



BROADWAY GRAND RETAIL SPACE

CA • OAKLAND • UPTOWN



BROADWAY GRAND RETAIL SPACE

CA • OAKLAND • UPTOWN

ABOUT

LOCATED IN UPTOWN THE HOTTEST NEIGHBORHOOD IN OAKLAND!

BUZZING WITH ENERGY, UPTOWN IS THE ARTS & ENTERTAINMENT DISTRICT OF OAKLAND AND IS CHOCK FULL OF SIGHTS AND BITES AND IS AN IDEAL LOCATION FOR A SALON, DENTAL, MEDICAL, SPA, FITNESS, COWORKING, SERVICE PROVIDER OR RETAIL.

- Two spaces available – a 2,134 SF second generation dental/medical/spa and a 1,718 sf second generation salon.
- Broadway Grand is a 132-unit condominium complex with 20,000 sf of highly visible ground floor commercial space.
- Located at the busy signalized intersection where Broadway and Grand Avenue meet.
- Commute wise, a 5-minute walk from the 19th Street BART Station and just blocks away from the 880, 24, and 580 freeways.
- Surrounded by retail, business and residential
- Large, diverse trade area.
- Located in Oakland's arts district - close to the Fox and Paramount theaters.



JohnCumbelich
& Associates

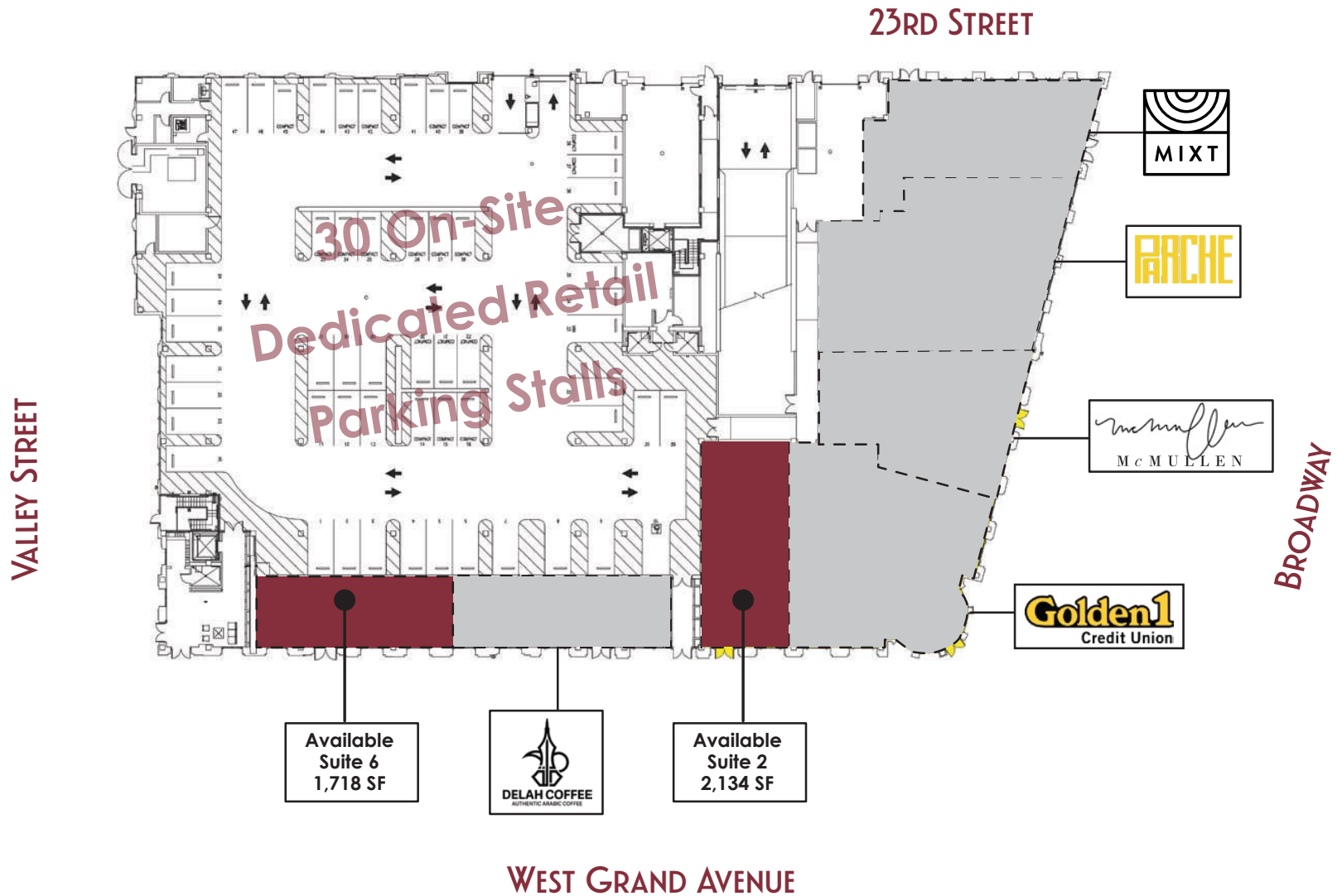
PARTNER **XTEAM**
RETAIL ADVISORS

CATHERINE MACKEN | CATHERINE@CUMBELICH.COM | 925.935.5400 x110
JOHN CUMBELICH & ASSOCIATES

BROADWAY GRAND RETAIL SPACE

CA • OAKLAND • UPTOWN

SITE PLAN



BROADWAY GRAND RETAIL SPACE

CA • OAKLAND • UPTOWN

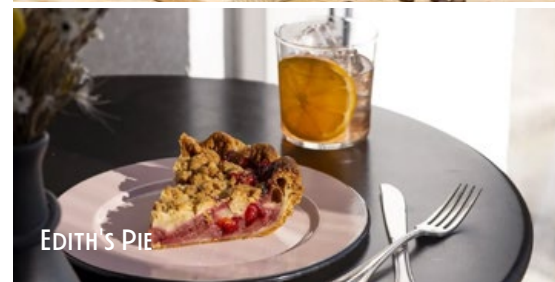
RETAIL PLAN OVERLAY



BROADWAY GRAND RETAIL SPACE

OAKLAND, CA • UPTOWN

GREAT NEIGHBORS!



