

JOIN FANTASTIC TENANTS:



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2450 Valdez AND 27th & Broadway | OAKLAND, CA

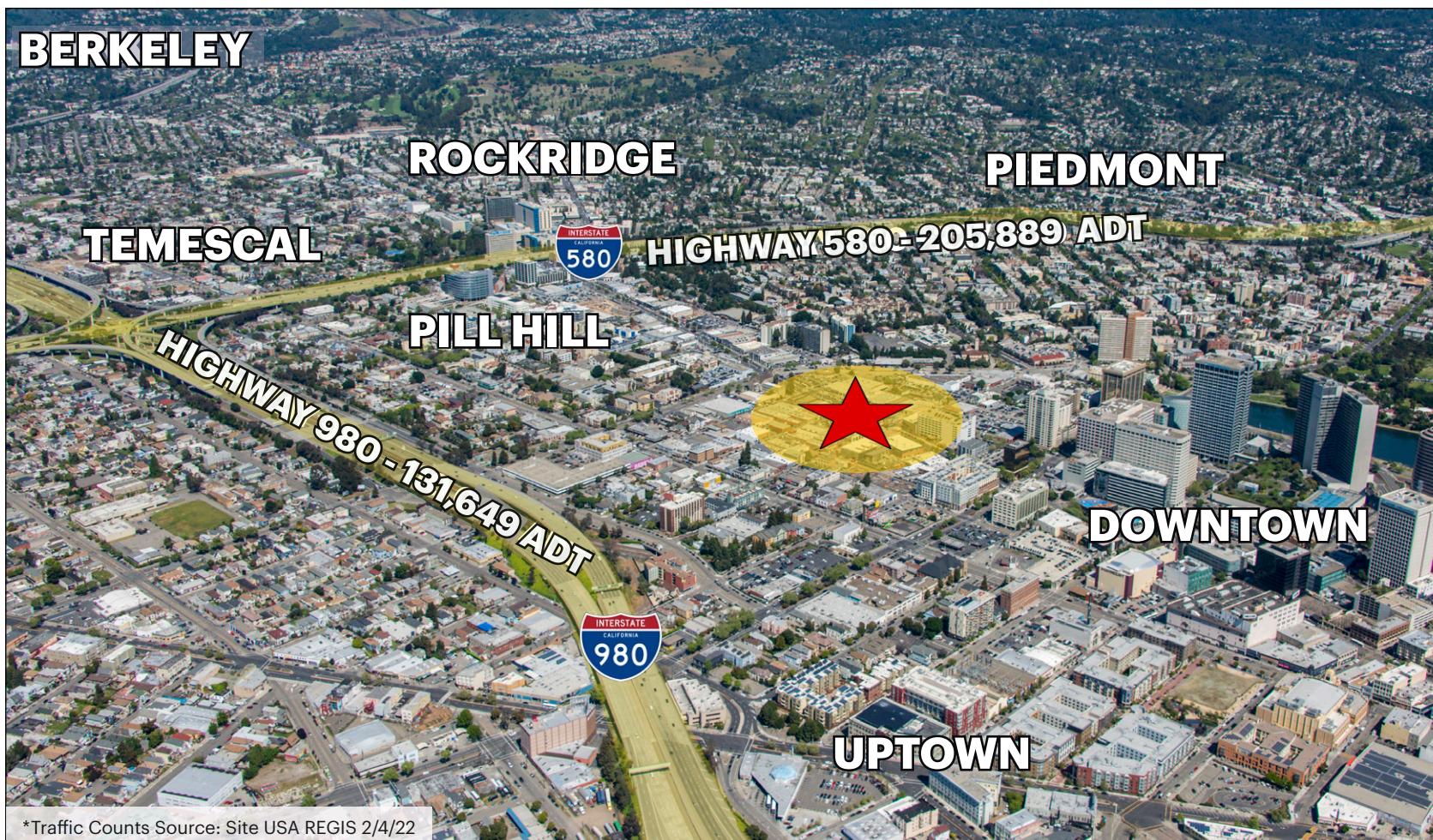
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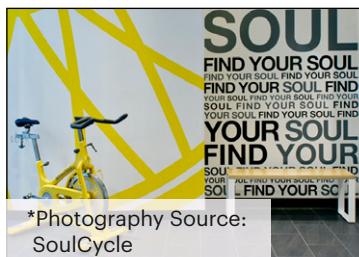
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*Traffic Counts Source: Site USA REGIS 2/4/22



