

# THE BROADWAY

3093 BROADWAY - OAKLAND

**Join XFinity & Mercedes!**

3,531 RSF 2<sup>nd</sup> Gen, Turn-Key Fitness | 2,912 RSF Retail / Restaurant



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**CHROMATA**  
RETAIL

**ADDRESS** 3093 Broadway

**AVAILABLE SPACE** 3,531 RSF 2<sup>nd</sup> Gen Fitness / 2,912 RSF

## OVERVIEW

The Broadway at 3093 Broadway, is a 423-unit residential-commercial retail development in Uptown adjacent to the nearby neighborhoods of Rockridge, Montclair, Adam's Point, Crocker Highlands, and the city of Piedmont.

Surrounded by several large hospitals, specialty medical services, new residential and retail including Sprouts, Walgreens Pharmacy, Chase bank, Starbucks and Chiptole, this is a high traffic, visible and vibrant retail location right on Broadway that brings a diverse group for wide ranging needs.

Walkable to the renowned Oakland First Friday event with galleries, food and music, and Piedmont Ave for their Thursday Strolls in the summer plus live jazz at the world class Sound Room across the street, and down the block to Cat Town, where you can play with kitties while sipping a latte!

## HIGHLIGHTS

- Situated along the major north-south thoroughfare that connects Jack London Square, Downtown, Oakland, Uptown and Pill Hill.
- Centrally located at the junction between the MacArthur Freeway (580) and the Grove Shafter Freeway (24).
- The Broadway boasts a Walk Score of 95 and is located steps from the bustling Sprouts.
- Approximately 3,290 residential units in Uptown Oakland.
- In addition to 20 on-site residential parking spaces, including ADA-compliant stalls, the site also offers convenient access to nearby parking garages.



