

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Chromata Real Estate, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

EXECUTIVE SUMMARY

Chromata Real Estate, Inc. is pleased to offer, on an exclusive basis, the opportunity to acquire a fee simple interest in the real property located at 2100 Broadway, Oakland, CA. This 8550 square foot, three-unit retail building is 100% leased to established local businesses in the Lake Merritt/Uptown area, one of the leading submarkets in the San Francisco Bay Area.

OFFERING BASICS

- Sales Price: \$3,875,000
- Rentable Area: +/- 8,550 SF (5,623 SF ground floor, 2,927 SF Mezzanine)
- Occupancy: 100% Leased, Three Tenants
- Lease Type: Multi-Tenant Gross Leases
- Weighted Average Lease Term: 6.18 years
- Scheduled Rent 2026: \$320,818
- Annual Rent Increases: CPI adjustments



INVESTMENT HIGHLIGHTS



PRIME LOCATION

In the heart of the Uptown district surrounded by Class A office towers & new apartment communities



STRONG DEMOGRAPHICS

Diverse, educated, strong earned income, densely populated



EXCELLENT VISIBILITY

Corner exposure on two corners: Broadway & Franklin St.



SOLID BUILDING

Well maintained, professionally managed & low maintenance building



RARE FIND

Hard to find smaller investment in the Central Business District



SUCCESSFUL TENANTS

Haus of Chefs, Marin's Cafe & Uptown Pediatric Dentistry



A GREAT INVESTMENT

Scheduled rent 2026: \$320,818

Forecast NOI 2026: \$223,876

Sales Price: \$3,875,000

Pro Forma Cap Rate: 5.75%



BUILDING INFORMATION

PARCEL NUMBER (APN): 8-650-7-1

ZONING: D-DT-C, S-13

LOT SIZE: +/- 5623

BUILDING SIZE: +/- 8550 sq. ft. (5623 ground floor, 2927 Mezzanine)

Street Frontage: 165' on 21st Street | 42' on Broadway | 29' on Franklin Street

Construction Type: III-B, non-sprinklered

Construction System: Wood framing

No. of Stories: One plus mezzanine

Year Built: 1922

Year Renovated: 1983

HVAC: Three Roof Mounted Units

Utilities: Water, Gas, Electricity

Sewer Lateral: Two, both replaced recently



TENANCY

400 21ST STREET | Leased to Marin's Kitchen & Coffee

GF 1,405 SF, Mezz 0 SF, Total 1,405 SF

410 21ST STREET | Leased to Haus of Chefs

GF 1,532 Mezz 426 SF, Total 1,958 SF

2100 BROADWAY | Leased to Uptown Pediatric Dentistry

GF 2,686 SF, Mezz 2,501 SF, Total 5,187 SF



ABOUT THE UPTOWN/LAKE MERRITT AREA — LIVE • WORK • PLAY

Uptown and Lake Merritt together form one of Oakland's most dynamic and desirable submarkets, defined by popular cultural institutions, diverse dining and nightlife, excellent transit access—at the 19th Street BART station—expansive waterfront green space, and a balanced mix of residential and commercial development. Collectively, they represent the heart of Oakland's urban core.

Uptown is a major employment center, home to prominent organizations such as Pacific Gas & Electric, Bay Area Rapid Transit (BART), Caltrans, Pandora, Everlaw, and the U.S. Department of Veterans Affairs. From 2020 to 2024, more than 5,000 new apartment units were delivered

across the combined Uptown and Downtown Oakland submarkets, reinforcing the area's role as a key residential hub. Landmark venues like the historic Fox and Paramount Theatres—along with art galleries, restaurants, bars, and nightlife—draw visitors from throughout the greater Bay Area.

Immediately east of Uptown, Lake Merritt serves as a scenic urban oasis anchored by a tidal lagoon surrounded by parkland and a popular 3.4-mile walking and biking path. The lake attracts residents and visitors alike for recreation, outdoor activities, and community events, further enhancing the submarket's strong live-work-play appeal.