*Photography Source: Modera Lake Merritt



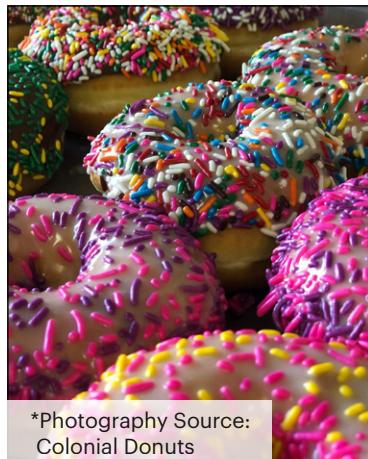
*Photography Source: SoulCycle



*Photography Source: The Fit Fork



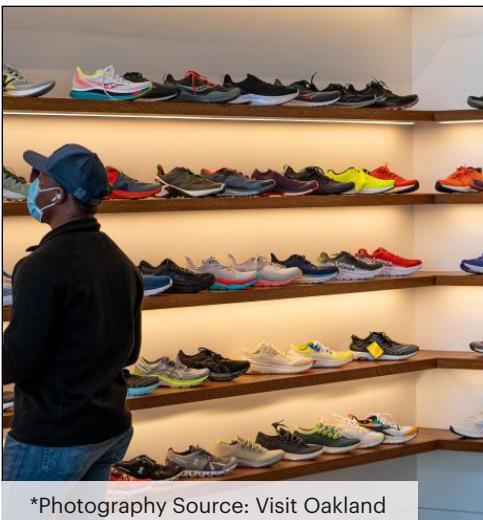
*Photography Source: Temescal Brewing



*Photography Source: Colonial Donuts



*Photography Source: Visit Oakland



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THE OVERALL PROJECT

2450 Valdez and 27th & Broadway are two buildings connected by two wide public patios with commissioned artworks, and wide reworked bike lanes.

Both are premier high density **residential developments** in the **heart of the Broadway Valdez District**, 4 Blocks from the **19th Street BART**.

The buildings include **±60,000 SF of ground floor retail** and **479 residential units**. The projects are at the bullseye of the Trade Area and have excellent **access** from I-980 and I-580 freeways, Multiple AC Transit bus lines; Free B shuttle that travels along Broadway Valdez District to Uptown, Lake Merritt, and Jack London Square.

IT'S A LIFESTYLE

Shop, play, live, and work with a special focus on establishing the area as a **retail destination**.

THE DISTRICT

The Broadway Valdez District Specific Plan articulates a new forward looking vision and planning framework that positions the area for growth and revitalization. It is about attracting **new investment, new businesses, and new development** to the area that will contribute to the transformation of this crucial segment of Broadway-Oakland's Main Street into a **vibrant, sustainable** and **economically prosperous district**.

2450 VALDEZ AND 27TH & BROADWAY

OAKLAND, CA



AREA DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	58,560	290,730	535,115
Avg. Household Income	\$103,697	\$133,872	\$133,508
Daytime Population	66,740	167,090	260,902