Walk Score: 95

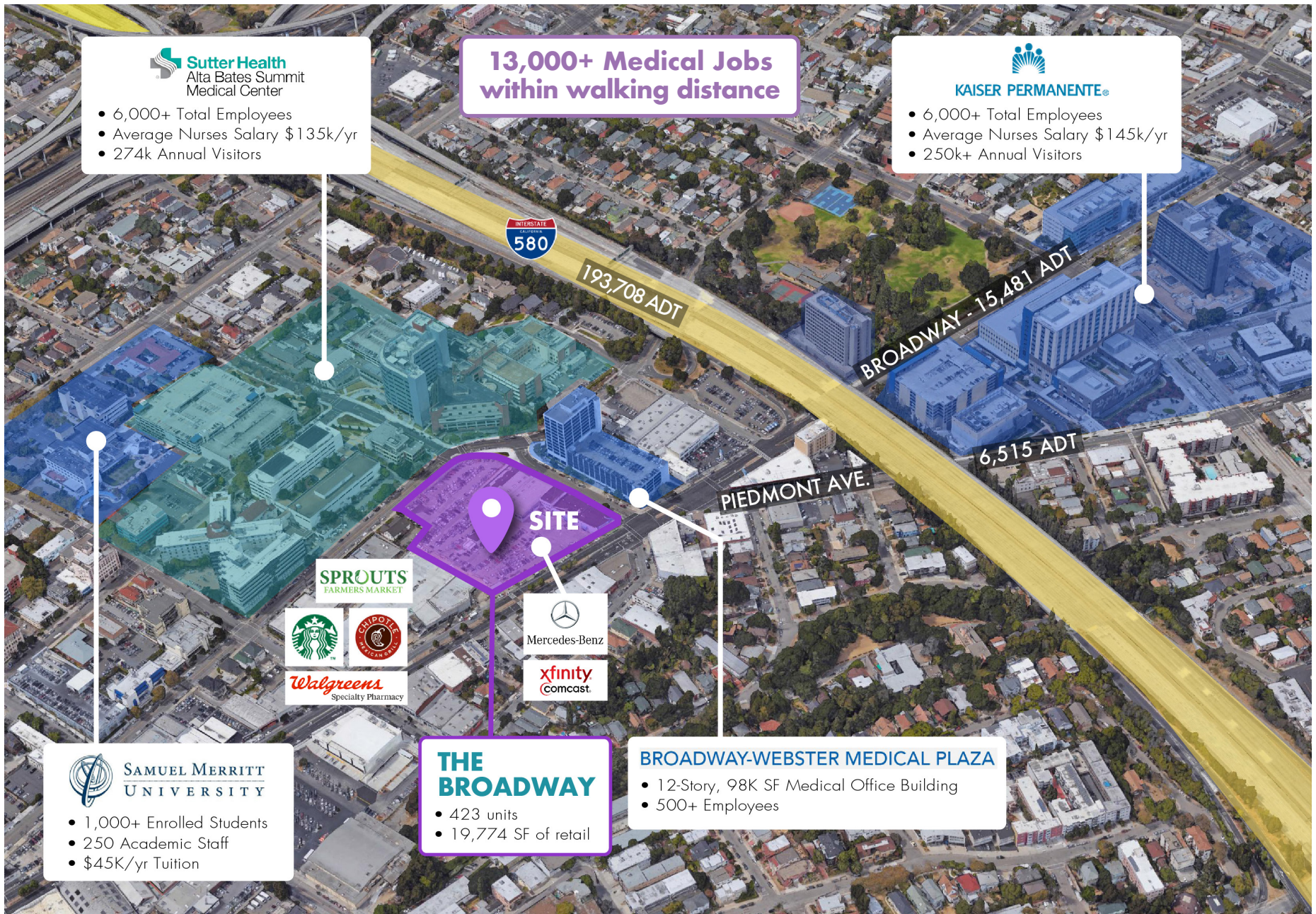


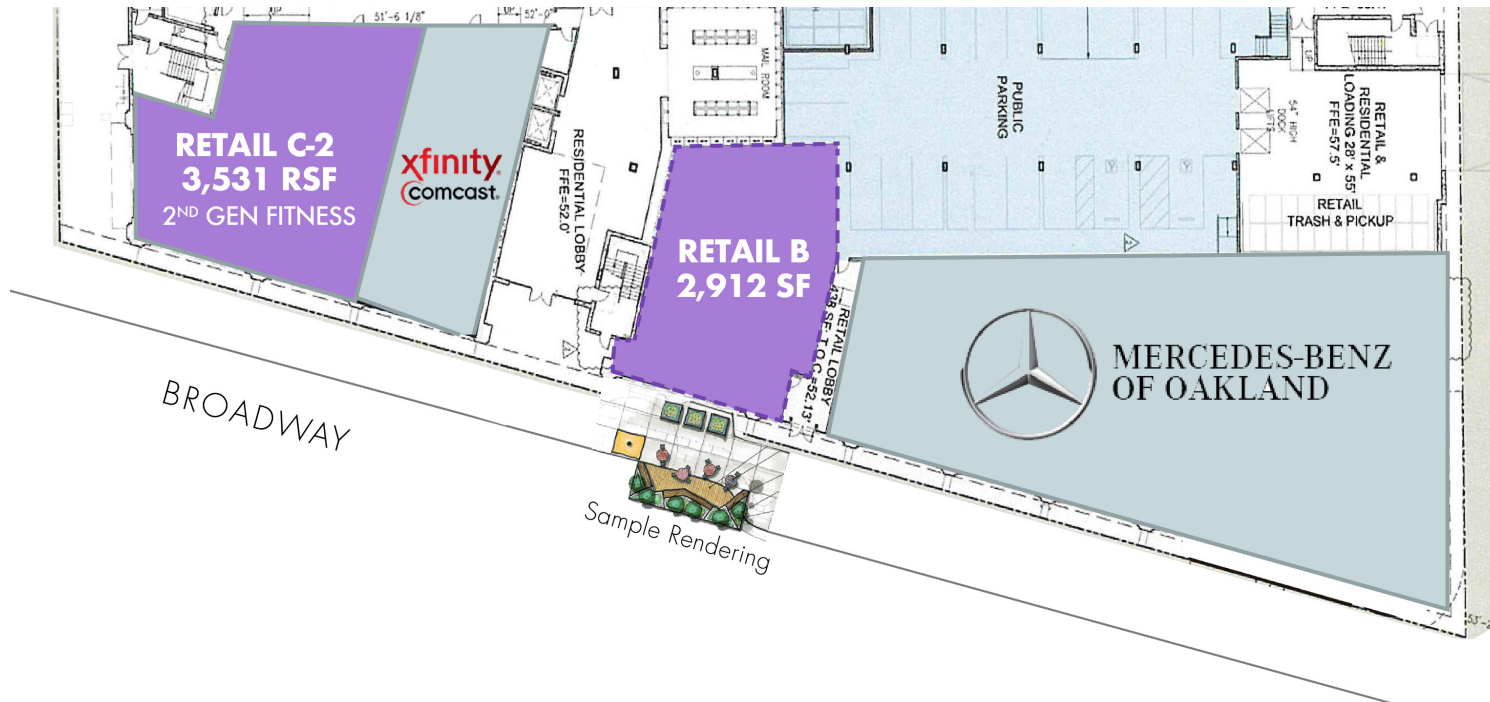
Transit Score: 63



Bike Score: 93

NEIGHBORHOOD OVERVIEW





**Retail B**

- 2,912 SF
- Restaurant, Bar or Retail Use
- Patio for seating

**Retail C-2**

- 3,531 SF
- 2<sup>nd</sup> Gen Fitness



**RETAIL B**



**RETAIL C-2**

## DEMOGRAPHICS



POPULATION  
3 MILES: **280,239**



AVERAGE HOUSEHOLD INCOME  
3 MILES: **\$173,001**



BACHELOR'S DEGREE OR HIGHER  
3 MILES: **60.6%**



HOUSEHOLD RETAIL EXPENDITURE  
3 MILES: **\$6.04 B**

## UPTOWN & DOWNTOWN



RESIDENTIAL UNITS / CONDOS  
**10,657**



HOTEL ROOMS  
**409**



RETAIL SQUARE FOOTAGE  
**388,056**



OFFICE SQUARE FOOTAGE  
**3.8M**

\*Photography Source: Martin Group | Demographics Source: Site USA REGIS 9/07/23





\*Traffic Counts Source: Site USA REGIS 9/7/23



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