

# 2021-2023 BROADWAY

OAKLAND | Restaurant / Bar Opportunities Available



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**CHROMATA**  
RETAIL

- **1,750 SF | BAR**

Rebrand a 2nd Generation bar with a new concept

- **6,000 SF | RESTAURANT/BAR**

Bring a new restaurant/bar/lounge concept, working with ownership to complete buildout

The Uptown area is enticing and vibrant, renowned for its live music venues and theatres, art galleries, cafes, creative meeting spaces and per a Conde Nast recognition (October 2024), some of the best dining options and bars in the Bay Area. Billed as the arts and entertainment district of Oakland, it lives up to its reputation, especially during the boisterous Art Murmur on First Fridays with art, street vendors and impromptu events.

The prettiest art may be the Art Deco buildings themselves, like this property, with the crown jewels of Oakland being the show stopping Fox Theatre and, right next door, the famous Paramount Theatre that brings world-class comedians, musicians, performances and speakers!

### Two exciting opportunities for experienced operators in Uptown Oakland!



▶ Entrance



#### SPENDING

\$1.6M by overnight visitors



#### BEST FOOD CITY

Ranked #1 by Condé Nast Traveler



#### ART GALLERIES

36 Galleries



#### TRANSIT SCORE

81 Excellent



#### BIKE SCORE

93 Very Bikeable



