



CHROMATA
RETAIL

JACK LONDON SQUARE

OAKLAND,
CALIFORNIA

AVAILABLE | 1,063SF - 7,142 SF
2nd GEN RESTAURANTS | RETAIL

Beautiful mixed-use development on the Bay with 333 waterfront facing apartments, office tenants and amazing restaurants. Enjoy longtime favorites **Farmhouse Kitchen**, **Noka Ramen** and **Scott's Seafood**! Savor a fabulous weekend brunch or beer & bowling at **Plank!** Step into **Kuidaore Sushi**, a beautiful new restaurant with crafted handrolls and sake! Eat and sing to your heart's content at **Dragon's Gate**, offering Chinese and Taiwanese cuisine and karaoke!

COMING SOON:

Reems CA! Experience the flavors, aromas, and techniques of the modern Arab street corner bakery! Opening Fall 2025.

Dave & Busters, a 40K SF sports bar and entertainment destination opening December 2025!

JACK LONDON SQUARE HAS IT ALL!



**An Emerging Culinary
& Entertainment
Destination on the
Waterfront**

Jack London Square is both a historic market and an emerging jewel of the culinary community. This mixed-use community consists of office spaces, multifamily living, entertainment venues, historic bars and a curated collection of retail shops and popular chef-driven restaurants.

THE NUMBERS

441,425 SF

MIXED-USED PROPERTY

187,327 SF

OF GROUND FLOOR RETAIL

254,098 SF

OF UPPER LEVEL OFFICE TENANTS

NEW FEATURES

CHANNEL HOUSE, A NEW MIXED-USE APARTMENT BUILDING opened in Fall of 2021 with **333 RESIDENTIAL UNITS** and an available 1,845 SF street level retail unit.

TWO FULLY ENTITLED DEVELOPMENT PROJECTS NEAR THE WATERFRONT include a new hotel and a 2nd apartment building. Both of these projects will be under construction soon!

2,500 PARKING SPACES throughout the project, including Valet Parking at two locations.

Office tenants on the property, including the Oakland A's Headquarters and Spaces by Regus' coworking space, bring over **850 OFFICE WORKERS DAILY**.

Over **150 COMMUNITY EVENTS** per year including Farmer's Market and Maker's Market events.



A dense urban population with a projected growth of approximately 8% in the next five years.

Trade area consumer spending is projected to grow nearly \$490,000 in the next five years.

39.3% of the trade area population's annual household income is greater than \$100,000.

Educated trade area population with 44% having earned a bachelor's degree or higher.

DEMOGRAPHICS

	3 miles	5 miles	10 miles
POPULATION 2021 (estimate)	227,928	462,258	1,449,398
POPULATION 2024 (projection)	239,821	484,816	1,522,716
HOUSEHOLDS 2021 (estimate)	102,027	196,074	620,165
HOUSEHOLDS 2024 (projection)	107,669	206,320	653,589
AVG HOUSEHOLD INCOME 2021	\$106,117	\$123,725	\$148,181
AVG HOUSEHOLD INCOME 2024	\$125,285	\$144,124	\$170,183
MEDIAN AGE 2021	48.4	49.6	49.2

223,985 PEOPLE
WITHIN 5 MILES DAILY.

WORKPLACE STATS	1 mile	3 miles	5 miles	10 miles
TOTAL BUSINESSES 2019	4,208	15,072	24,932	89,116
TOTAL EMPLOYEES 2019	54,198	148,397	223,985	933,606

Amtrak has over 270 trains that stop at Jack London each week that connect Northern and Southern California.

The San Francisco Bay Ferry is the Bay Area’s regional waterways transportation hub. The Jack London Square terminal connects the East Bay with Oracle Park, Downtown San Francisco, Pier 41, Chase Center, Alameda and South San Francisco. The Ferry operates 362 days a year and docks at Jack London Square for commuter traffic, events travel, tourist transportation, and weekend visits to the city.

