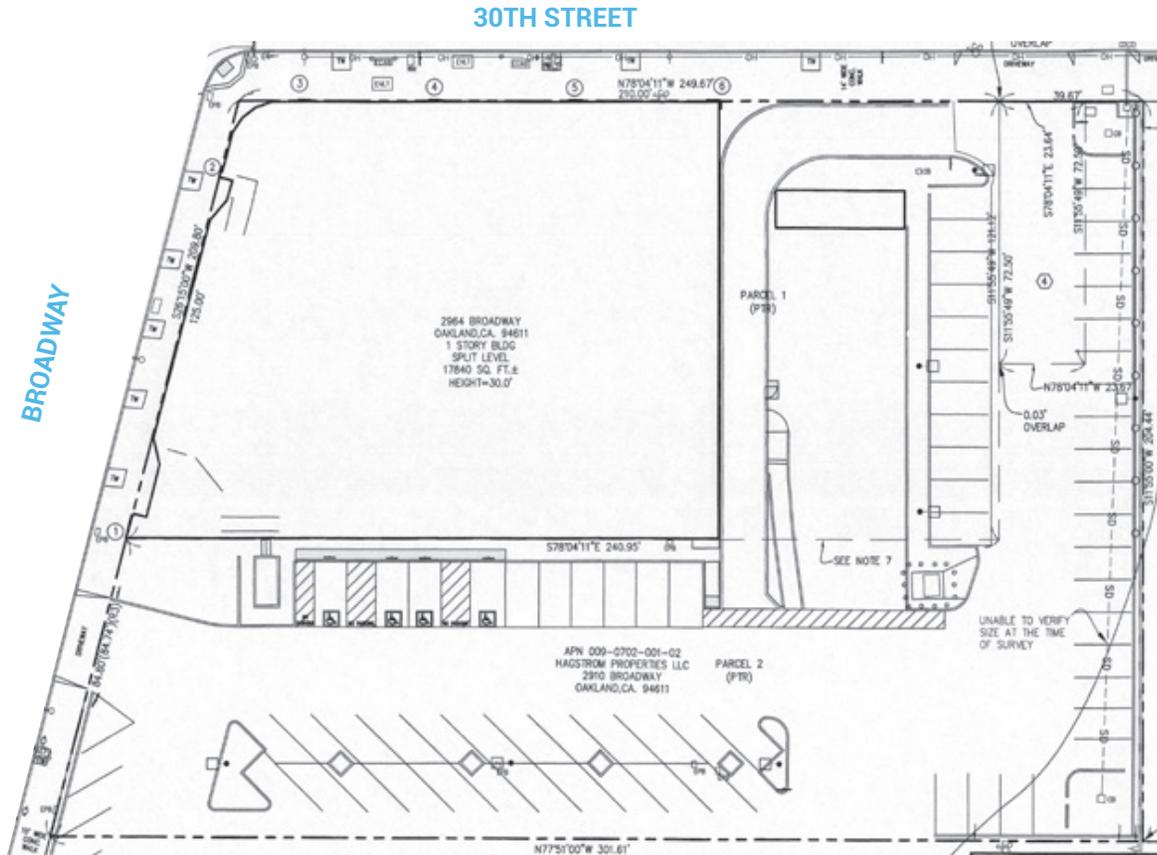
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HIGHLIGHTS

- 11,882SF
- Term through January 2041
- Neighbors include: Grocery Outlet, Sprouts, Target, Whole Foods Market, Walgreens, Mercedes-Benz, Alta Bates Summit Medical Center and Kaiser
- Loading dock and storage
- Drive-thru
- Easy access to I580 and I880



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INTERIOR



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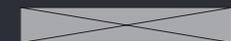
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TRADE AREA RETAIL



