

# 4258 PIEDMONT AVENUE

OAKLAND | CALIFORNIA



— RESTAURANT OPPORTUNITY —



# Features

Rare opportunity to lease a ground floor restaurant space in the heart of prestigious Piedmont Avenue. The space consists of approximately 2,269 Square Feet and features

a double-wide storefront, high ceilings, and full kitchen. First time on market in over a decade. Nearby neighbors include Fenton's, Timeless Coffee, Piedmont Grocery and more.



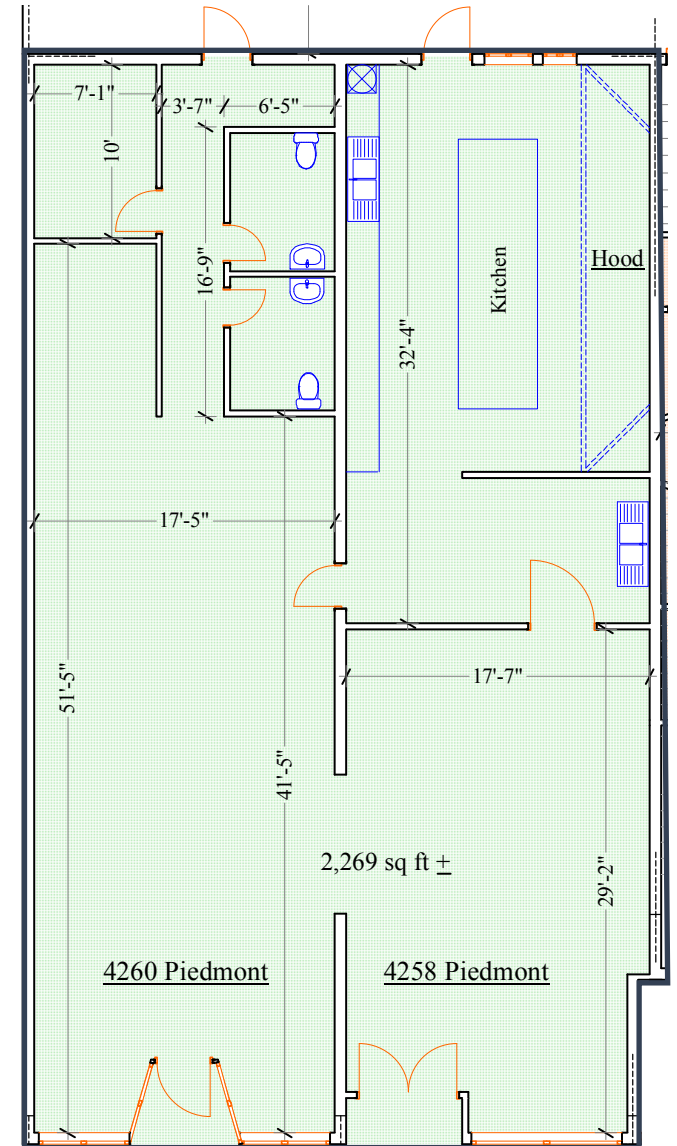




## Highlights

- +/- 2,269 SF
- Additional 255 SF of storage
- At the entrance to the upscale Piedmont neighborhood
- Full kitchen with Type I Hood
- Large seating area
- Two bathrooms
- Wide storefront with excellent visibility
- Great signage opportunity
- Long term lease possible

## Floor Plan





# Piedmont Avenue

Piedmont Avenue is one long sidewalk of restaurants, shops and services, stacked side by side, with nearly nothing vacant. Choices range from family-friendly, 1894-founded Fentons Creamery, which made a cameo in Pixar's Up, and the Michelin-starred Commis (2009). Indie films screen at Oakland's longest running cinema, the Piedmont Theatre, while at the more modern Cato's Ale House, sports screen on TVs as taps pour craft beers. Despite being part of the big city and having a high density of stores, Piedmont Avenue is very small-town, with a genuine magazine stand, a sewing shop with lessons (Sew Images) and a tobacconist (Piedmont Tobacconist).



**BARNEY'S GOURMET HAMBURGERS**



**FENTONS**



**LA FARINE BAKERY**



**MALIBU'S BURGERS**



**BLUE BOTTLE COFFEE**



**COMMIS**



**THE WOLF**



**THE LODGE**



**KONA CLUB**

# Neighborhood Map





# OAKLAND | CA



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