



OAK KNOLL

OAKLAND, CA



ABOUT THE PROJECT  
MASTER PLAN  
RETAIL SITE PLAN  
PHASING PLAN  
RENDERING  
TRADE AREA  
RETAIL AERIAL  
DEMOGRAPHICS  
DESIGN INSPIRATION  
HISTORY  
CONTACT

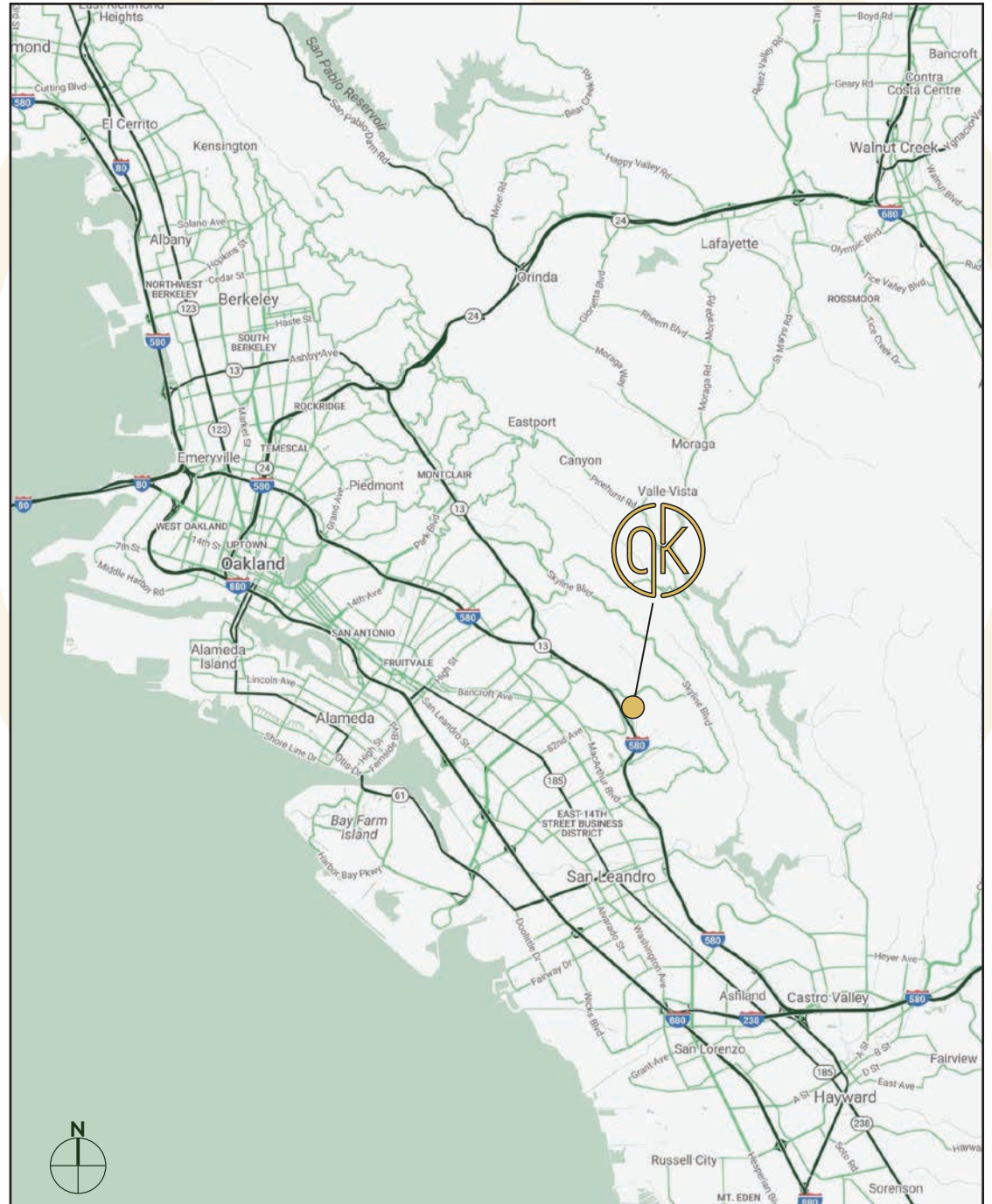
\*Click Menu Items for Fast Navigation



# ABOUT

Nestled at the base of Oakland's southern foothills, Oak Knoll is located on the site of the former U.S. Naval Hospital. The new 187-acre community will feature over 900 new residences, a community center, biking and walking trails and a 72,000 square foot neighborhood center. By blending history and innovation, the property has now been reimagined to become a community that is both vibrant and eclectic, yet encompasses a small town feel a la neighborhoods such as Montclair, Piedmont and Claremont.