*Demographics Source: Site USA REGIS 2/4/22

PLAZA AND ART INSTALLATIONS

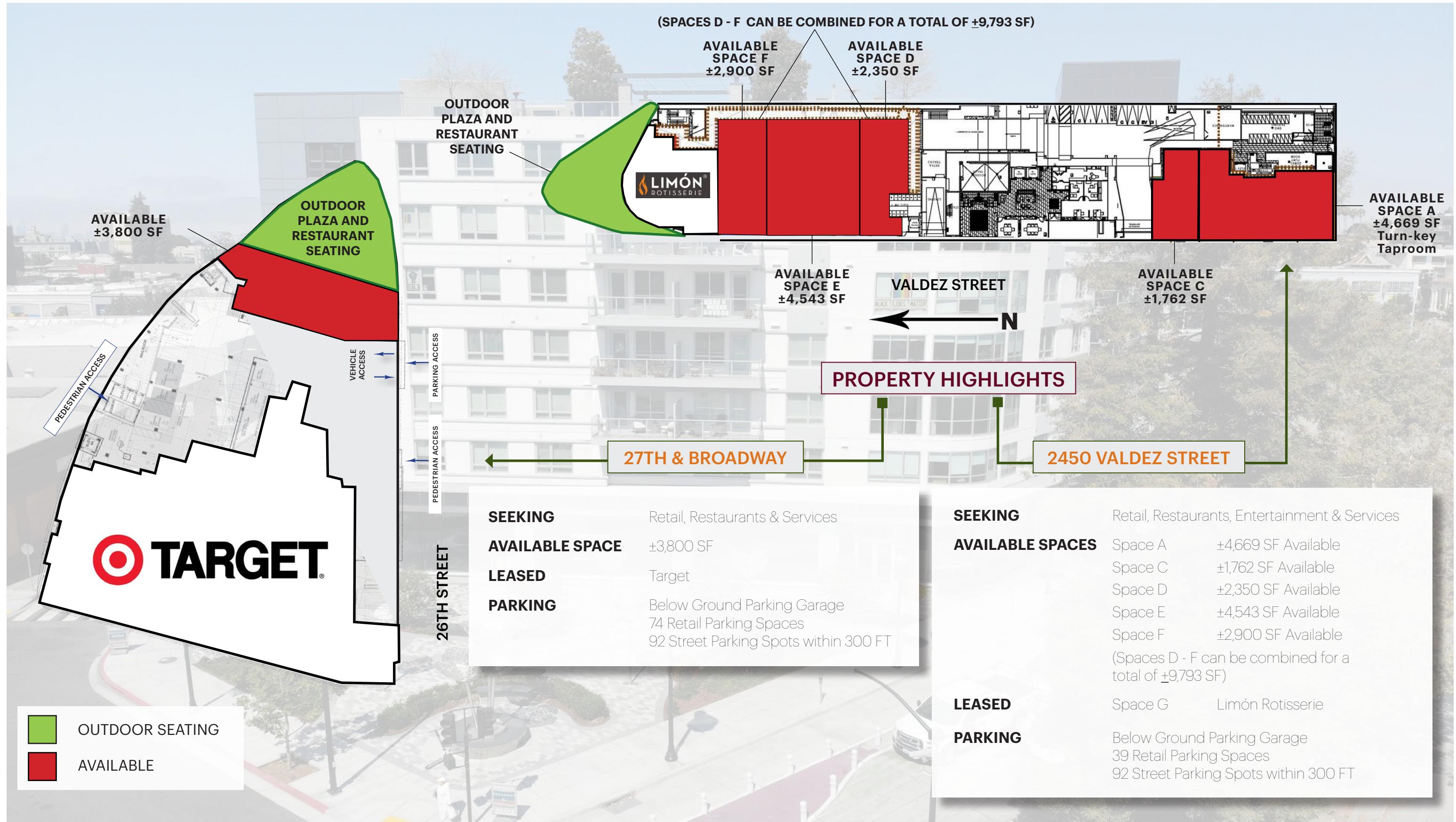
The expansive patio and landscaping make this a destination and meeting place. Art installations, which recall California poppies and the Oakland tree, have been commissioned for the plaza, and are lit at night by LED.