DEMOGRAPHICS

POPULATION

	1 miles	3 miles	5 miles
2024	59,839	279,840	510,081
Median age	39.9	40	39.2

HOUSING

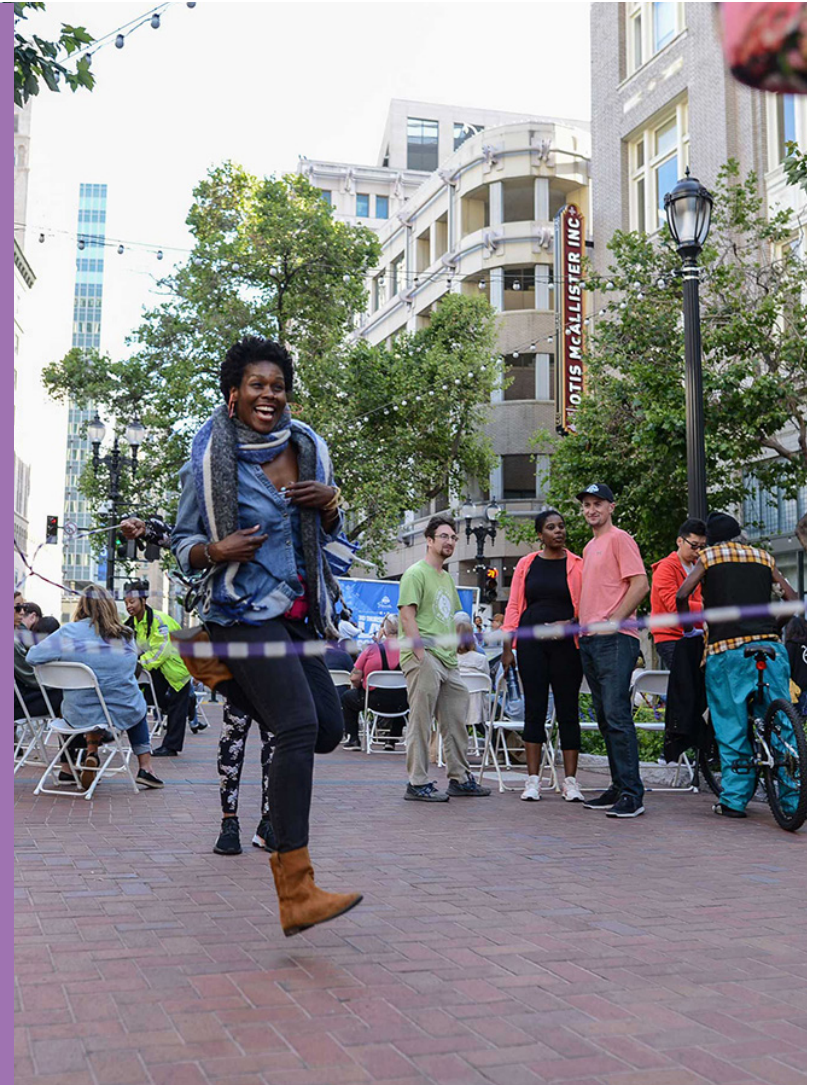
Median home value	\$780,469	\$1,010,949	\$1,029,604
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HOUSEHOLDS

2024	29,990	118,601	205,277
Owner	4,302	34,567	72,563
Renter	25,303	81,047	126,877
Total consumer spending	\$860.6M	\$4B	\$7.2B