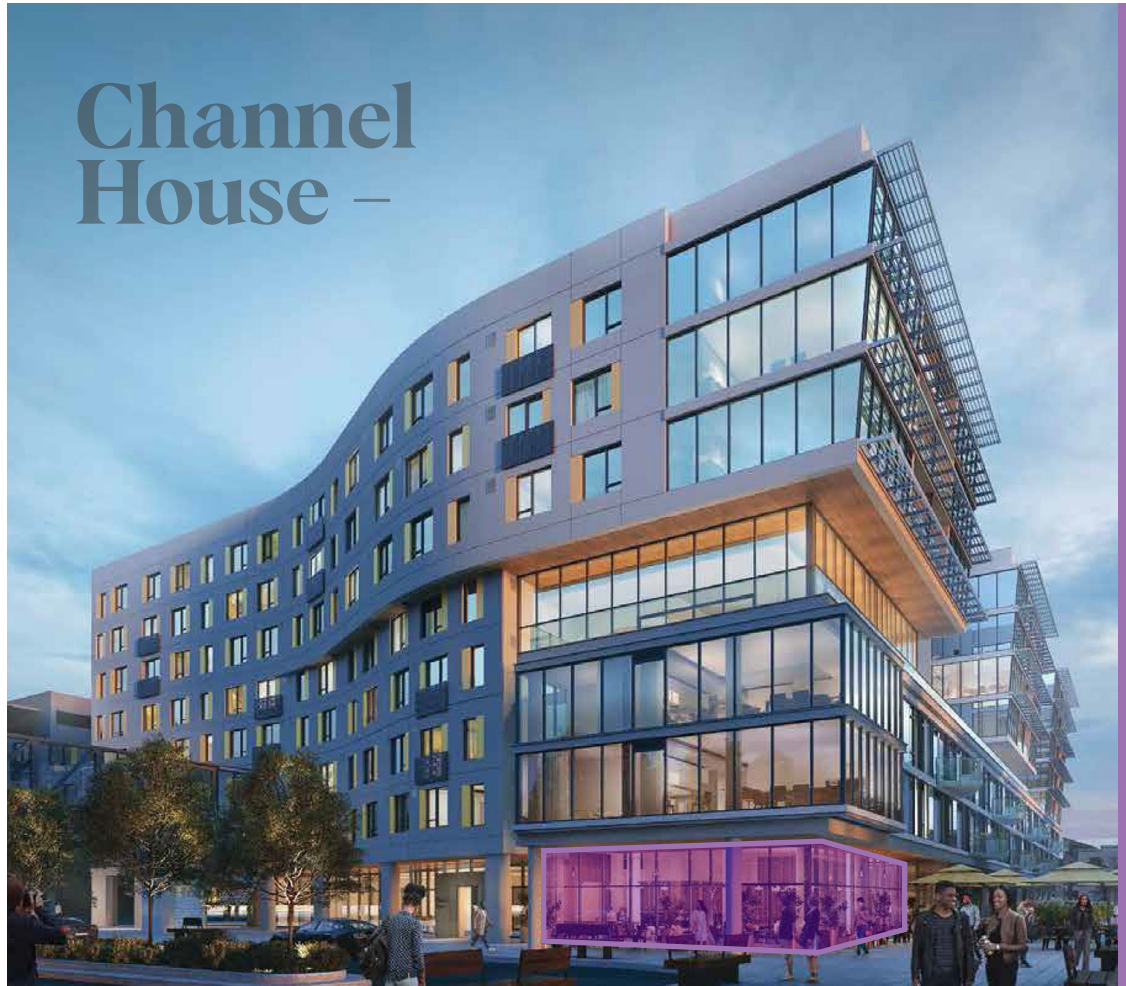
Jack London Square has the highest sightseeing riders and makes up more than 22% of the San Francisco Bay Ferry passengers.

Over 1,960 Bay Area Rapid Transit weekly trains stop adjacent to Jack London Square at the 12th street station, the busiest station outside of San Francisco.

2,500 parking spaces plus valet services offer ample parking.



