

JOIN FANTASTIC TENANTS:



2450
Valdez

27th &
Broadway



*Photography & Rendering Source: The Hanover Company

2450 Valdez AND 27th & Broadway | OAKLAND, CA

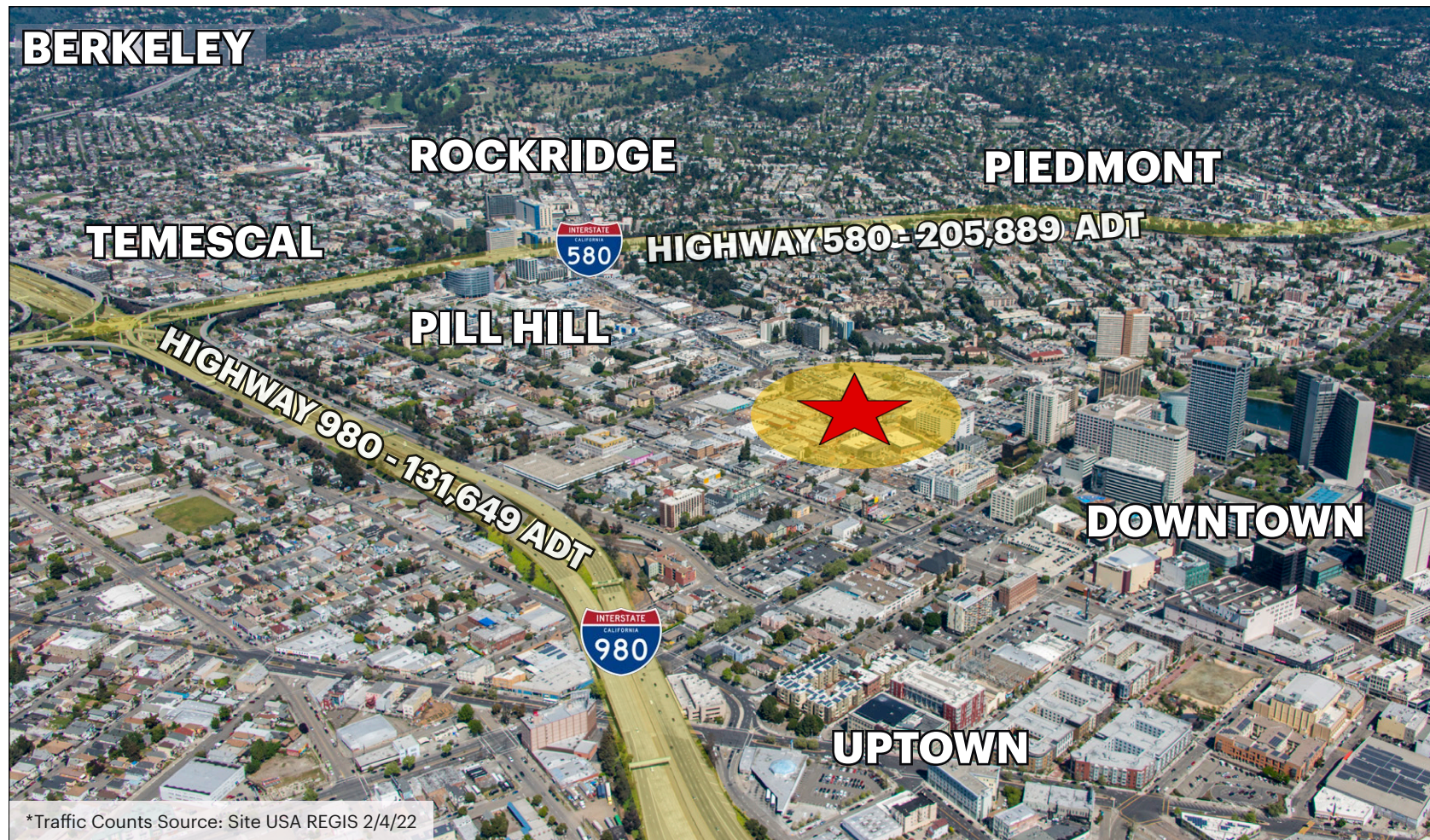
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2450 VALDEZ AND 27TH & BROADWAY

OAKLAND, CA

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**.