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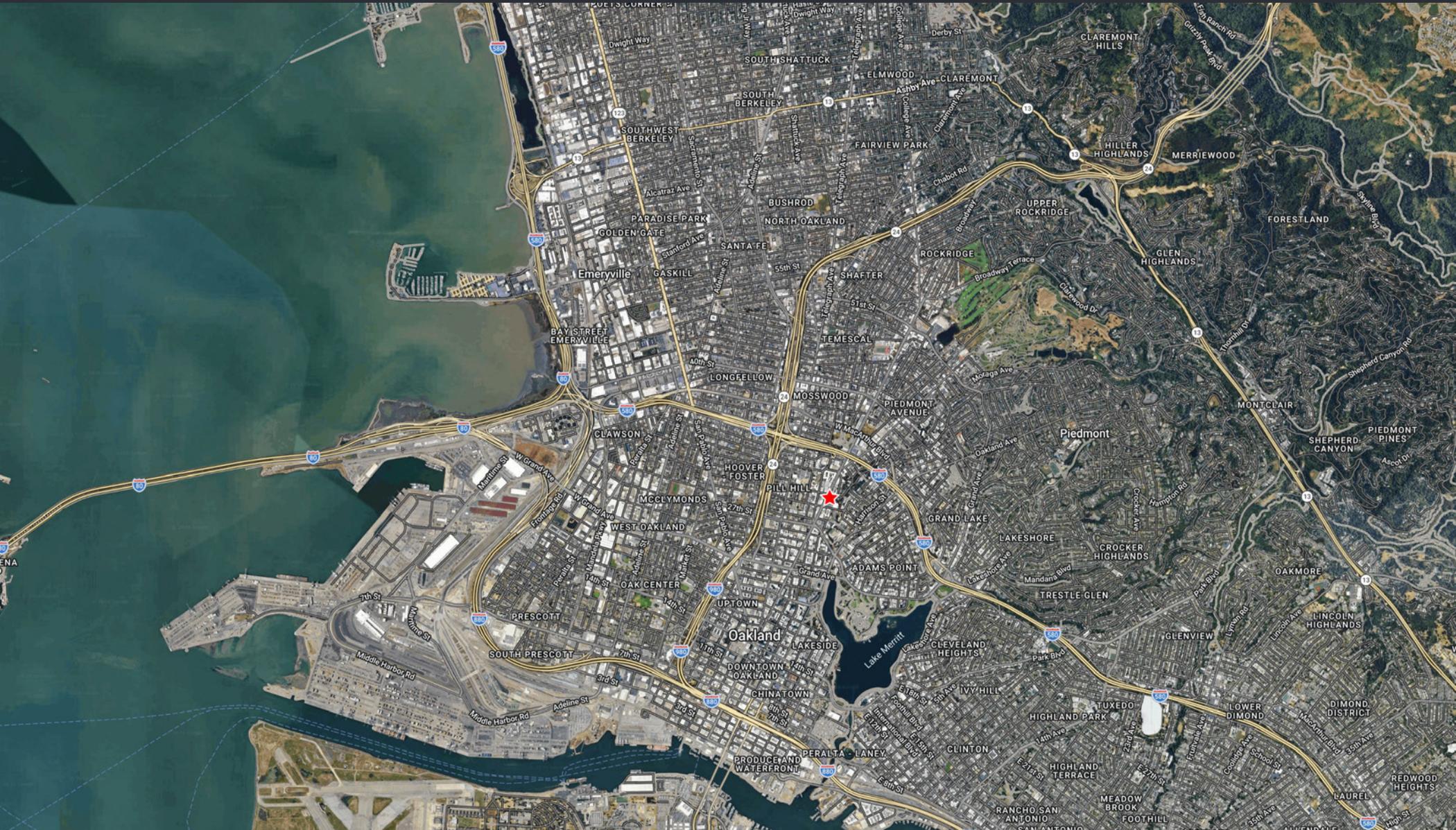
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AERIAL



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DEMOGRAPHICS

		1 mile	3 mile	5 mile
POPULATION	2025 Estimated Population	4,245	18,114	39,669
	2030 Projected Population	4,612	18,953	40,414
	2020 Census Population	3,859	16,992	37,406
	2010 Census Population	2,750	12,355	29,972
	Projected Annual Growth 2025 to 2030	1.7%	0.9%	0.4%
	Historical Annual Growth 2010 to 2025	3.6%	3.1%	2.2%
	2025 Median Age	41.9	38.2	38.2
DAYTIME POPULATION	Adj. Daytime Demographics Age 16 Years +	4,487	17,845	38,747
HOUSEHOLDS	2025 Estimated Households	2,399	9,692	20,369
	2030 Projected Households	2,612	10,098	20,638
	2020 Census Households	2,119	8,721	18,779
	2010 Census Households	1,577	6,774	16,013
	Projected Annual Growth 2025 to 2030	1.8%	0.8%	0.3%
	Historical Annual Growth 2010 to 2025	3.5%	2.9%	1.8%
RACE & ETHNICITY	2025 Estimated White	36.8%	38.3%	39.3%
	2025 Estimated Black or African American	18.6%	20.1%	20.7%
	2025 Estimated Asian or Pacific Islander	29.2%	24.6%	22.1%
	2025 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
	2025 Estimated Other Races	14.7%	16.3%	17.2%
	2025 Estimated Hispanic	14.0%	15.3%	15.9%
INCOME	2025 Estimated Average Household Income	\$151,586	\$153,794	\$145,235
	2025 Estimated Median Household Income	\$97,637	\$114,055	\$109,212
EDUCATION (AGE 25+)	2025 Estimated Elementary (Grade 0-8)	3.0%	3.2%	4.5%
	2025 Estimated Some High School (Grade 9-11)	2.4%	2.0%	3.5%
	2025 Estimated High School Graduate	11.6%	10.6%	10.8%
	2025 Estimated Some College	15.9%	15.9%	14.3%
	2025 Estimated Associates Degree Only	4.6%	5.0%	4.9%
	2025 Estimated Bachelors Degree Only	34.6%	36.5%	34.5%
	2025 Estimated Graduate Degree	27.9%	26.8%	27.4%
BUSINESS	2025 Estimated Total Businesses	451	1,033	2,635
	2025 Estimated Total Employees	3,106	13,110	27,632
	2025 Estimated Employee Population per Business	6.9	12.7	10.5
	2025 Estimated Residential Population per Business	9.4	17.5	15.1



PILL HILL is a bustling neighborhood in North Oakland, centrally located, close to public transit, walkable to restaurants and shops, and close enough to downtown Oakland that you're near everything, but not in the middle of it. This lively neighborhood has a mix of residential and commercial properties and is best known as the location of Alta Bates Summit Medical Center, one of Oakland's largest employers and one of the 10 best hospitals in the Bay Area.



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