NEW DEVELOPMENTS



CHANNEL HOUSE

(Harrison @ Embarcadero)

333 NEW UNITS	8 LEVELS
GROUND FLOOR RETAIL	1,845 SF

Community Amenities:
Fitness center, business center, central vistas w/
firepits, rooftop terrace with views of the bay

STUDIOS | 1 BEDROOM APTS. | 2 BEDROOM APTS.

FUTURE DEVELOPMENTS

RESIDENTIAL TOWER

(Broadway @ Embarcadero)

121 New Units | 8 Levels

Ground Floor Retail

HOTEL

Up to 250 Keys

6 Levels

Restaurant w/ Bay Views

JACK LONDON SQUARE



70 WASHINGTON BUILDING 30,943 SF TOTAL

SPACE #	SF	TENANT
70 - 49SE	5,536 SF	AVAILABLE RETAIL/RESTAURANT/BAR
70 - 479E	7,142 SF	FORMER RESTAURANT SPACE AVAILABLE
70 - 54W	6,071 SF	AVAILABLE RETAIL/OFFICE
70 - 472W	3,604 SF	JLS MGT & OTHER
70 - 466W	1,766 SF	OFFICE
70 - 450W	6,074 SF	PRIME SPACE AVAIL FOR RESTAURANT

55 HARRISON FLOORS 1 & 2 49,100 TOTAL

SPACE #	SF	TENANT
F1	40,000 SF	DAVE & BUSTERS - COMING SOON!

WATER 1 BUILDING 12,723 SF TOTAL

SPACE #	SF	TENANT
WS1 - 409	4,088 SF	AVAILABLE
WS1 - 419	1,244 SF	AVAILABLE
WS1 - 423	1,241 SF	AVAILABLE
WS1 - 427	1,241 SF	HOT SPOT YOGA
WS1 - 431	1,241 SF	KUIDAORE SUSHI
WS1 - 435	1,063 SF	AVAILABLE
WS1 - 439	1,170 SF	AVAILABLE
WS1 - 443	675 SF	AVAILABLE

255 2nd ST "GARAGE" BLDG 31,586 SF TOTAL

SPACE #	SF	TENANT
6 - 101	15,932 SF	AVAILABLE
6 - 102	15,654 SF	SATELLITE HEALTHCARE

66 FRANKLIN BUILDING 33,602 SF TOTAL

SPACE #	SF	TENANT
66 - 90	2,292 SF	NOKA RAMEN
66 - 105	3,785 SF	AVAILABLE
66 - 100	3,629 SF	AVAILABLE
66 - 50	6,244 SF	FARMHOUSE KITCHEN THAI
66 - 55	6,946 SF	AVAILABLE
66 - 65	2,634 SF	PHK / OFFICE
66 - 80	1,898 SF	AVAILABLE
66 - 70 (HE 75)	3,006 SF	REEMS CA

PAVILION BUILDING 30,419 SF TOTAL

SPACE #	SF	TENANT
4-100	30,419 SF	PLANK (BOWLING, BOCCIE, GAMES)