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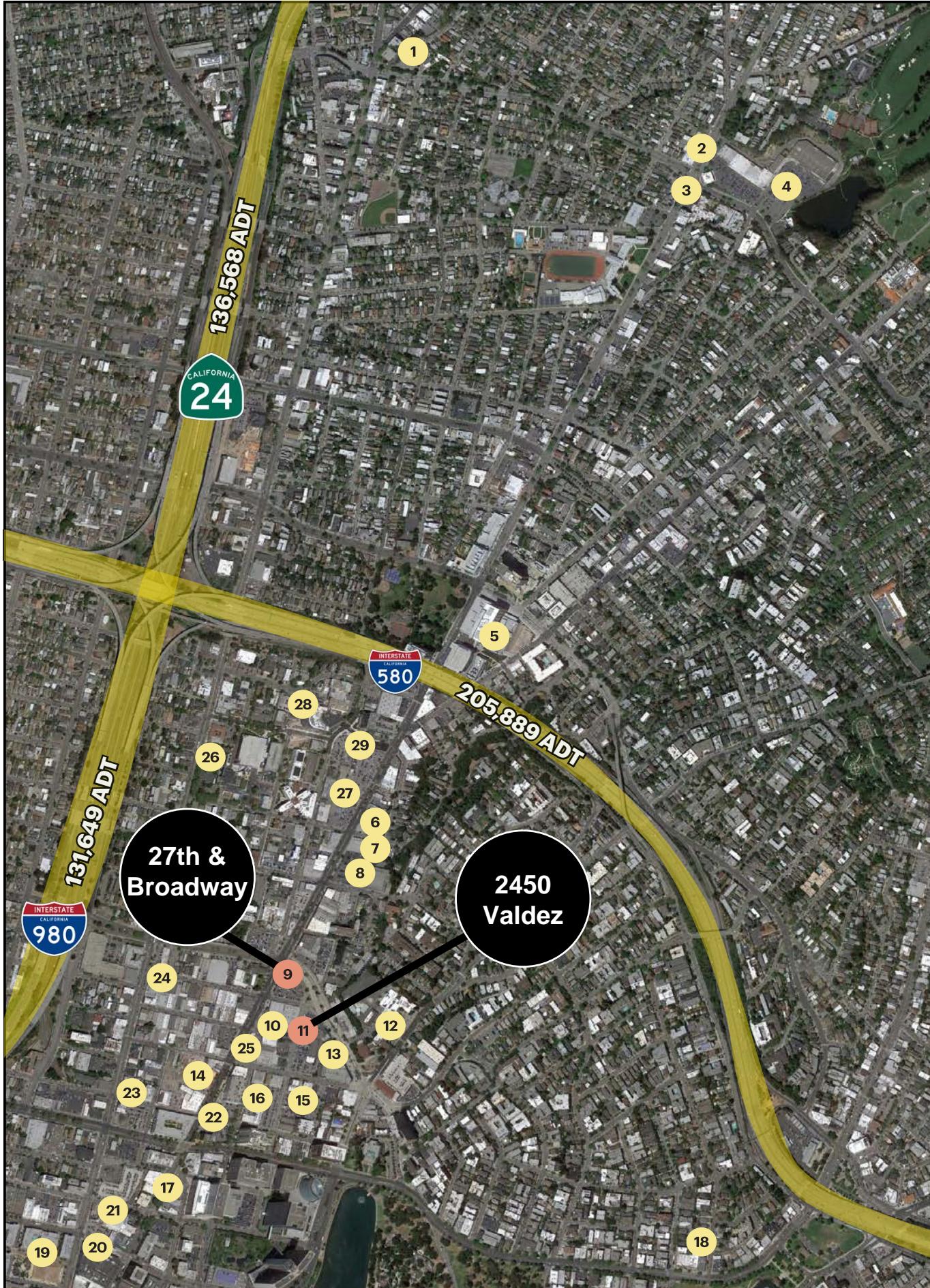
2450 VALDEZ AND 27TH & BROADWAY

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SUMMARY

- 22 new developments
- 2,950 residential units
- 650,402 SF retail

1	51st Telegraph (in planning) ± 200 residential units ± 25,000 SF commercial	11	2450 Valdez 224 residential units 24,465 commercial	21	Paramount Theater
2	Merrill Gardens 127 assisted living units 7,800 SF commercial	12	Whole Food Market	22	2270 Broadway 223 residential units 8,000 SF commercial
3	Temescal apartments 130 residential units 8,700 commercial	13	Entire City Block mixed use project	23	459 23rd Street 97 residential units 9,000 SF commercial
4	The Ridge 320,000 SF commercial	14	Broadway West Grand 105 residential units 8,500 SF commercial	24	2538 Telegraph 97 residential units 8,000 SF commercial 9,000 SF commercial
5	Kaiser Hopital 2,000 employees 1.36 billion in renovations	15	23rd & Valdez 193 residential units 31,000 SF commercial	25	The Villas at Auto Row (2 of 2) 62 residential units 9,700 SF commercial
6	128 residential units 8,000 SF commercial	16	2315 Valdez 235 residential units 15,000 SF commercial	26	Courthouse Condominiums 162 residential units 4,045 SF commercial
7	New CVS Pharmacy 2964 Broadway 26,312 commercial	17	Kapor Center 4 Floors with 4,400 SF commercial	27	Shops at Broadway Sprouts Farmers Market 36,000 SF commercial
8	Grocery Outlet	18	460 Grand Avenue 68 residential units	28	Alta Bates Hospital 2,624 employees
9	27th & Broadway 255 residential units 37,400 SF commercial	19	City of Oakland RFP Site Boutique Hotel Housing	29	3093 Broadway 432 residential units 22,000 SF commercial
10	The Villas at Auto Row (1 of 2) 212 residential units 20,100 SF commercial	20	Uptown Station Newberry Market 60,000 SF commercial		



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OAKLAND, CA

Two new premier mixed-use projects creating critical mass, at the epicenter of the Broadway Valdez district.

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