

Piedmont Terrace

4363 Piedmont Ave • Oakland, CA

Dedicated Parking
Strong Signage (Building and Monument)
Busy Corridor



CHARMING RETAIL SPACE IN PRIME LOCATION 1,022 SF + 2,490 SF 2ND GEN RESTAURANT

IDEAL FOR FITNESS, RETAIL, GALLERY, SERVICE OR CAFE

Located in Piedmont Terrace - an established center in a vibrant neighborhood known for its lively, pedestrian-friendly atmosphere.

Piedmont Avenue is a corridor with many amenities - shops, eateries, fitness, home decor and service providers **with nearly nothing vacant**.

Its high walk score (94 a walker's paradise), good public schools, parks, and excellent public transportation make it one of Oakland's most sought-after places to live, work and play.



PIEDMONT AVE DISTRICT

PIEDMONT TERRACE

4364 Piedmont Ave @ Pleasant Valley Ave • Oakland, CA



There's a lot to love about Piedmont Ave!

Piedmont Avenue is a long stretch of restaurants, shops and service providers, humming with vibrant energy.

It is a unique main street evocative of a different era, offering retail, dining and services sitting side-by-side, just waiting to be discovered.

Retail options include fitness, florists, home decor and more. Eatery choices range from the family-friendly, Fentons Creamery to the Michelin-starred Commis.

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PARTNER XTEAM
RETAIL ADVISORS