CHANNEL HOUSE APARTMENTS 1,845 SF TOTAL

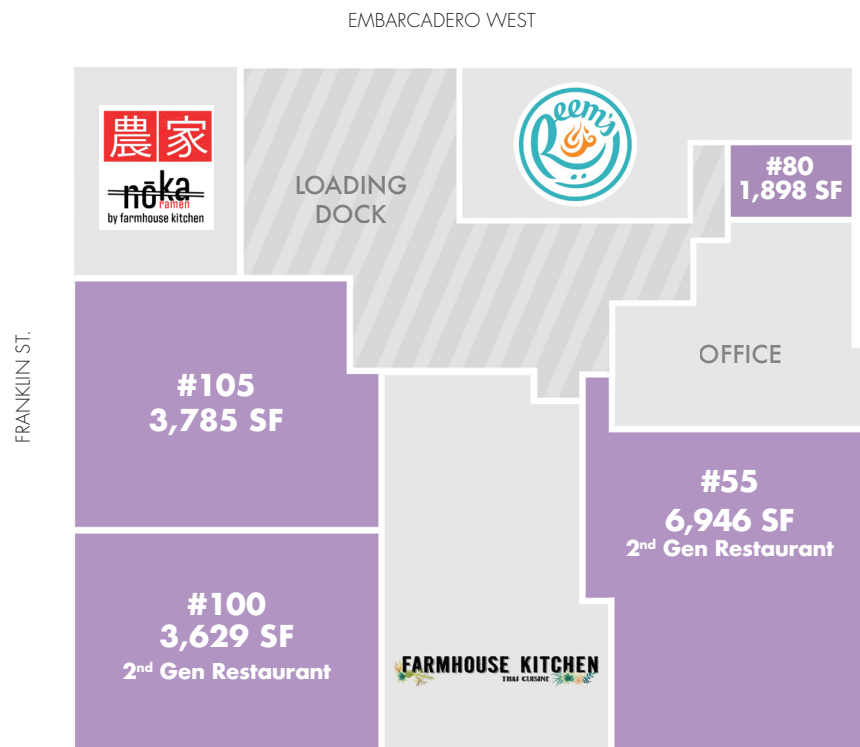
SPACE #	SF	TENANT
40 - 100	1,845 SF	AVAILABLE

- AVAILABLE SPACE
- PORT OF OAKLAND PROPERTY
- LEASED

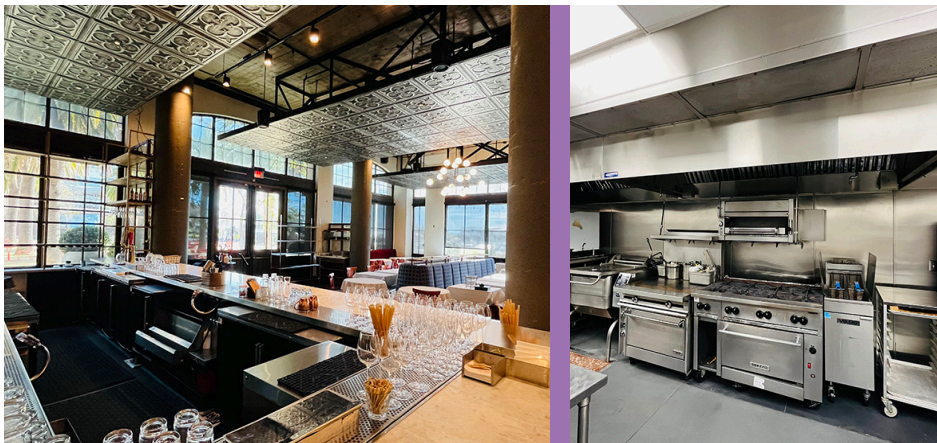


66 FRANKLIN ST.

Restaurant & Retail in the Heart of Jack London Square



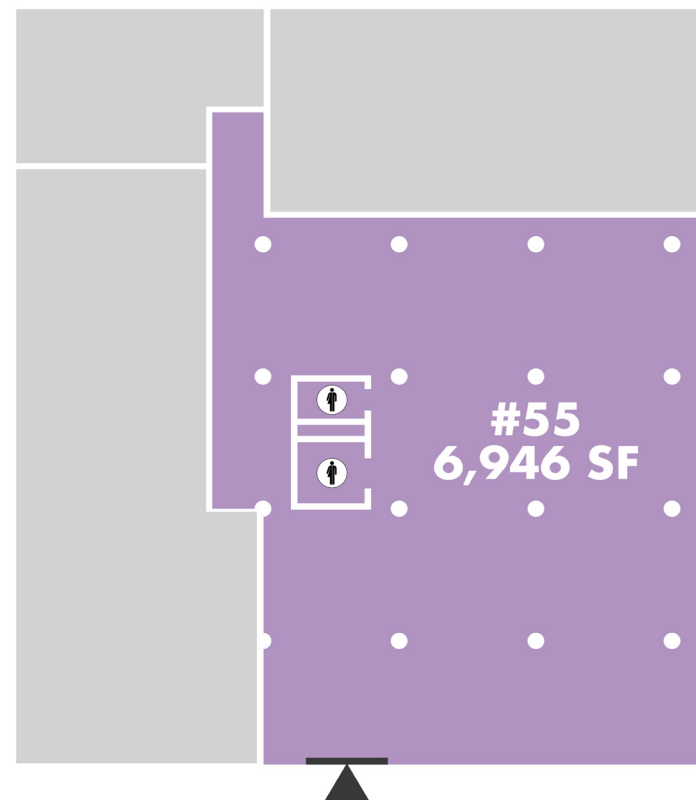
2nd Gen Restaurant | Turn Key | Amazing Opportunity with Chef's Exhibition Kitchen and Wine Display



