

# FOURTH STREET EAST

## 180 3<sup>RD</sup> ST. OAKLAND

701 SF Retail Opportunity Available



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**CHROMATA**  
RETAIL



**ADDRESS** 180 Third St., Oakland, CA

**AVAILABLE SPACE** 701 SF

**RENTAL RATE** Negotiable, NNN

## NEIGHBORHOOD HIGHLIGHTS

- Surrounded by thousands of residential units and 2 properties approved for construction of new apartments.
- Urban Wine Trail! Most of the wineries in the Trail are located right in the Jack London District! Check out favorites including Alta Vina, Brooklyn West and Rosenblum!
- This area is known for being very walkable, bike friendly and great nearby transit options.

## SEEKING RETAIL/SERVICE IN IDEAL JACK LONDON LOCATION

Fourth Street East presents a unique opportunity in Oakland's thriving Jack London Square Waterfront District. Sitting on two blocks of 4th Street between Jackson and Madison Streets, the buildings are a few blocks to Lake Merritt BART, Jack London waterfront and the Amtrak station. The waterfront district is a regional destination with walkable amenities, outstanding restaurants, and waterfront public space.



Walk Score: 94



Bike Score: 84

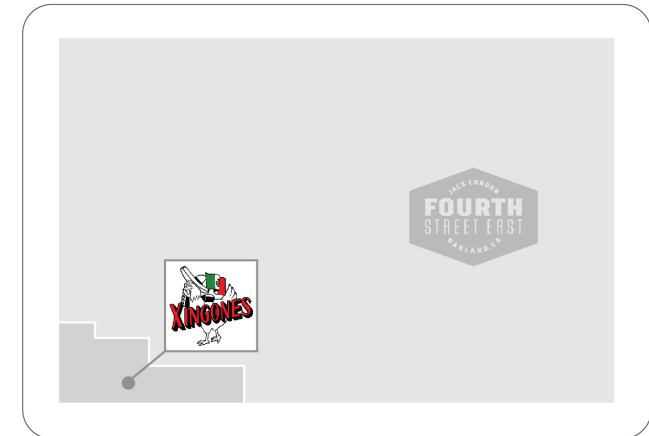


Transit Score: 87

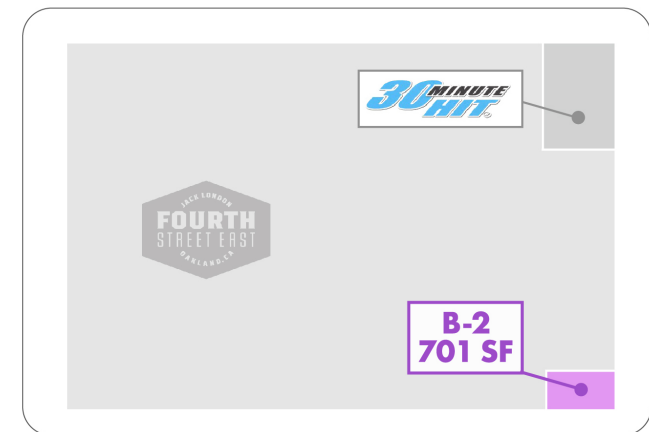


## PROPERTY HIGHLIGHTS

- 330 unit residential development
- 701 SF available
- 4 blocks to Lake Merritt BART and Amtrak stations
- Short walk to thriving Jack London waterfront: Farmhouse Thai, Plank, & Noka Ramen. Dave & Busters and Reem's CA opening early 2026!
- Steps to Xingones, Home of Chicken & Waffles and Good Vybes Brewing



FOURTH STREET



THIRD STREET





A dense urban population with a projected growth of approximately 8% in the next five years.

Trade area consumer spending is projected to grow nearly \$490,000 in the next five years.

