

# 19<sup>th</sup> | harrison

301 19<sup>TH</sup> STREET | OAKLAND, CA



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**CHROMATA**  
RETAIL



**ADDRESS** 301 19th Street

**AVAILABLE SPACE** 3,780 SF

## NEIGHBORHOOD HIGHLIGHTS

Fantastic new 224-unit residential building in the Uptown District, adjacent to Lake Merritt, Snow Park and the bustling 19th Street shops and restaurants.

The seven-story 19th / harrison building is centrally located amongst office and new residential buildings and retail developments, as well as City of Oakland agencies and Alameda County offices.

With easy access to various public transit options as well as three public parking garages nearby, this would make a great amenity space for the community.

- 6,000 Residents within blocks
- 10.7M SF of Office in surrounding area
- Join other restaurants, bars, cafes and service uses
- 6.8M SF of office space with ¼ mile radius
- 4.3M SF of office space within 1 block
- Snow Park revitalization project



**SNOW PARK**



## SPECS

3,780 SF of prominent corner retail with floor to ceiling windows. Can Be Demised.  
Ceiling Height: 15' and 25' in double height area.

► Entrance, Main



### GAS

Natural Gas. 4", 0.2PSI stubout provided. Metering/pressure reducer by Tenant.



### WATER

2" cold water stub out provided. Hot water and metering by Tenant.



### HVAC

Mechanical units not provided. Intake and exhaust at façade, pathways in place.



### ELECTRIC

800amp, 120/280 volt, 4-wire, 3-phase.



### CHASE/VENT/SCRUBBER

12"x36" Type 1 shaft to roof, 1,500-5,500CFM flow rate.



### STOREFRONT SYSTEM

14' fixed storefront system on 1'-6" curbs.



### GREASE TRAP/INTERCEPTOR

2,500gal available with accessible curb cleanout. To be installed by tenant.



### TRASH

Private, ventilated and enclosed retail trash room provided.



### PARKING

No retail parking in garage. Neighborhood street parking available.





## RETAIL & RESTAURANTS

Oaklandish	Modern Coffee
Gus's Fried Chicken	ParLOUR
Awaken Cafe	Paramount Theater
Bar Shiru	19th St. BART station
Hello Stranger	Oakland Museum of California
Dope Era	Cathedral of Christ the Light
The Fox Theatre	Senor Sisig
The Hatch	Agave Uptown
Pin-Toh	Shawarmaji
Sobre Mesa	Dave's Hot Chicken
Cafe Van Kleef	The Melt
Itani Ramen	TrueBurger
Punch Down	Maya Halal Taqueria
Miranda	Café Uccello
Poke Parlor	Nature's Best Foods