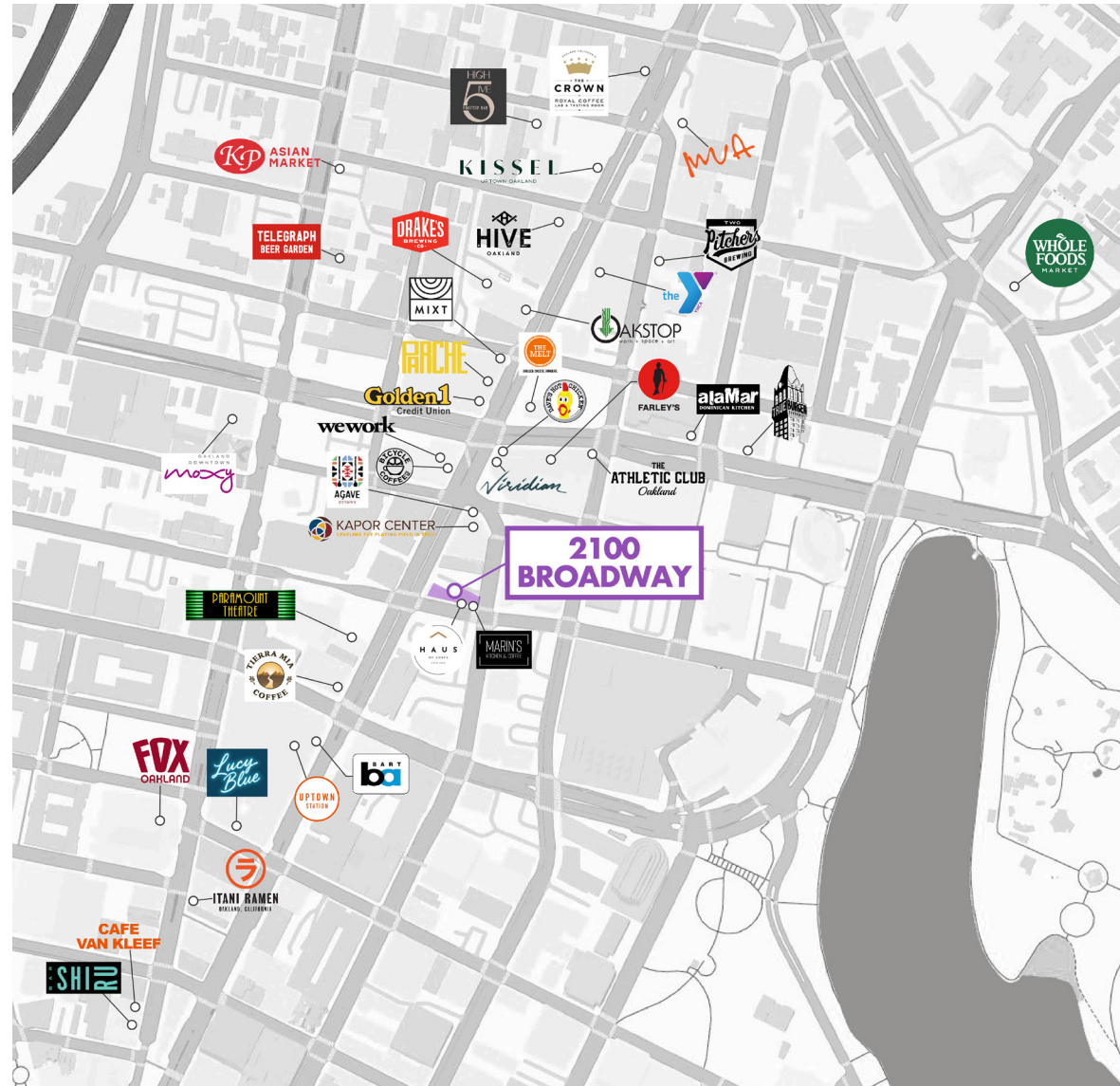
INCOME

Avg household	\$111,736	\$128,889	\$130,552
Median household	\$79,014	\$94,459	\$95,432