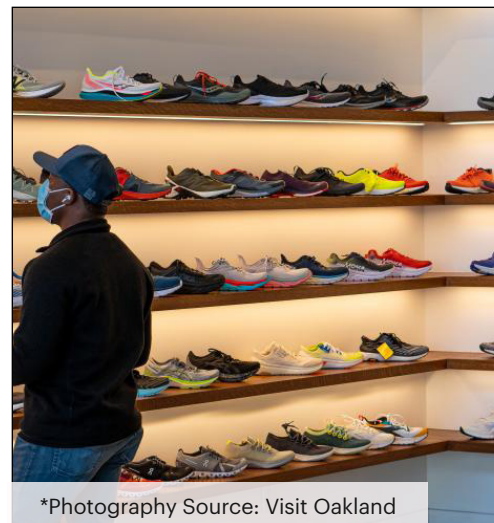
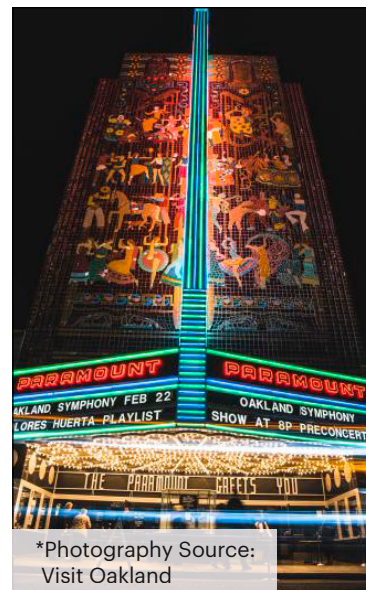
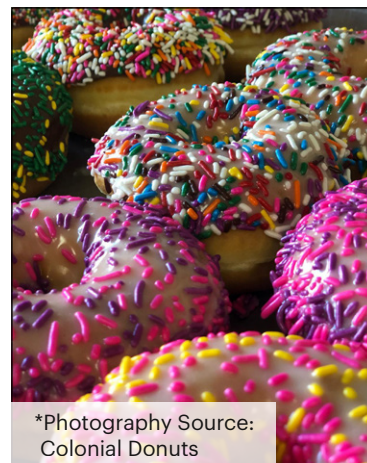
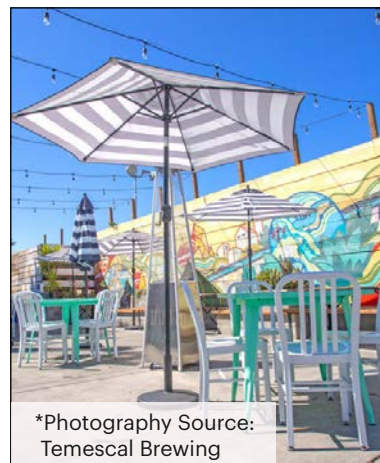
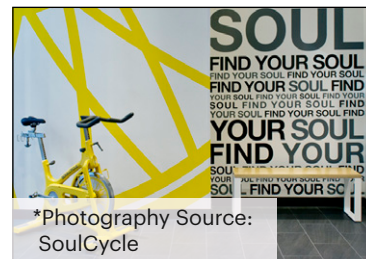
The buildings include **±60,000 SF of ground floor retail** and **479 residential units**. The projects are at the bullseye of the Trade Area and have excellent **access** from I-980 and I-580 freeways, Multiple AC Transit bus lines; Free B shuttle that travels along Broadway Valdez District to Uptown,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



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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

