



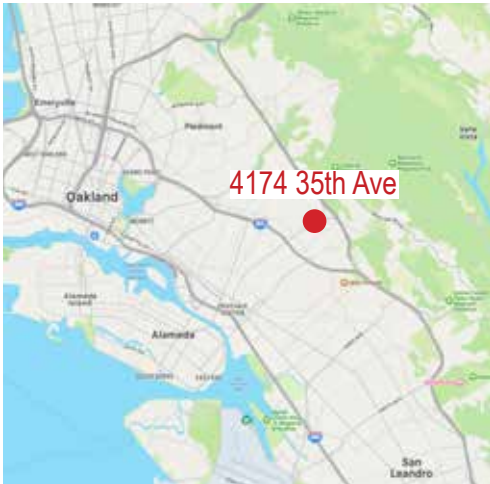
# FOR LEASE

## Redwood Heights - Storefront Retail | Office Space

4174 35th Avenue - Oakland, CA

### Highlights:

- 840 SF
- Available immediately
- Excellent location for a neighborhood retail tenant or office use
- High visibility corner location with ample free parking in residential neighborhood
- Built-out office space with private bathroom with shower
- On transit bus route close to Highway 13 and I-580
- Showings by appointment only



### For More Information, Please Contact:

**Amanda Kobler**  
 Property Development Services  
 CalDre #01837501  
 Cell: (510) 289-0066  
 amanda@toropropco.com

### Demographics:

2022 Estimates	1 Mile	3 Mile	5 Mile
Total Population	24,991	210,762	475,709
Median HH Income	\$102,969	\$83,843	\$91,737
Source: CoStar   2022			

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123 Estudillo Ave, Suite 215 | San Leandro, CA 94577 | (510) 629-5345 | www.toropropco.com