

Retail Lease Comp

Address: 3868 Piedmont Ave, Oakland CA	
Price: \$12,250 per month NNN	Cost per sq.ft.: \$2.19/sq.ft. NNN
Building Size: 5,600 sq.ft.	Yard Area: 11 car parking lot
Start Date: September 15, 2013	On Market: 1 year
Terms, Conditions, Comments: 10 year lease with three 5 year options. Rent schedule: \$12,250/mo yr 1-5, \$13,750/mo yr 6-10, \$15,400/mo 1 st 5yr option, \$17,248/mo 2 nd 5yr option, 3 rd 5yr option at market rent. NNN = \$0.15/sq.ft. Landlord contributed \$56,200 for TI.	
Landlord: Robinson Trust	Tenant: Pet Food Express, Ltd.
Listing Broker: Scott Robinson, Robinson Real Estate	Leasing Broker:



PIEDMONT AVENUE RETAIL FOR LEASE

High Identity Location – Former Blockbuster Video
3868 Piedmont Ave, Oakland CA

Approximately 5,622 sq. ft. of building with off street parking:

11 Car parking

Corner Location

Great Natural Lighting

High Traffic Count

Modern Building

ADA Compliant (To be confirmed)

Available April 1, 2012

LEASE PRICE: \$12,650/month triple net
(Triple net expenses approx. \$0.15/sq. ft.)

FOR FURTHER INFORMATION PLEASE CONTACT *Scott Robinson* 510/914-8785

Or email scott@robinsonreal.com

Information Herein Deemed Reliable but not Guaranteed.