

A photograph of a modern, multi-story hotel building with a curved facade. The building is primarily grey with large windows. The top floor features a balcony with a "COURTYARD BY MARRIOTT" sign. The ground floor has a mix of glass and solid wall sections, with a small entrance area. The building is located on a street corner with a street sign for "9th St" and "Broadway".

# COURTYARD BY MARRIOTT

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988 BROADWAY  
DOWNTOWN OAKLAND

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Micro Retail | 2nd Generation  
Three Units Available  
221 RSF | 251 RSF | 242 RSF

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**CHROMATA**  
RETAIL

**ADDRESS** 988 Broadway

**AVAILABLE SPACE** Unit #161 - 221 RSF | Unit #159 - 251 RSF | Unit #153 - 242 RSF

**RENTAL RATE** Negotiable / NNN

## NEIGHBORHOOD HIGHLIGHTS

Across from Oakland's largest hotel, the Marriott City Center is the Courtyard By Marriott, a smaller 160-room hotel that is ideally situated in the heart of Downtown, between charming Old Oakland and vibrant Uptown, just a few blocks from the beautiful waterfront at Jack London Square.

Surrounded by fantastic new restaurants, bars and specialty shops, including Swan's Marketplace, home to SF Chronicle's Best-Of foodie finds, all within a two block radius. Recent additions to Downtown include Bocanova, Highwire Coffee, Horn BBQ, Fitnesse Training Club, Chipotle and Rare Bird.

- Over 4,700 new residential units have been completed in the Uptown / Downtown/ Jack London area in recent years and several more new residential projects are in planning.
- 1 block to 12th Street BART Station & City Center of Oakland, 10 min BART ride to San Francisco and public parking lot attached to the hotel.
- Within walking distance to 6,000 residential units.
- Surrounded by office towers, including The Key Building with 320K SF leased to Credit Karma and UC Regents and 601 Clay, home to Blue Cross HQ.
- Over 400 new hotel rooms approved or proposed less than a mile from the property.
- Old Oakland Farmers' Market held every Friday.



## PROPERTY SUMMARY



## SPACE HIGHLIGHTS

The Courtyard Marriott is ideally situated between Old Oakland and bustling Chinatown, at the corner of 9th and Broadway and offers excellent retail visibility for service-oriented uses.

- Three micro-retail units:

Unit #161: 221 RSF | Highly visible corner location

Unit #159: 251 RSF | Entrance on 9th St, near corner

Unit #153: 242 RSF | Entrance on 9th St, next to hotel entrance

- High traffic Broadway corridor
- Amenity to the hotel guests and neighborhood
- Join other neighboring hospitality retail tenants, including Cafe Gabriela
- Only retail or service uses, no food & beverage concepts

## RETAIL &amp; RESTAURANTS

Marriott Hotel  
 Oakland Convention Center  
 Swan's Marketplace  
 Penelope  
 Square Pie Guys  
 Oeste  
 Modern Coffee  
 The Club at City Center  
 City Health Urgent Care  
 Highwire Coffee  
 Bocanova  
 Caffee by Mr Espresso  
 Horn BBQ  
 E14 Gallery  
 Friends of Oakland Public Library  
 Fitnesse Training Club  
 Nosso  
 Ratto's  
 Popoca  
 Cafe Gabriela  
 Sante Adarius  
 Blue Bottle Coffee  
 Sweetgreen



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