#55 | 6,946 SF | 2nd Gen Restaurant + Patio

Beautiful corner restaurant, recently remodeled and offers abundant light, high ceilings and large, updated bar.

- 1,000SF kitchen with 18' Type 1 hood, 2 walk-ins, prep area, dish washing station, and storage
- Chefs kitchen with 10' Type 1 hood and prep station
- Large dining room
- Private dining room
- Wine wall (visible and enclosed)
- Staff lockers and restroom
- Patio with stubbed heaters
- FF&E included



▶ Entrance, Main

Ⓘ Restroom

66 FRANKLIN ST. #100

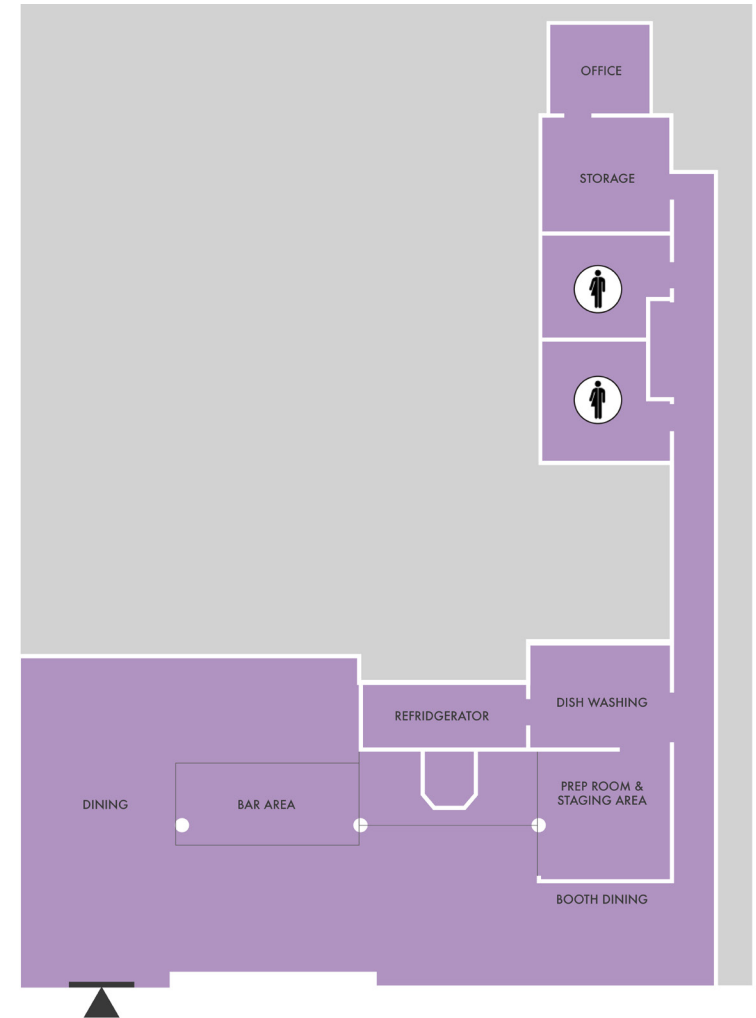
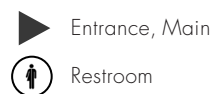
2nd Gen Restaurant | Fantastic Opportunity with Pizza Oven, Full Kitchen & Two Large Patios & Firepit



#100 | 3,629 SF | 2nd Gen Restaurant + 2 Separate Large Patios

Fully built out restaurant with large, wood counter bar, situated on the corner, next to the Valet.