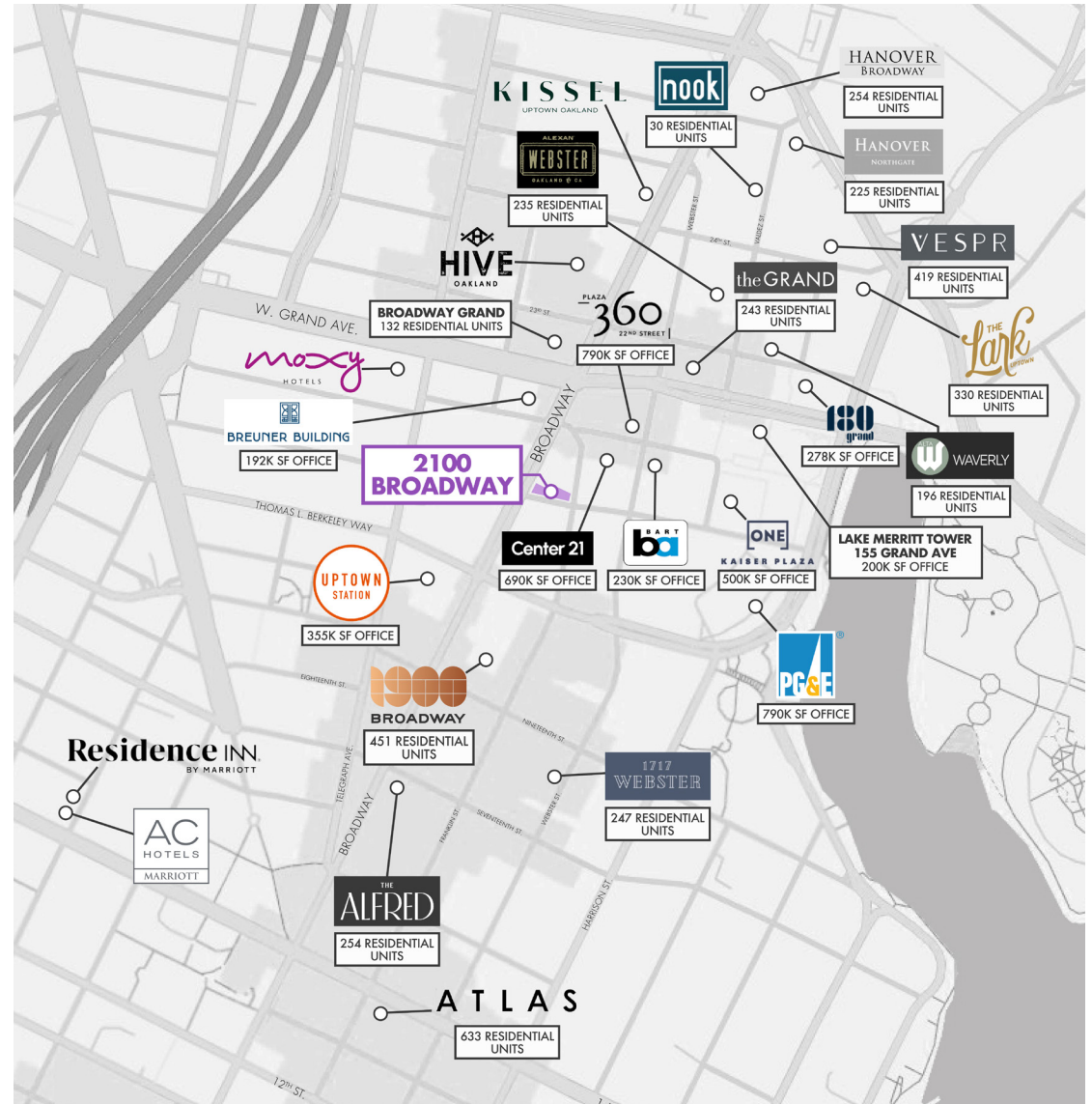
RETAIL & RESTAURANTS

- Fox Theater
- Telegraph Beer Garden
- Bar Shiru
- Oaklandish
- Awaken Cafe
- Cafe Van Kleeef
- Itani Ramen
- Paramount Theatre
- Hive Oakland
- Bicycle Coffee
- Kapor Center
- Paramount Theatre
- Uptown Station
- Viridian
- Agave Uptown
- Parche
- Lucy Blue
- Drakes Dealership
- The Melt
- Mixt Greens
- Oakstop
- True Burger
- Two Pitchers Brewing
- Dave's Hot Chicken
- Farley's
- A La Mar
- Mua
- Marin's Kitchen & Coffee
- Haus of Chefs
- The Crown Royal Coffee
- Tierra Mia Coffee
- High 5ive Rooftop Bar
- Oakland YMCA
- Whole Foods
- KP Asian Market



RESIDENTIAL, OFFICE & HOTEL

The Webster	180 Grand Ave
Nook	155 Grand Ave
Hanover Broadway	One Kaiser Plaza
Hanover Northgate	300 Lakeside
Vespr	2150 Webster
The Lark	Plaza 360
Alta Waverly	Center 21
The Grand	Uptown Station
1717 Webster	The Breuner Building
The Alfred	Kissel Hotel
Atlas	Moxy Hotel
1900 Broadway	Residence Inn



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CHROMATA
RETAIL

