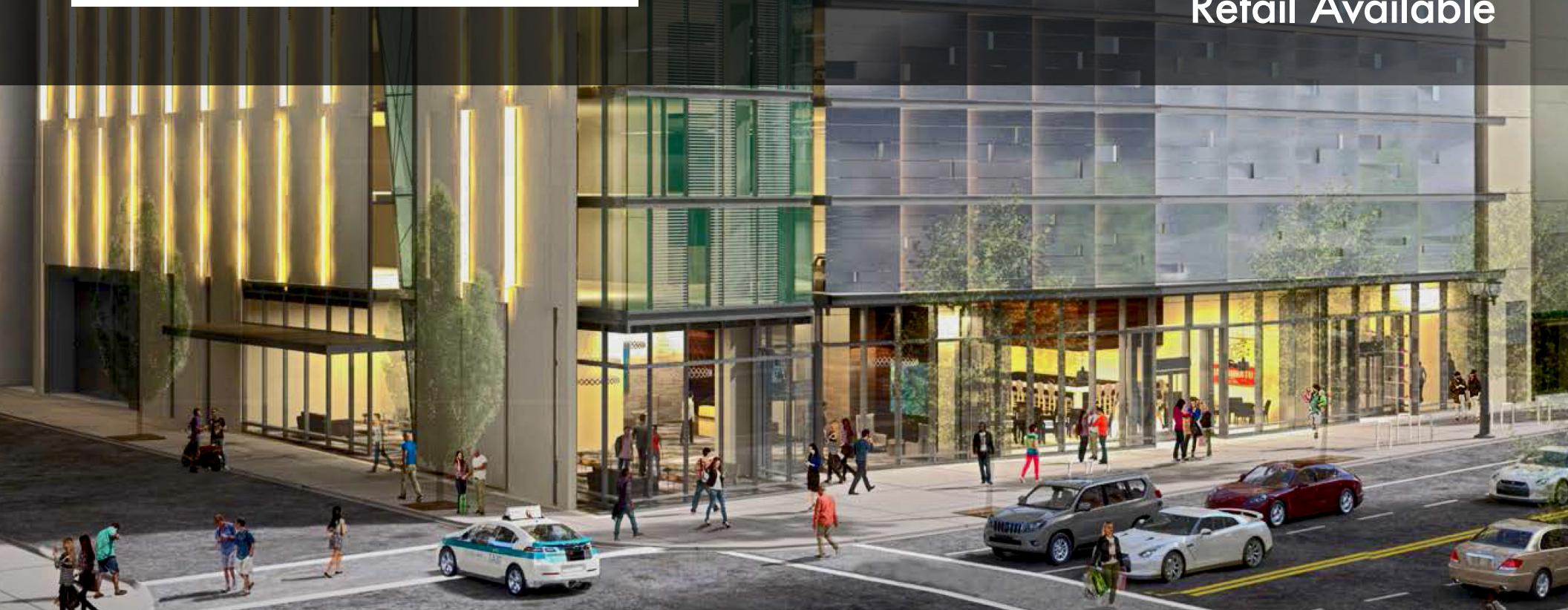


17th & Broadway

DOWNTOWN
OAKLAND

4,793 SF Prominent
Retail Available



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RETAIL

HIGHLIGHTS

Gorgeous new corner retail site available in Uptown Oakland!

17th & Broadway is one of Oaklands newest residential highrises and has a highly visible, all glass facade perfect for a fantastic retail use to make a splash on Broadway! Located just steps to 19th Street BART, a block from the Fox and Paramount theaters and surrounded by several new residential & office buildings, bringing thousands of new residents to the area.

- ±4,793 SF of ground floor corner retail space
- Located on busy traffic and pedestrian corridor, surrounded by dense daytime population
- All glass, floor to ceiling facade for maximum visibility
- Immediately adjacent to 19th Street BART Station, AC Transit, and other public ride options
- Three blocks from Uptown Station and Square's leased 300K SF offices
- Within blocks of the Fox and Paramount Theaters
- Over 3,500 new residential units and over 3.3 million square feet of new office space development within the surrounding blocks
- Daytime population / 10min drive: 168,407
- 2022 Estimated population / 10 min drive: 262,927



PROPERTY SUMMARY

SPECS



GAS
Natural Gas. 1.25" stub-out provided.
Metering/pressure reducer by Tenant.



WATER
1.5" 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
(3) 200amp in dedicated switchboard at
Level 2 Electrical Room. Conduits in place.



CHASE/VENT/SCRUBBER
26" grease duct to roof.



STOREFRONT SYSTEM
Approx. 5' fixed storefront system curbs.