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FLOOR PLAN

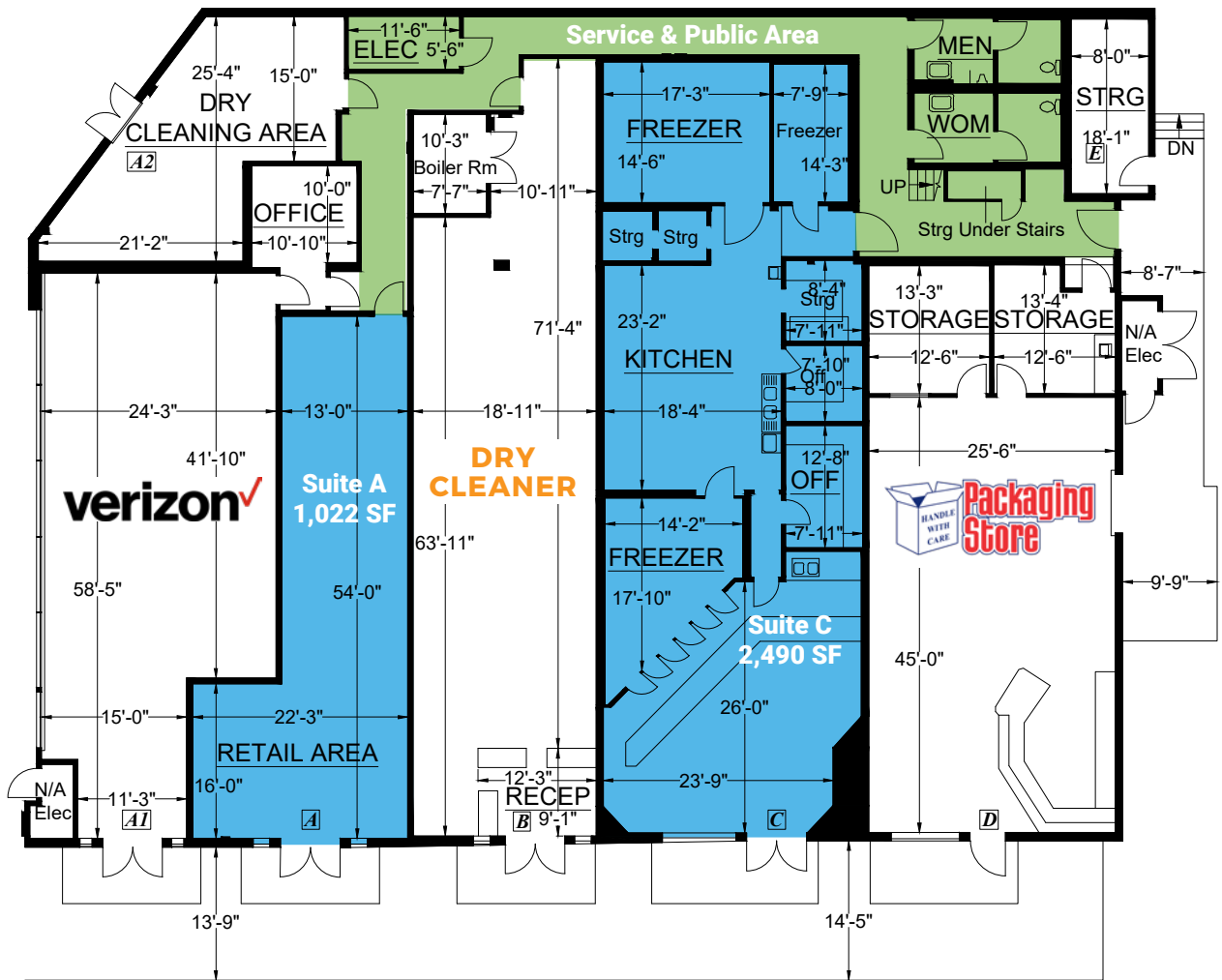
PIEDMONT TERRACE

4364 Piedmont Ave @ Pleasant Valley Ave • Oakland, CA

- Leasable Area
- Service & Public Area



PIEDMONT AVE



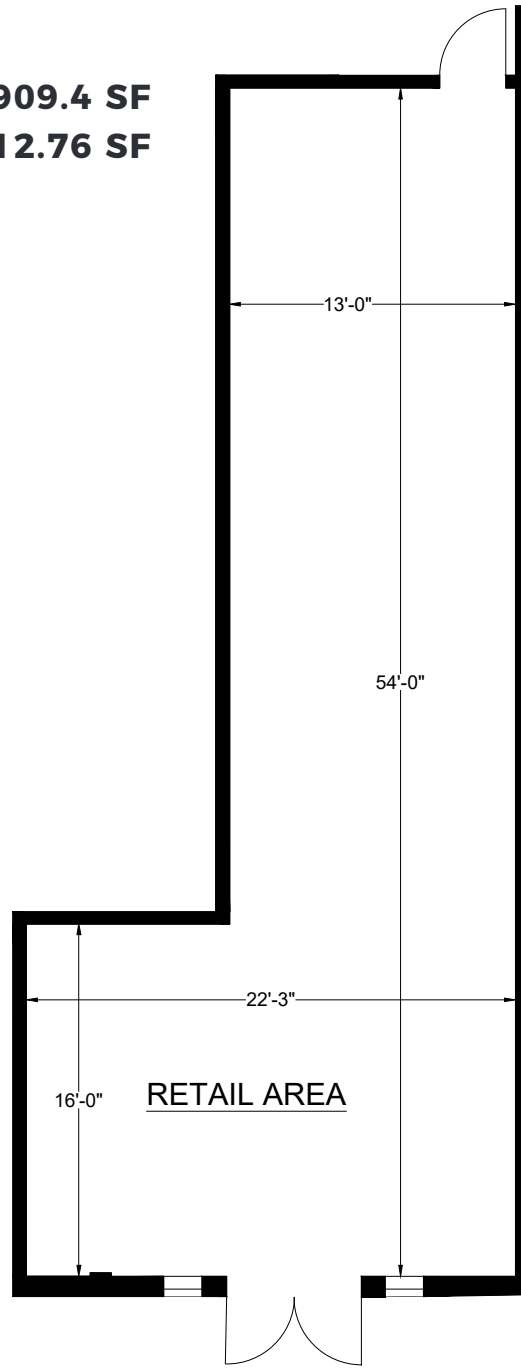
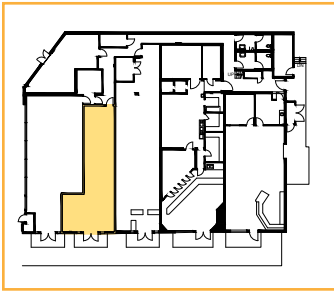
SUITE A

PIEDMONT TERRACE

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Suite A:
Service Area:

909.4 SF
112.76 SF



SCALE: 1/8" = 1' - 0"

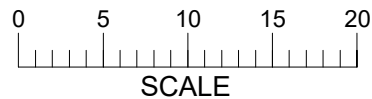
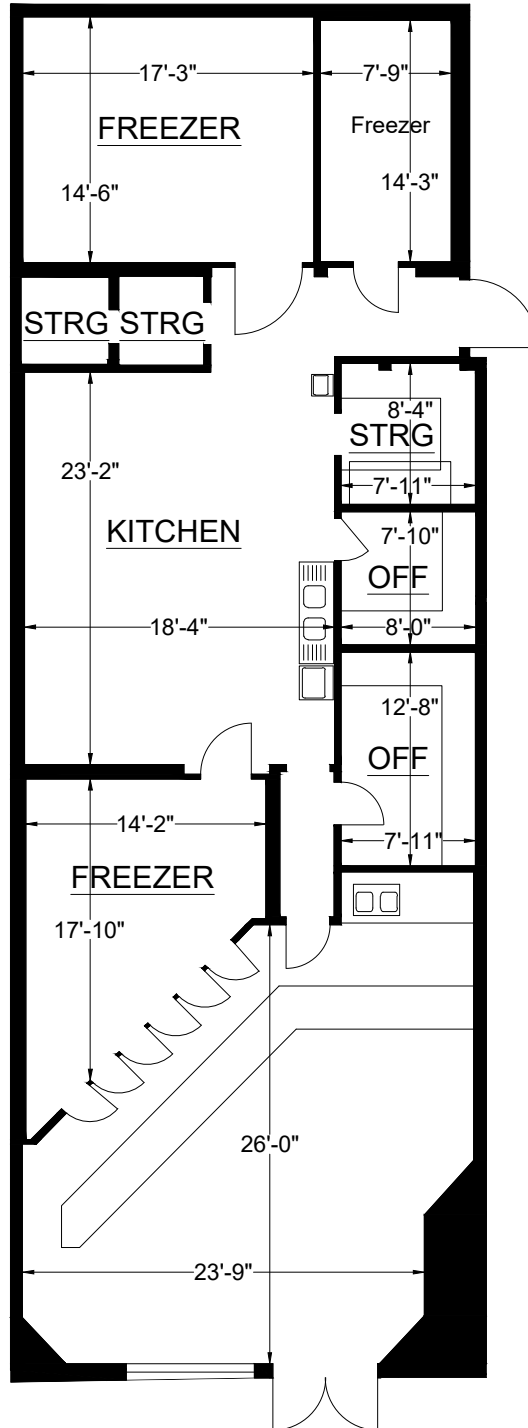
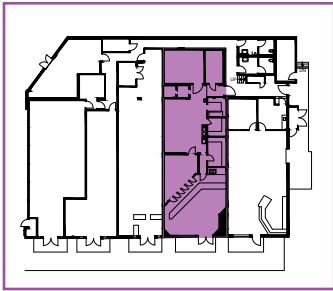
SUITE C