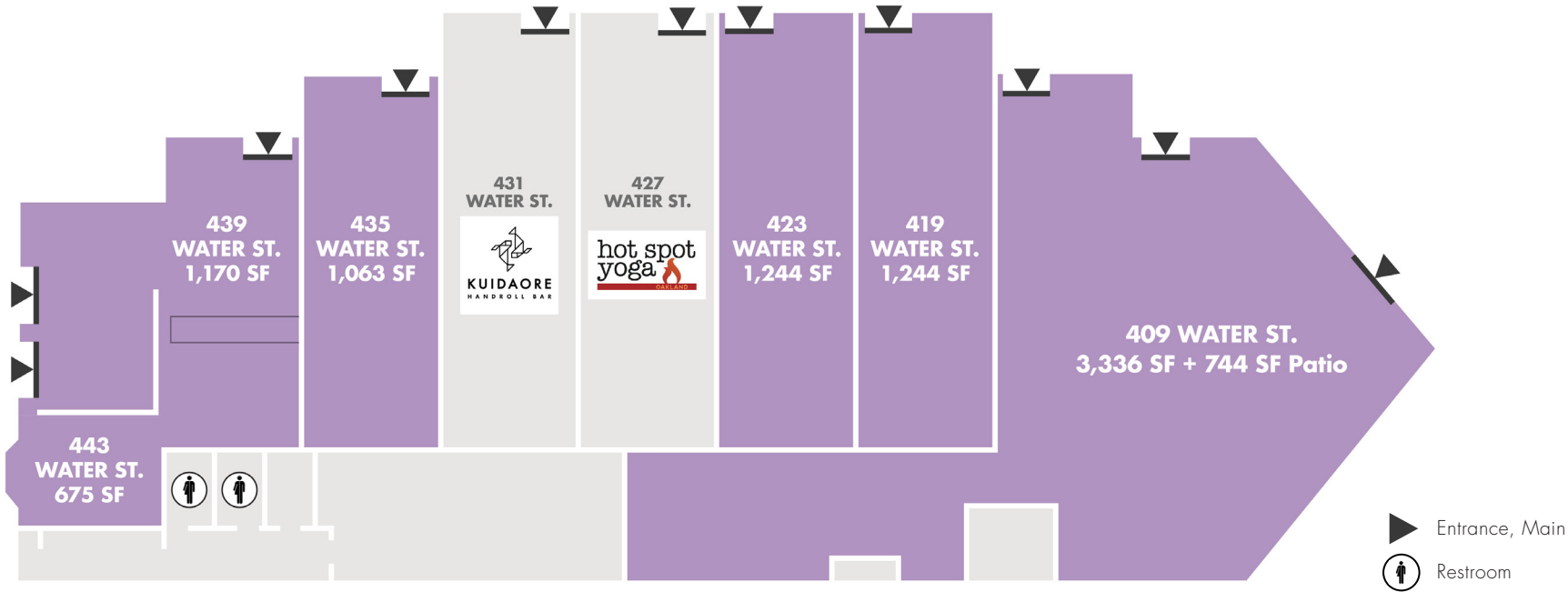
- Kitchen with Type 1 hood, prep station, dish washing area and built in pizza oven
- Two separate dining rooms
- Built in booths
- Patios, one with shade cover and the other with built in seating around the firepit.
- Limited FF&E included