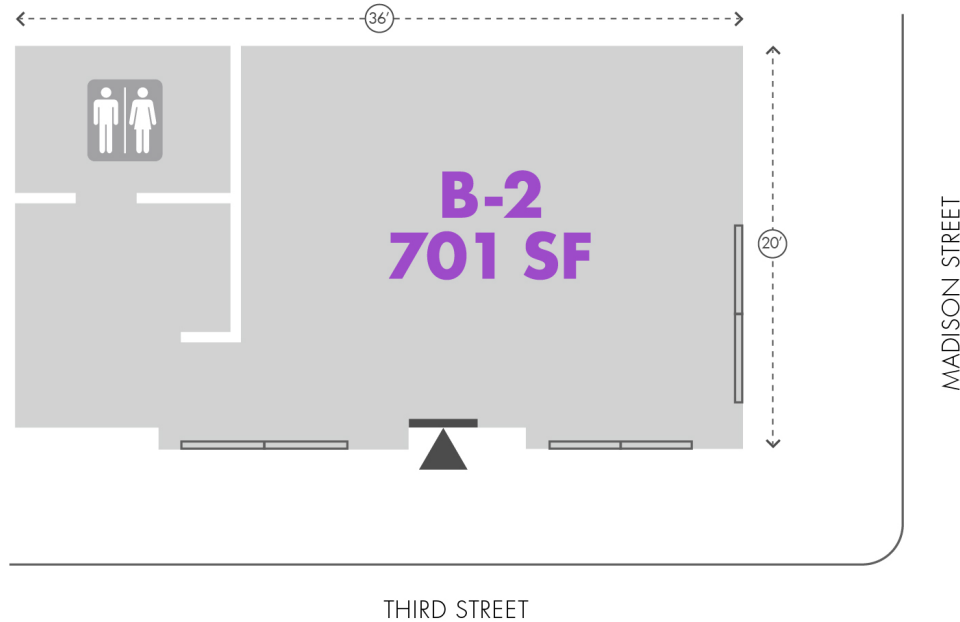
39.3% of the trade area population's annual household income is greater than \$100,000.

Educated trade area population with 44% having earned a bachelor's degree or higher.

## DEMOGRAPHICS

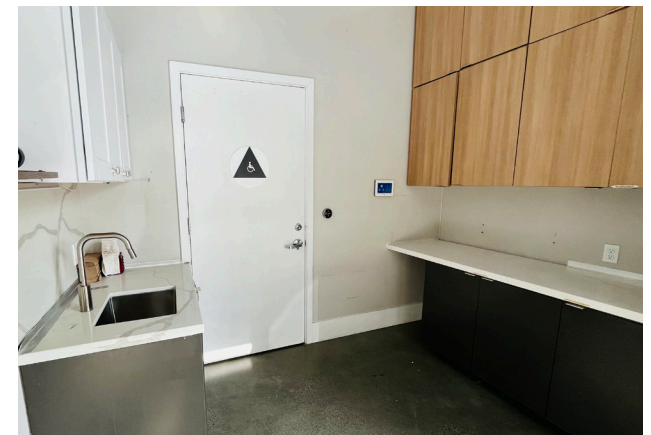
	3 miles	5 miles	10 miles
POPULATION 2021 (estimate)	227,928	462,258	1,449,398
POPULATION 2024 (projection)	239,821	484,816	1,522,716
HOUSEHOLDS 2021 (estimate)	102,027	196,074	620,165
HOUSEHOLDS 2024 (projection)	107,669	206,320	653,589
AVG HOUSEHOLD INCOME 2021	\$106,117	\$123,725	\$148,181
AVG HOUSEHOLD INCOME 2024	\$125,285	\$144,124	\$170,183
MEDIAN AGE 2021	48.4	49.6	49.2





## SPECS

- 2nd Gen Retail
- Corner location
- Great window frontage / natural light
- Restroom / storage
- 18' ceilings





## RESTAURANTS &amp; BARS

- |                             |                       |
|-----------------------------|-----------------------|
| 1 The Fat Lady              | 10 Ben & Jerry's      |
| 2 Home of Chicken & Waffles | 11 Xingones           |
| 3 Seabreeze                 | 12 Scott's Seafood    |
| 4 Farmhouse Kitchen         | 13 Starbucks          |
| 5 Hesh's Pizza & Taproom    | 14 Souley Vegan       |
| 6 Everett & Jones           | 15 Dragon's Gate      |
| 7 The Salty Pearl           | 16 Oakland Grill      |
| 8 Reem's California         | 17 Good Vybes & Brews |
| 9 Yoshi's                   | 18 Bicycle Coffee     |



## ENTERTAINMENT

- 1 Dave & Busters
- 2 Regal Cinema
- 3 Plank
- 4 California Canoe & Kayak



## RETAIL/FITNESS

- 1 Narrative
- 2 Cost Plus World Market
- 3 BevMo
- 4 Hot Spot Yoga
- 5 Urban Fitness