## OFFICE

LAKE MERRITT PLAZA - 521k SF

LAKESIDE CENTER - 983k SF

PG&E BUILDING - 1m SF

1901 HARRISON ST. - 285k SF

1970 BROADWAY - 155k SF

UPTOWN STATION - 397k SF

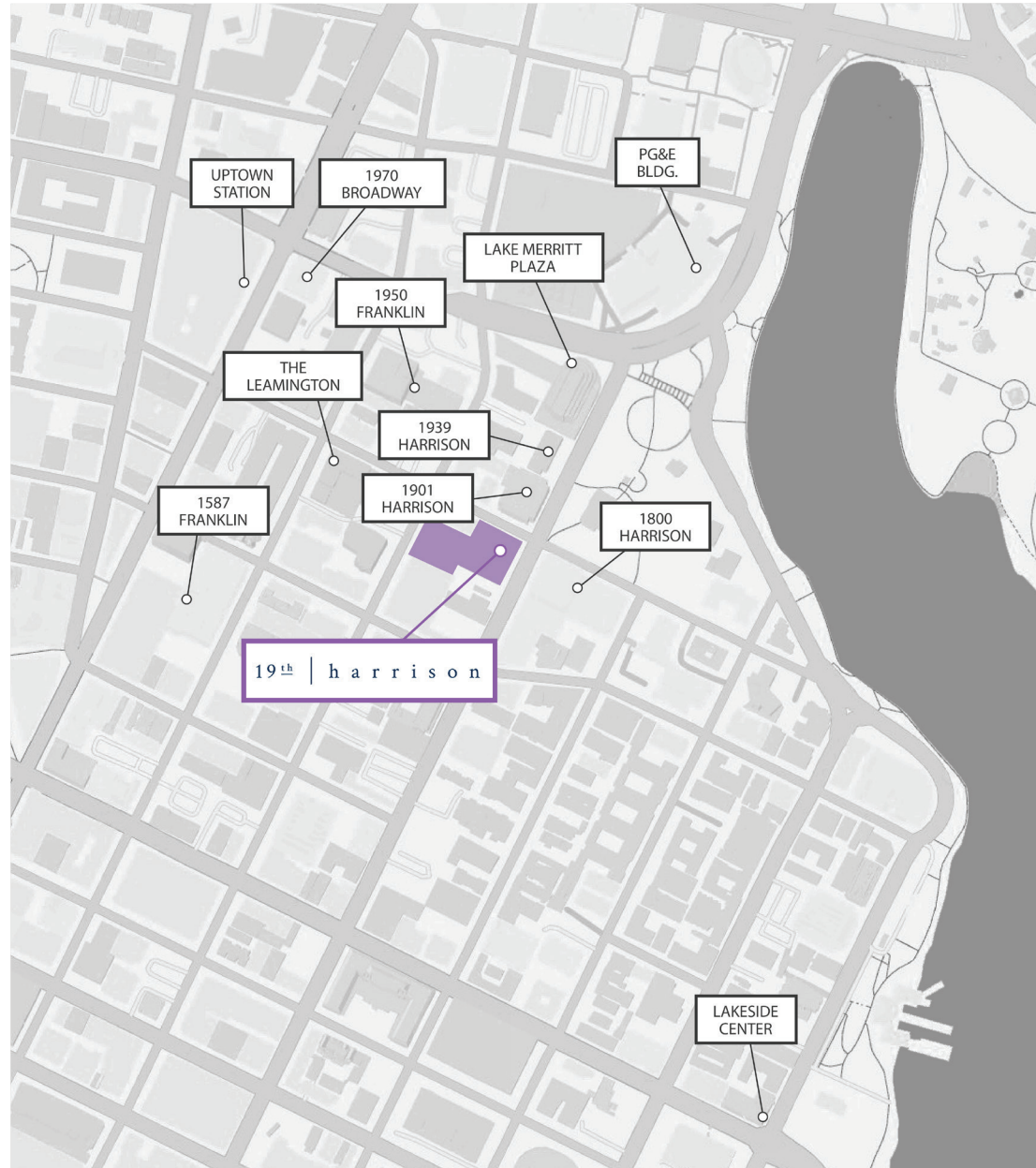
1587 FRANKLIN ST. - 532k SF

1950 FRANKLIN ST. - 446k SF

THE LEAMINGTON - 146k SF

1939 HARRISON ST - 94k SF

1800 HARRISON ST - 790k SF





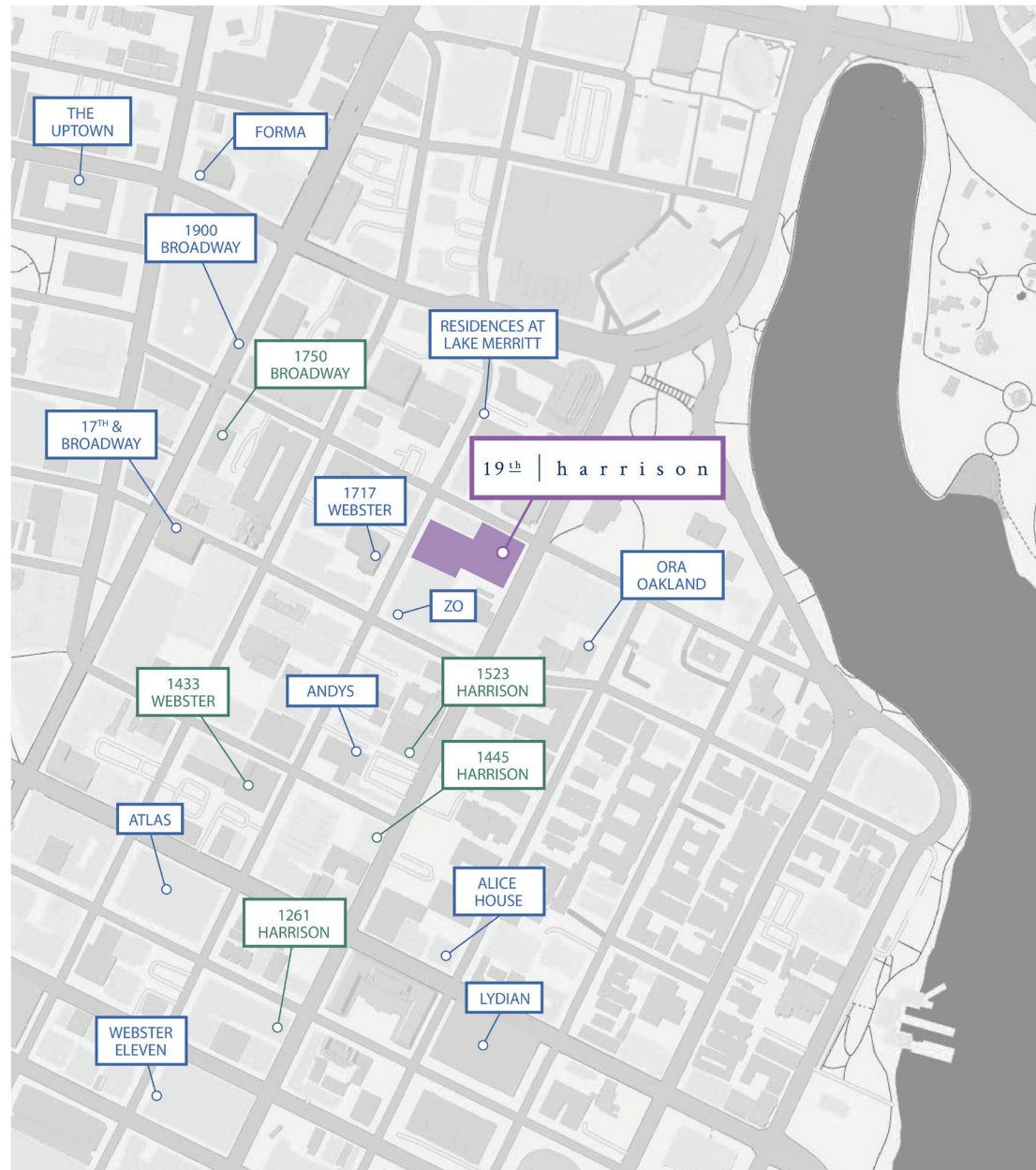
## RESIDENTIAL

### EXISTING

ALICE HOUSE - 76 units  
 17TH & BROADWAY - 254 units  
 ZO - 206 units  
 ORA OAKLAND - 74 units  
 ATLAS - 633 units  
 ANDYS - 222 units  
 WEBSTER ELEVEN - 333 units  
 LYDIAN - 261 units  
 1717 WEBSTER - 247 units  
 FORMA - 223 units  
 1900 BROADWAY - 452 units  
 THE UPTOWN - 665 units  
 RES. AT LAKE MERRITT - 173 units

### PLANNED

1750 BROADWAY - 307 units  
 1736 FRANKLIN - 108 units  
 1433 WEBSTER - 168 units  
 1523 HARRISON - 269 units  
 1445 HARRISON - 125 units  
 1261 HARRISON - 207 units







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