JACK LONDON SQUARE

1 WATER STREET

2nd Generation Retail, Fitness & Service



1 WATER STREET #439

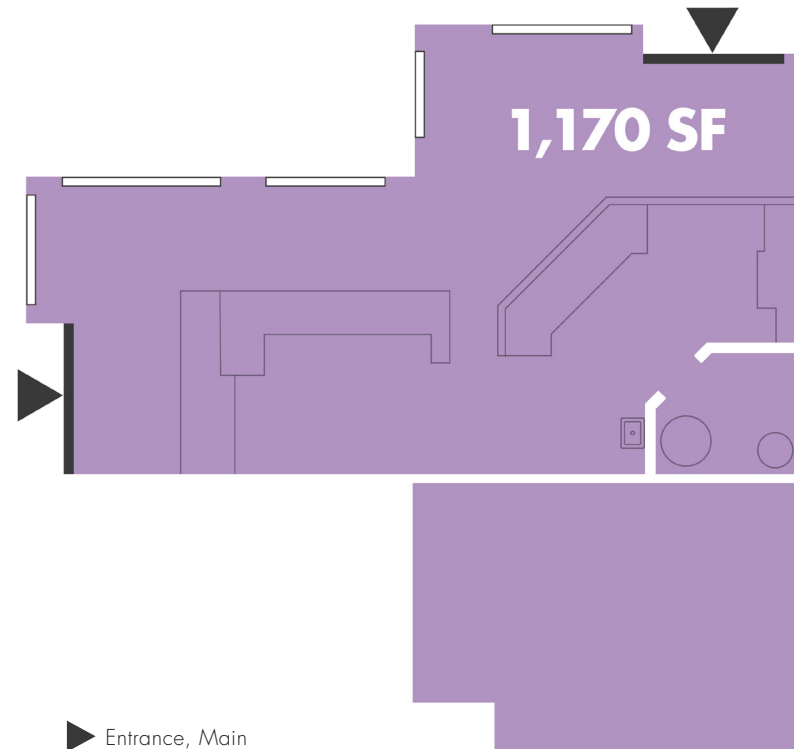
2nd Generation Restaurant with Large Patio



#439 | 1,170 SF

Expansive Corner Patio
Fully built out restaurant with FF&E

- Constructed in 2023
- Type 1 Hood
- Efficient build out with full kitchen and bar
- Indoor / outdoor + bar seating
- Corner patio facing the Bay



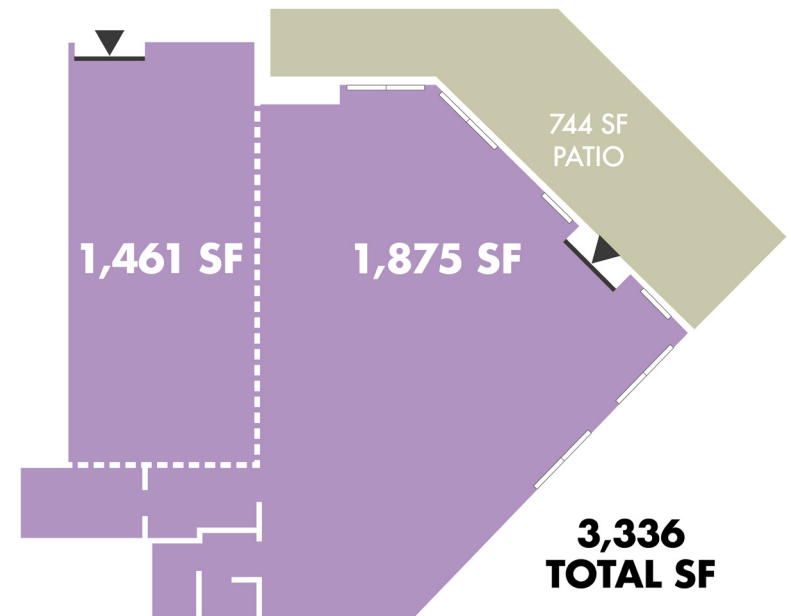
2nd Gen Retail + Patio | Endless Possibilities For Restaurant, Bar, Entertainment



#409 | 3,336 SF | 2nd Gen Retail

Demisable To Two Units | 1,461 SF and 1,875 SF
Patio | 744 SF | Fully built out retail

- Expansive, open floor plan
- High ceilings, natural light
- Restrooms
- 744 SF Patio
- Limited FF&E included



▶ Entrance

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CHROMATA
RETAIL



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