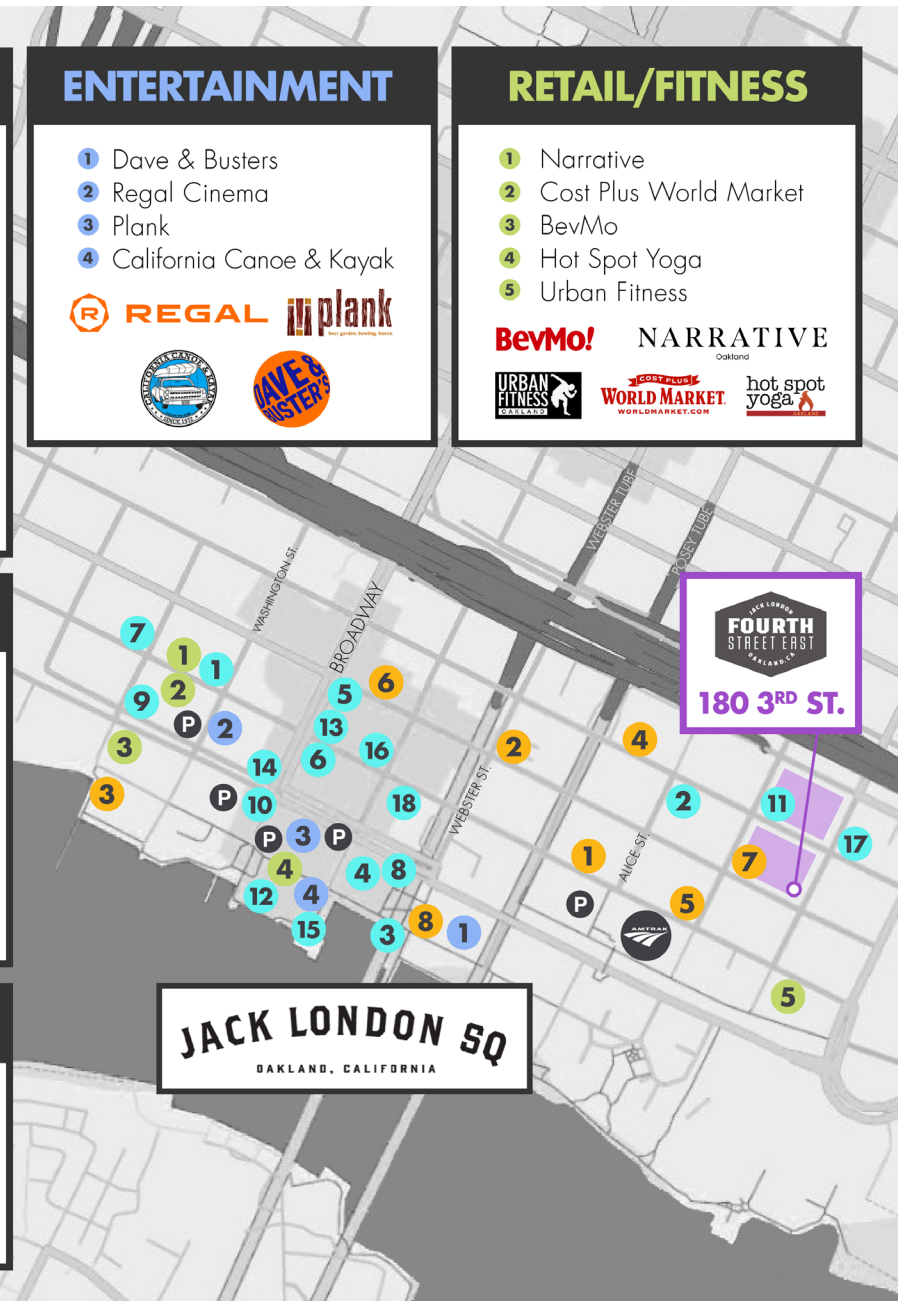
## BARS/TAPROOMS/BREWERIES

- |                            |                  |
|----------------------------|------------------|
| 1 Oakland United Beerworks | 5 Brooklyn West  |
| 2 Cellarmaker              | 6 Alta Vina      |
| 3 Rosenblum Cellars        | 7 Tigers Taproom |
| 4 Original Pattern Brewing | 8 Heinholds      |



## PARKING/PUBLIC TRANSIT

- |  |  |
|--|--|
| Bus Stop: 5th & Washington Street      | P Washington & Embarcadero Parking Garage      |
| Bus Stop: Embarcadero West at Franklin | P Impark Parking Lot                           |
| Bus Stop: Alice & 2nd Street           | P Jack London Square Valet                     |
| Jack London Square Transit Station     | P Underground Garage (Below Plank)             |
|  | P Jack London Garage   Tesla Charging Stations |





The background features a repeating pattern of large, overlapping circles in two shades of purple. A central circle, also in purple, serves as a backdrop for the text.

# CHROMATA RETAIL

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