The Oak Knoll Shopping Center will provide a unique setting to serve the growing East Oakland Community, featuring a grocer and neighborhood serving retail and restaurants. The center's design will incorporate thoughtful outdoor space and places to gather. Currently there are only two full-service grocery anchored shopping centers serving the Oakland Hills – Lincoln Square and Montclair Village – both located east of the Highway 13 junction.





# OAK KNOLL MASTER PLAN





# SITE PLAN



**Grocery**  
25,000 SF

**Retail 1**  
2,500 SF

**Retail 2**  
1,500 SF

**Retail 3**  
5,000 SF

**RX**  
12,000 SF

**Restaurant 1**  
2,000 SF

**Restaurant 2**  
1,000 SF

**Restaurant 3**  
2,500 SF

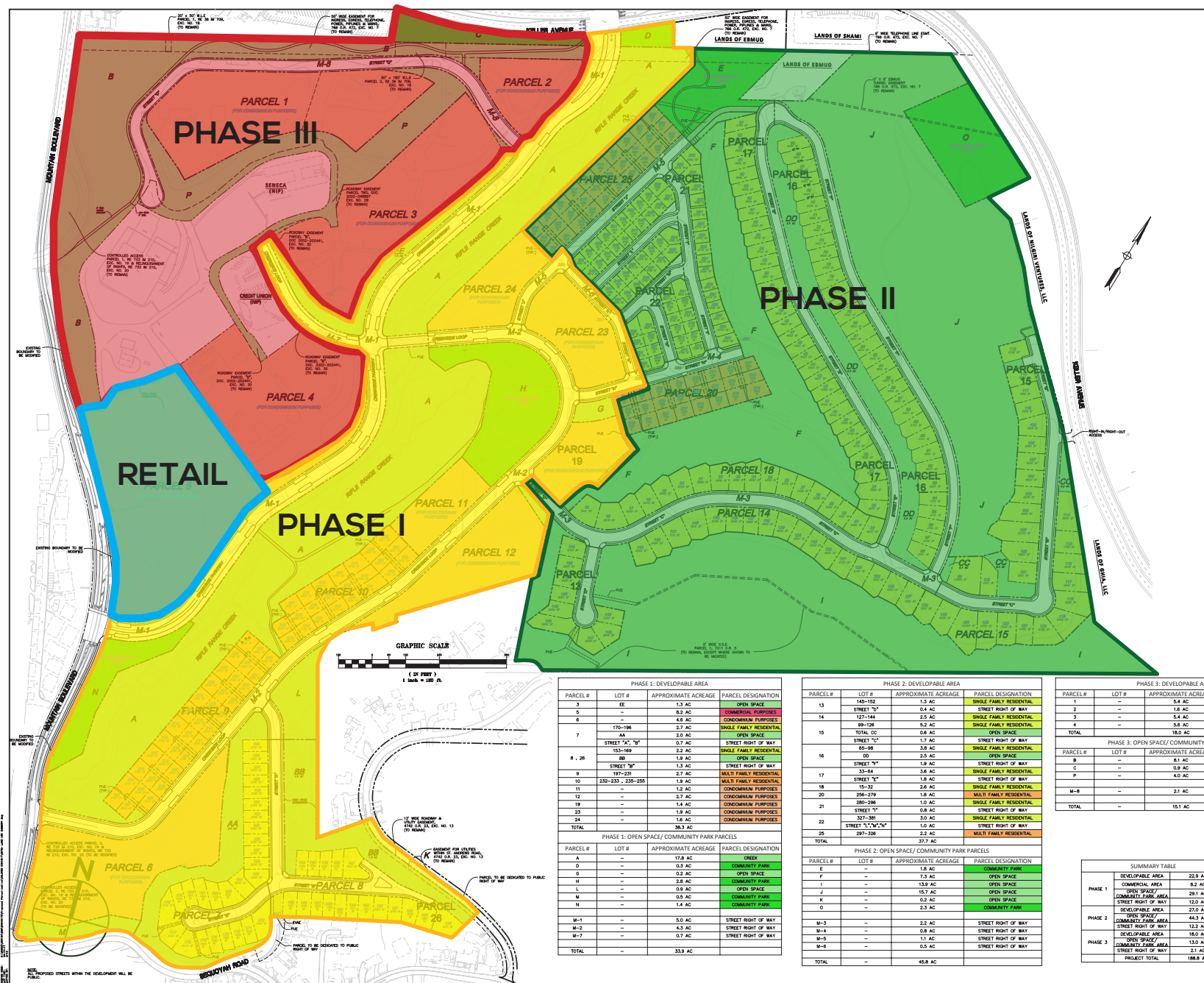
**Restaurant 4**  
3,000 SF

**Restaurant 5**  
1,000 SF + Outdoor Patio

**Child Care**  
10,000 SF