JohnCumbelich
& Associates

PARTNER **XTEAM**
RETAIL ADVISORS

CATHERINE MACKEN | CATHERINE@CUMBELICH.COM | 925.935.5400 x110
JOHN CUMBELICH & ASSOCIATES

BROADWAY GRAND RETAIL SPACE

CA • OAKLAND • UPTOWN

RETAIL AERIAL



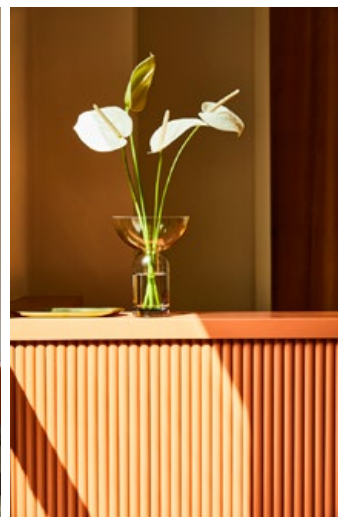
JohnCumbelich
& Associates

PARTNER **XTEAM**
RETAIL ADVISORS

CATHERINE MACKEN | CATHERINE@CUMBELICH.COM | 925.935.5400 x110
JOHN CUMBELICH & ASSOCIATES

AVAILABLE

430 W GRAND
SUITE 6 – 1,718 sf
2ND GENERATION SALON



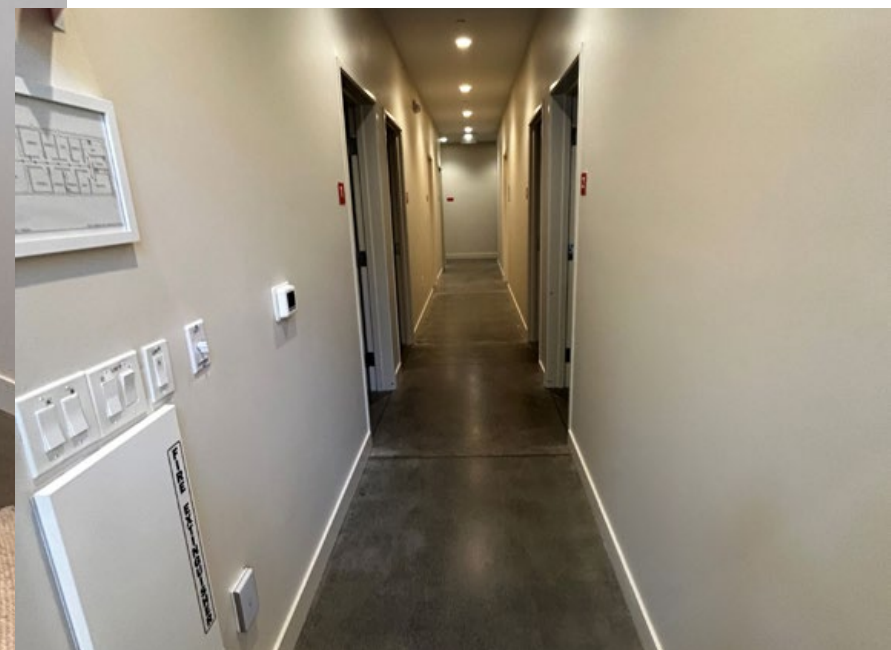
JohnCumbeLich
& Associates

PARTNER **XTEAM**
RETAIL ADVISORS

CATHERINE MACKEN | CATHERINE@CUMBELICH.COM | 925.935.5400 x110
JOHN CUMBELICH & ASSOCIATES

AVAILABLE

410 W GRAND
SUITE 2 – 2,134 sf
2ND GENERATION DENTAL



JohnCumbelich
& Associates

PARTNER **XTEAM**
RETAIL ADVISORS

CATHERINE MACKEN | CATHERINE@CUMBELICH.COM | 925.935.5400 x110
JOHN CUMBELICH & ASSOCIATES

BROADWAY GRAND RETAIL SPACE

THE BAY AREA



BROADWAY GRAND RETAIL SPACE

CA • OAKLAND • UPTOWN

OAKLAND, CA



HAVING EARNED THE TITLE "BROOKLYN OF THE WEST", OAKLAND IS ONE OF THE FASTEST EVOLVING URBAN AREAS IN THE REGION. THERE ARE 61,596 RESIDENTS, WITH AN AVERAGE ANNUAL HOUSEHOLD INCOME OF \$132,513 AND A DAYTIME POPULATION OF 87,257 WITHIN ONE MILE OF THE SITE

BROADWAY GRAND RETAIL SPACE

CA • OAKLAND • UPTOWN

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE	10 MIN DRIVE TIME
--	--------	--------	--------	-------------------------

POPULATION

2024 Estimated Population	61,596	286,462	522,484	206,033
2029 Projected Population	65,463	294,922	527,539	213,069
2020 Census Population	58,660	287,033	532,630	205,104
2010 Census Population	48,739	250,809	474,416	175,707
Projected Annual Growth 2024 to 2029	1.3%	0.6%	0.2%	0.7%
Historical Annual Growth 2010 to 2024	1.9%	1.0%	0.7%	1.2%
2024 Median Age	40	39	39	40
Adj. Daytime Demographics Age 16 Years +	87,257	238,859	404,657	192,277

HOUSEHOLDS

2024 Estimated Households	31,858	129,186	220,398	98,496