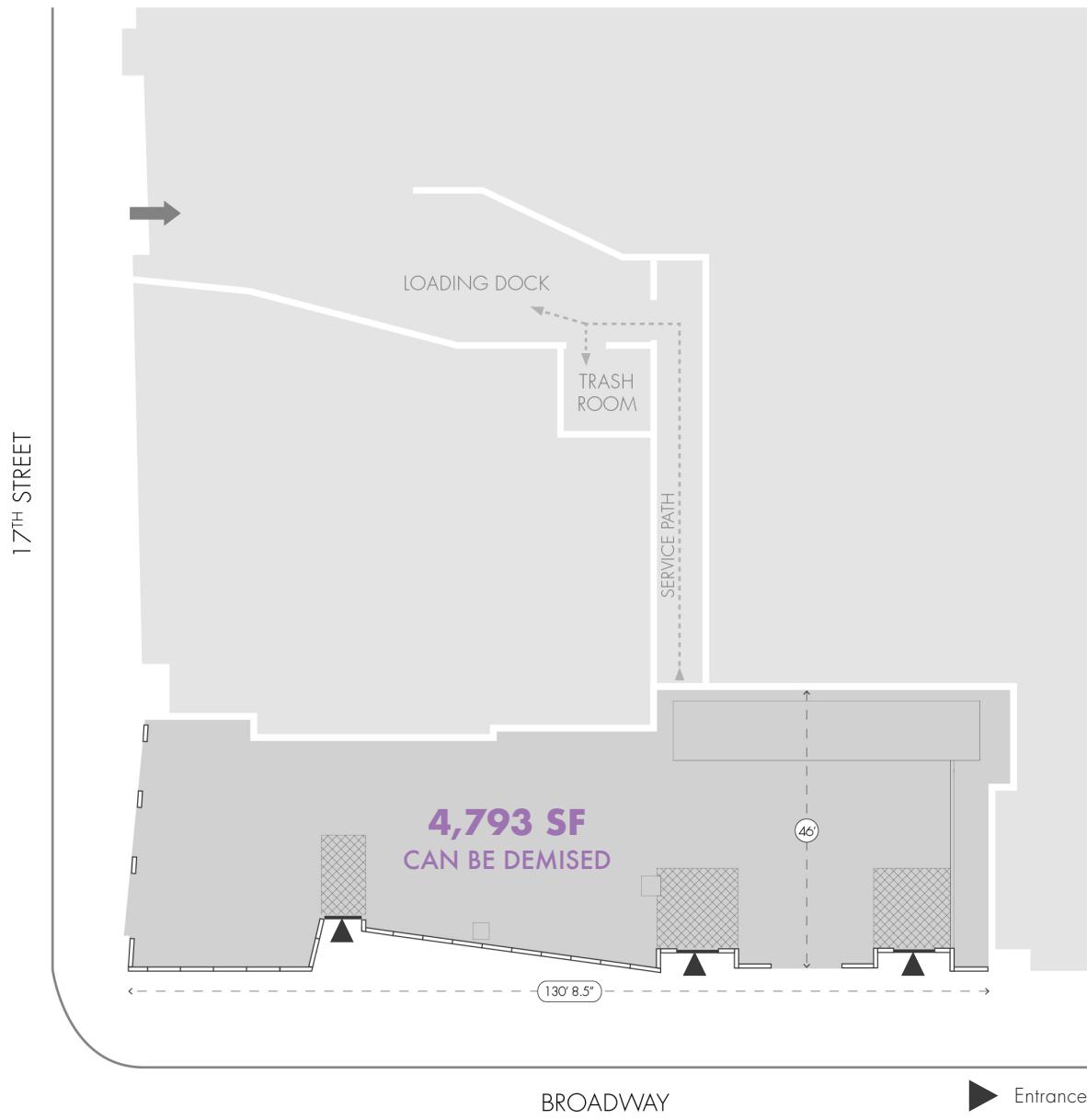
GREASE TRAP/INTERCEPTOR
1,500gal interceptor provided with
accessible cleanout.



TRASH
Private, ventilated and enclosed retail trash
room provided, 70' from retail.



PARKING
No retail parking in garage.
Neighborhood street parking available.





CBD Office SF: 10.6M



Spending: \$1.6M
by Overnight Visitors



Hotel Rooms: 4K
City-Wide



Theaters Host: 540K
Annual Visitors



CALIFORNIA REPUBLIC
Ranked: 3rd
in best downtowns



Transit Score: 89
Excellent Transit



Bike Score: 72
Very Bikeable



Walk Score: 99
Walkers Paradise



Annual Travelers: 1.1M



Restaurants: 93
Participating in
Restaurant Week



Daytime Pop: 216K
3-Mile Radius



Avg. Income: \$93K
per Household



103 Restaurants
40 Clubs & Bars



24+ Galleries
35 Major Attractions

IN THE NEIGHBORHOOD

RETAIL & RESTAURANTS

Oaklandish	Slug Bar
Modern Coffee	Sobre Mesa
Gus's Fried Chicken	Cafe Van Kleef
Awaken Cafe	Emporium
Bar Shiru	Make Westing
Hello Stranger	Itani Ramen
Dope Era	Punch Down
The Fox Theatre	Miranda
The Hatch	Crybaby
Pin-Toh	Burma Bear
Parlour	

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	48,562	262,927	504,888
Daytime Population	70,712	70,712	306,148
Avg. Household Income	\$61,929	\$89,066	\$96,883





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