# PHASING PLAN





# GROCERY STORE RENDERING





# TRADE AREA

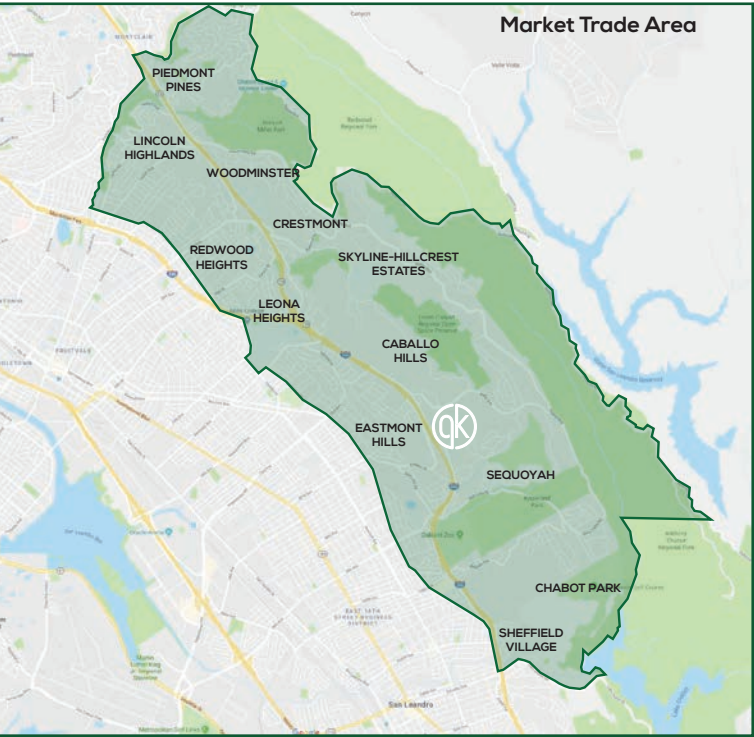




# TRADE AREA OVERVIEW







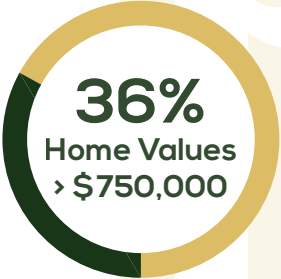
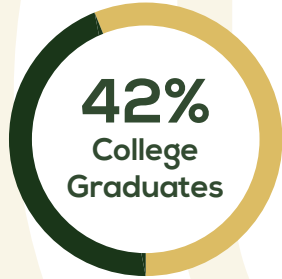
# Household Retail Spending

Households within a 3-mile radius are spending **\$1.59 Billion on Retail**, and \$3.36 Billion in total annually.



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	Market Trade Area
Pop.	14,120	153,785	336,273	56,935
AHHI	\$115,499	\$94,315	\$105,121	\$151,261
Est. HH	5,426	50,156	111,781	22,264



**TRAFFIC**  
I-580 averages 168,000 CPD driving by the site.

**TIME TO FLY**  
Oak Knoll Community is conveniently located just six miles from Oakland International Airport. Jet in or jet out with ease.

**HOME VALUES**  
Home Prices are trending upwards, Oakland being one of the most popular spots for new homes in the Bay Area.