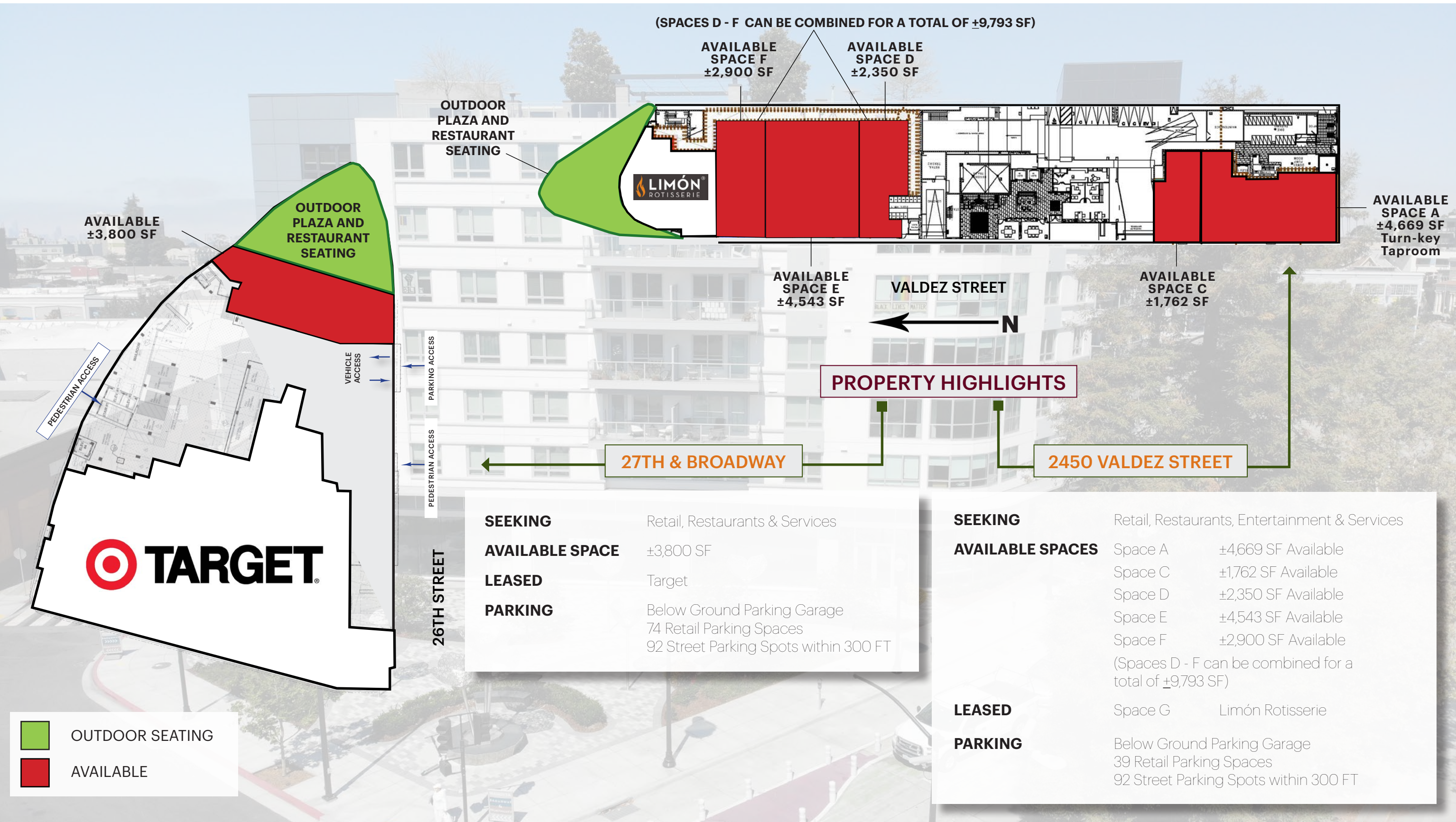
*Demographics Source: Site USA REGIS 2/4/22