PIEDMONT TERRACE

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Suite C:
Service Area:

2,216.2 SF
274.78 SF



LOW ALTITUDE AERIAL

PIEDMONT TERRACE

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GLOWLI
HEALTH & BEAUTY



creatively **French**



PIEDMONT IMPLANT & ORAL SURGERY

Piedmont Ave

Pleasant Valley Ave

REVEL WINE

Suite A
1,022 SF

Suite C
2,490 SF

Glen Eden Ave

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DEMOGRAPHICS

PIEDMONT TERRACE

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TO MINUTE
DRIVE TIME
DEMOGRAPHICS

205k
RESIDENTIAL
POPULATION

174k
DAYTIME
POPULATION

\$196k
AVERAGE
HH INCOME

96k
ESTIMATED
HOUSEHOLDS

POPULATION

	1-MILE	2-MILE	3-MILE
2025 Est. Population	34,849	144,640	314,116
2030 Projected Population	34,680	142,644	312,792
2020 Census Population	35,931	144,233	311,974
2010 Census Population	31,816	127,597	273,734
Projected Annual Growth 2025 to 2030	-	-0.3%	-
Historical Annual Growth 2010 to 2025	0.6%	0.9%	1.0%
2025 Median Age	41.7	40.6	39.1
Adj. Daytime Demographics Age 16+	23,685	105,578	250,518

HOUSEHOLDS

	1-MILE	2-MILE	3-MILE
2025 Est. Households	17,641	68,499	139,774
2030 Projected Households	17,442	67,467	139,711
2020 Census Households	17,699	66,299	131,933
2010 Census Households	16,107	60,597	120,351
Projected Annual Growth 2025 to 2030	-0.2%	-0.3%	-
Historical Annual Growth 2010 to 2025	0.6%	0.9%	1.1%

RACE & ETHNICITY

	1-MILE	2-MILE	3-MILE
2025 Est. White	53.8%	47.4%	40.6%
2025 Est. Black or African American	11.0%	15.6%	15.7%
2025 Est. Asian or Pacific Islander	19.8%	20.2%	25.9%
2025 Est. American Indian/Native Alaskan	0.5%	0.5%	0.7%
2025 Est. Other Races	15.0%	16.3%	17.2%
2025 Est. Hispanic	12.9%	14.1%	15.7%

INCOME

	1-Mile	2-Mile	3-Mile
2025 Est. Average Household Income	\$215,662	\$201,471	\$177,183
2025 Est. Median Household Income	\$152,478	\$145,193	\$127,323
2025 Est. Per Capita Income	\$109,472	\$96,024	\$79,762

EDUCATION (AGE 25+)

	1-Mile	2-Mile	3-Mile
2025 Est. Elementary (Grade 0-8)	1.6%	2.8%	5.2%
2025 Est. Some High School (Grade 9-11)	2.2%	2.6%	3.3%
2025 Est. High School Graduate	5.3%	8.8%	10.8%
2025 Est. Some College	11.4%	12.2%	13.0%
2025 Est. Associates Degree Only	3.7%	4.1%	4.8%
2025 Est. Bachelors Degree Only	37.3%	34.5%	32.4%
2025 Est. Graduate Degree	38.5%	34.9%	30.4%

BUSINESS

	1-Mile	2-Mile	3-Mile
2025 Est. Total Bus.	1,895	7,941	16,941
2025 Est. Total Employees	14,889	66,456	154,704
2025 Est. Employee Population per Bus.	7.9	8.4	9.1
2025 Est. Residential Population per Bus.	18.4	18.2	18.5

THE SPACE

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25 YEARS
2000 - 2025

JohnCumbelich
& Associates

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