#### WALK SCORE

99 Walkers Paradise



## PROPERTY SUMMARY

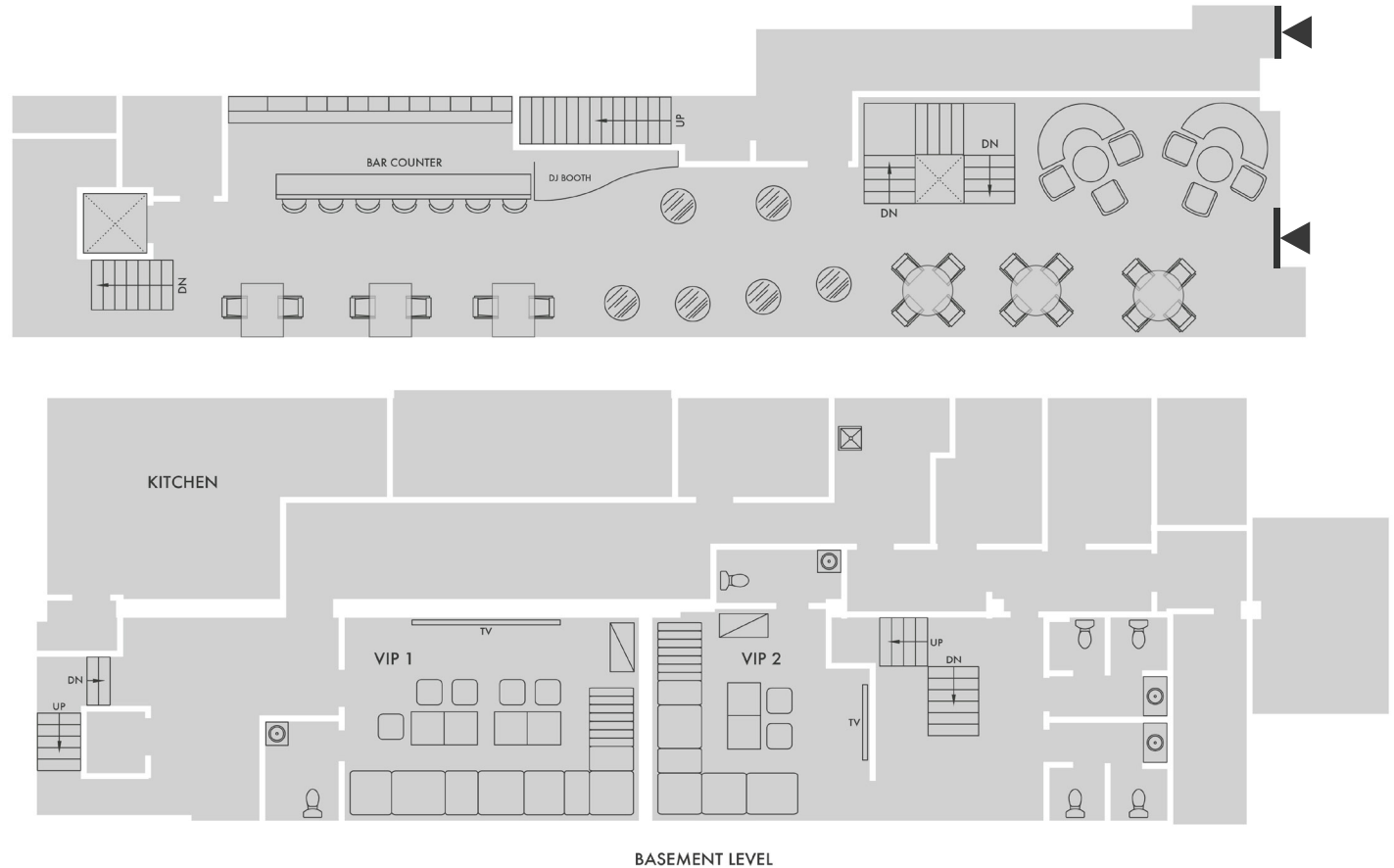
### 2021 BROADWAY

2,000 SF + 4,000 SF BASEMENT

Build-out is already underway for this soon-to-be gorgeous, two level restaurant/ bar and lounge! Light-filled, with high ceilings and original concrete walls, this will be ready for final finishes to make it a unique concept space.

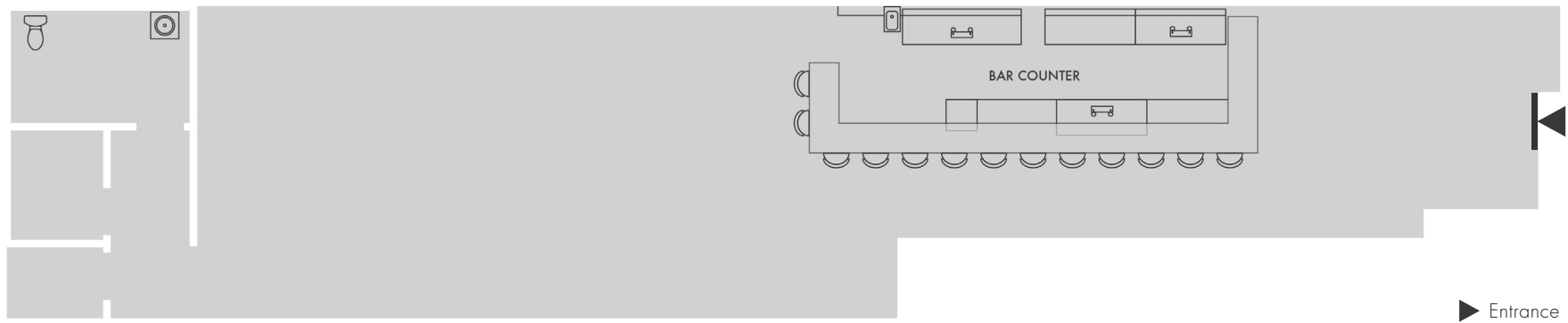
It will be fully completed with:

- Elevator
- Full kitchen with Type 1 hood & Walk-In
- Private dining rooms
- Full bar
- Lounge seating / dining area
- Four restrooms
- All utilities stubbed



▶ Entrance

### 2023 BROADWAY 1,750 SF



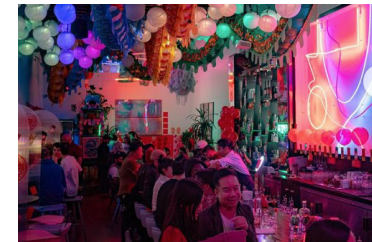
Second- Generation bar with high ceilings is ready for a new vision! Comes with a 20+' long counter, new restrooms in the rear and storage areas. Updated utilities may be designed per new concept plans.



DREXL - 382 19th St.



HELLO STRANGER - 1724 Broadway



VIRIDIAN - 2216 Broadway

RETAIL & RESTAURANTS

- Paramount Theatre
- Fox Theatre
- Moxy Hotel
- Kinfolx
- Night Heron
- Itani Ramen
- Bar Shiru
- Xolo Taqueria
- Dope Era
- Hello Stranger
- Drexl
- Gold Palm
- Bicycle Coffee
- The Halal Guys
- Shawarmaji
- Ikes Love & Sandwiches
- Kapor Center
- Paramount Theatre
- Uptown Station
- Viridian
- Agave Uptown
- Tierra Mia Coffee



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