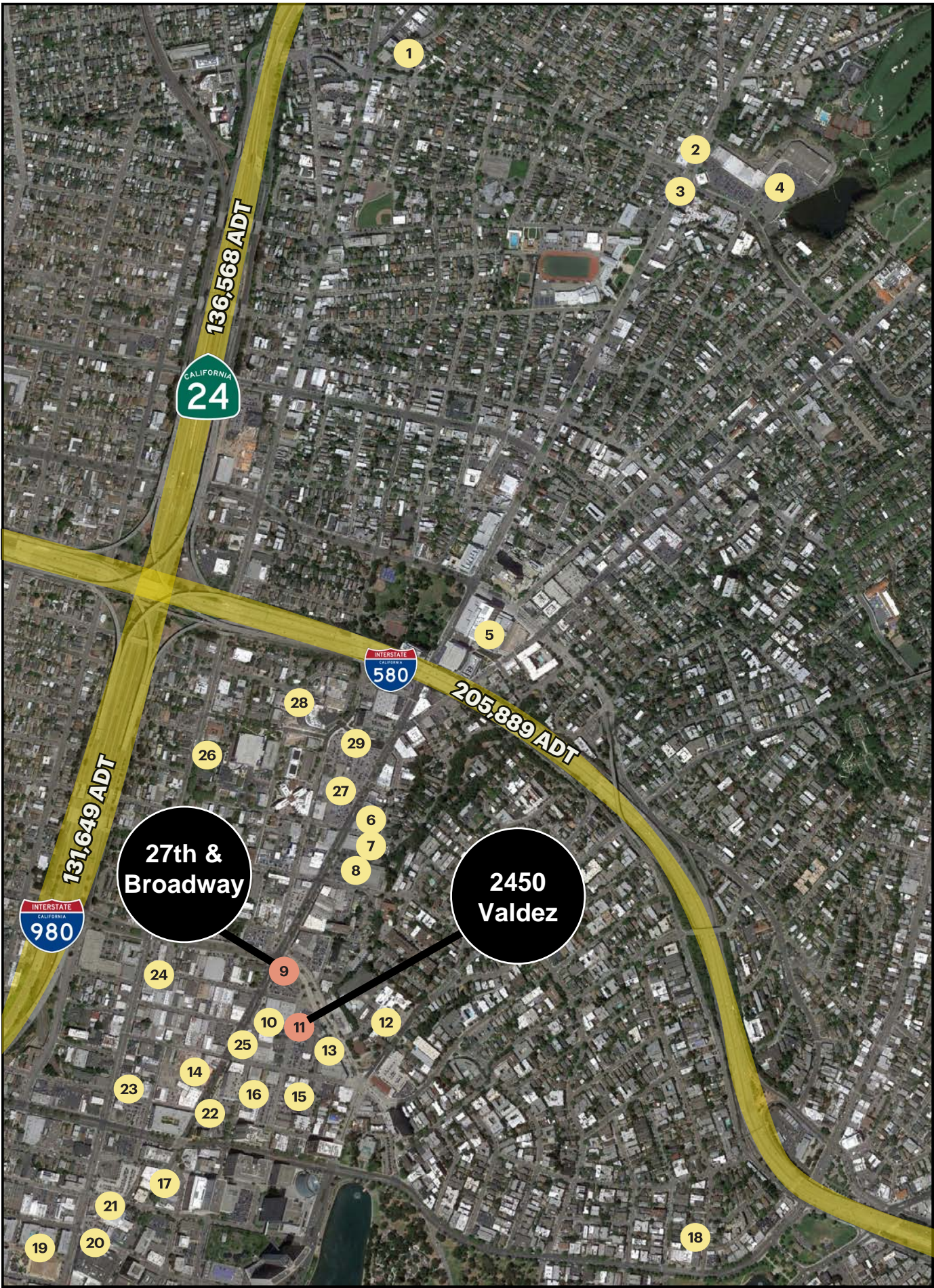
PLAZA AND ART INSTALLATIONS

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.



OAKLAND, CA





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

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