**OPPORTUNITY**  
Highway 13 and this stretch of I-580 is one of the few remaining under-served markets in the East Bay.



# DESIGN INSPIRATION





# HISTORY OF OAK KNOLL

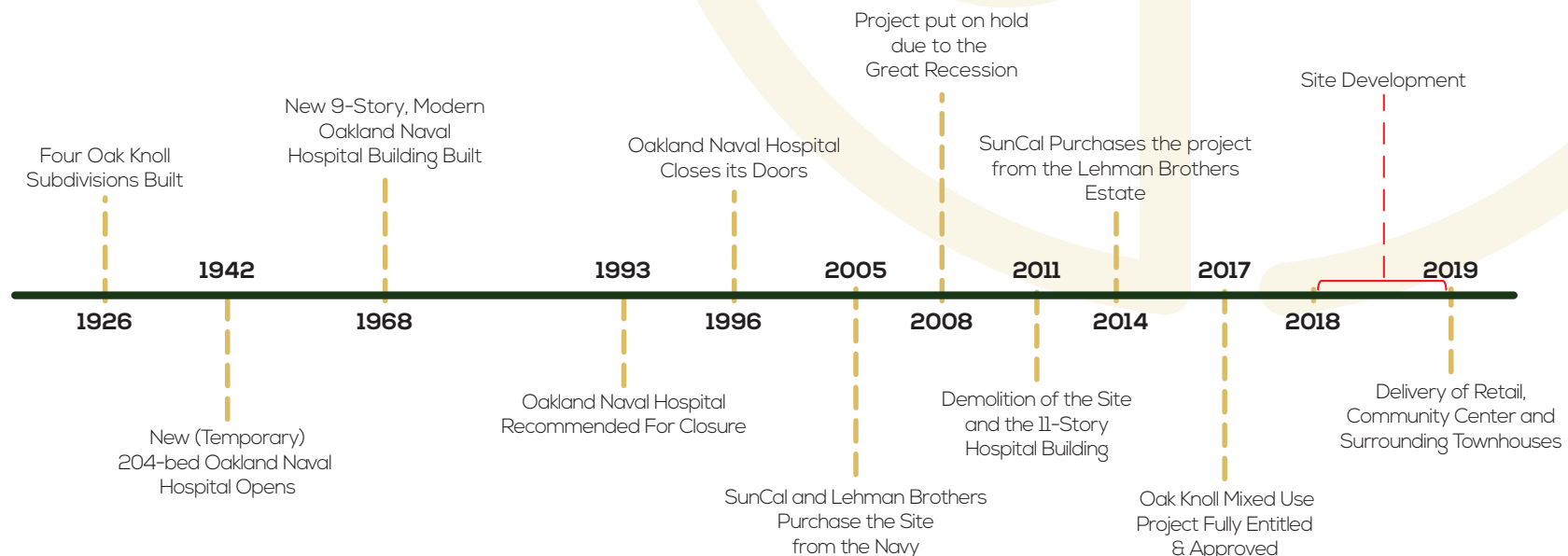
For nearly a century the Oak Knoll property has enjoyed wide-varied history. In the 1920s the property served as a recreation center for golfers and families alike. Four subdivisions were underway that would become Oak Knoll Golf Course and Country Club.

Twenty years later, the site transitioned into a 204-bed Naval Hospital and for 54 years the medical facilities treated thousands of patients from WWII, the Korean War and Vietnam. A new 9-story modern hospital facility was commissioned to replace the existing hospital structures on June 29, 1968. The medical center and hospital remained open to serve Vietnam and Korean War veterans and wounded prisoners of war as they returned home.

In 1993, under the Base Realignment and Closure Commission (BRAC), the Naval Hospital was recommended for closure and was subsequently closed in 1996. For the last twenty years, the Oak Knoll property has sat vacant and deteriorated almost to the point of no repair; the charm that once filled the property completely gone.

In May, 2014, SunCal breathed new life into Oak Knoll with the purchase of the property from the Lehman Brothers estate. The project is back on track and well on its way to becoming a signature community.

Today, SunCal and Arbor Capital Partners are excited to be a part of the transformation of this unique property. Spread over 187 acres, the proposed development includes 72,000 square feet of retail, over 900 new homes, 67 acres of open space, biking and walking trails, a restored creek and several art installations.







OAK KNOLL

OAKLAND, CA

Hilary Parker  
415.292.7200  
hparker@retailwestinc.com

AJ Schrader  
415.292.7200  
aj@retailwestinc.com

retail*west*