2029 Projected Households	33,728	132,524	221,773	101,541
2020 Census Households	29,282	122,398	212,981	92,918
2010 Census Households	25,308	110,913	197,297	83,118
Projected Annual Growth 2024 to 2029	1.2%	0.5%	0.1%	0.6%
Historical Annual Growth 2010 to 2024	1.8%	1.2%	0.8%	1.3%

RACE & ETHNICITY

2024 Estimated White	33.4%	39.0%	40.2%	41.0%
2024 Estimated Black or African American	23.0%	17.4%	14.8%	18.9%
2024 Estimated Asian or Pacific Islander	27.5%	25.8%	25.1%	23.6%
2024 Estimated American Indian or Native Alaskan	0.7%	0.8%	1.0%	0.7%
2024 Estimated Other Races	15.4%	17.0%	18.9%	15.9%
2024 Estimated Hispanic	14.3%	15.8%	18.2%	14.1%

	1-MILE	3-MILE	5-MILE	10 MIN DRIVE TIME
--	--------	--------	--------	-------------------------

INCOME

2024 Estimated Average Household Income	\$132,513	\$170,941	\$171,980	\$170,578
2024 Estimated Median Household Income	\$94,168	\$124,577	\$126,306	\$124,800
2024 Estimated Per Capita Income	\$69,655	\$77,794	\$73,316	\$82,397

EDUCATION (AGE 25+)

2024 Estimated Elementary (Grade 0-8)	6.9%	6.4%	6.2%	5.2%
2024 Estimated Some High School (Grade 9 -11)	4.8%	4.1%	4.0%	3.7%
2024 Estimated High School Graduate	13.7%	11.9%	12.0%	11.2%
2024 Estimated Some College	13.8%	13.2%	13.2%	12.7%
2024 Estimated Associates Degree Only	5.1%	5.4%	5.3%	5.0%
2024 Estimated Bachelors Degree Only	31.2%	32.0%	31.4%	33.7%
2024 Estimated Graduate Degree	24.5%	27.0%	28.0%	28.5%

BUSINESS

2024 Estimated Total Businesses	5,512	15,591	25,492	13,278
2024 Estimated Total Employees	67,335	157,321	239,461	134,692
2024 Estimated Employee Population per Business	12	10	9	10
2024 Estimated Residential Population per Business	11	18	20	16
2023 Estimated Residential Population per Business	24	33	39	

BROADWAY GRAND RETAIL SPACE

CA • OAKLAND • UPTOWN



FOR MORE INFORMATION

CATHERINE MACKEN

CATHERINE@CUMBELICH.COM

925.935.5400 x110

JohnCumbelich
& Associates

PARTNER **XTEAM**
RETAIL ADVISORS