

# 1901 BROADWAY

OAKLAND, CA



Building For Sale Or Lease

**Beautiful Retail / Office on Prominent  
Uptown Oakland Corner**

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**CHROMATA**  
RETAIL

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## PROPERTY INFORMATION

**ADDRESSES:** 1901 Broadway, Oakland/464 19<sup>th</sup> Street, Oakland

**SITE IMPROVEMENTS:** Two-Story Building plus full basement

**GROSS BUILDING AREA:** +/- 17,560 Square Feet

**LOT SIZE:** +/- 5,760 Square Feet

**ASSESSOR'S PARCEL NO.:** 008-0639-004

**ZONING:** D-DTC-C, Downtown District General Commercial Zone

**NET RENTABLE AREA:** currently demised into two units.

Ground Floor: +/- 6,930 SF (+/-5,480 SF street level with +/-1,450 SF mezzanine)

Second Floor: +/-4,870 sf

**TOTAL NET RENTABLE AREA:** 11,800 sf

**BASEMENT AREA:** 5,760 sf

**GROSS BUILDING AREA:** 17,560 sf

**SITE:** Corner lot with +/-63' of frontage on Broadway and +/-90' on 19<sup>th</sup> Street.

**YEAR BUILT:** 1925/ Renovated with code upgrades in 2017

**CONSTRUCTION:** two story poured in place concrete and steel reenforced structure built over a full concrete basement.

**ROOF:** Flat roof with an asphalt composition cover.

**EXTERIOR:** Masonry block with numerous single pane, aluminum and wood frame windows around the perimeter of the structure providing ample interior natural light.

**HVAC:** Roof mounted packages, heating and air conditioning.

**SPRINKLERS:** NONE

**ELEVATORS:** NONE

**LANDSCAPING:** The structure covers 100% of the site and there is no landscaping

**UTILITIES:** Electricity, Gas, Water



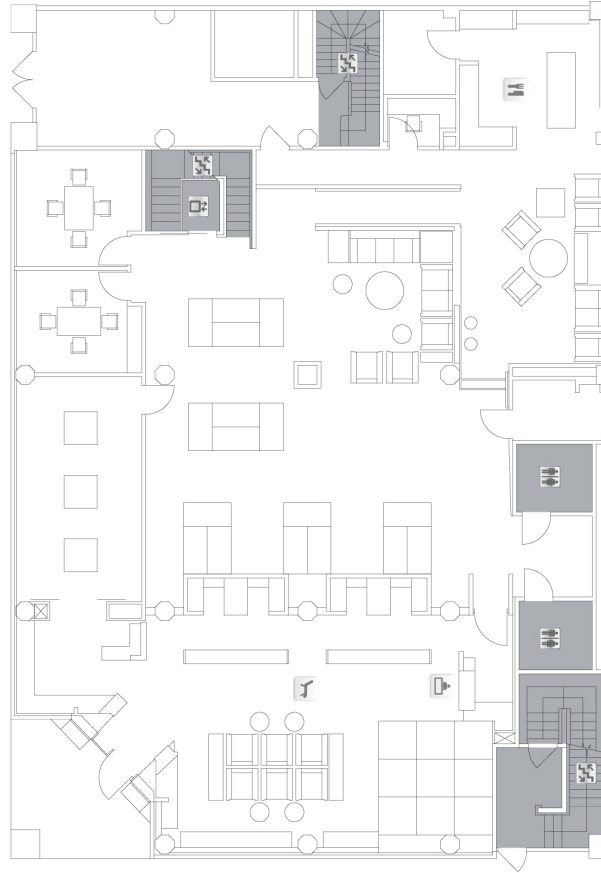




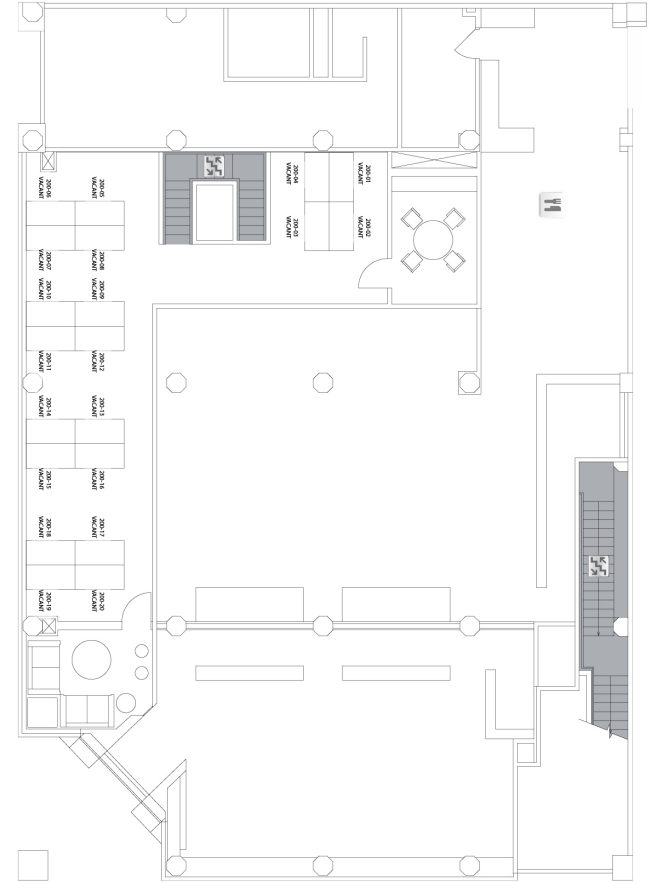
# FLOOR PLANS



## FIRST FLOOR



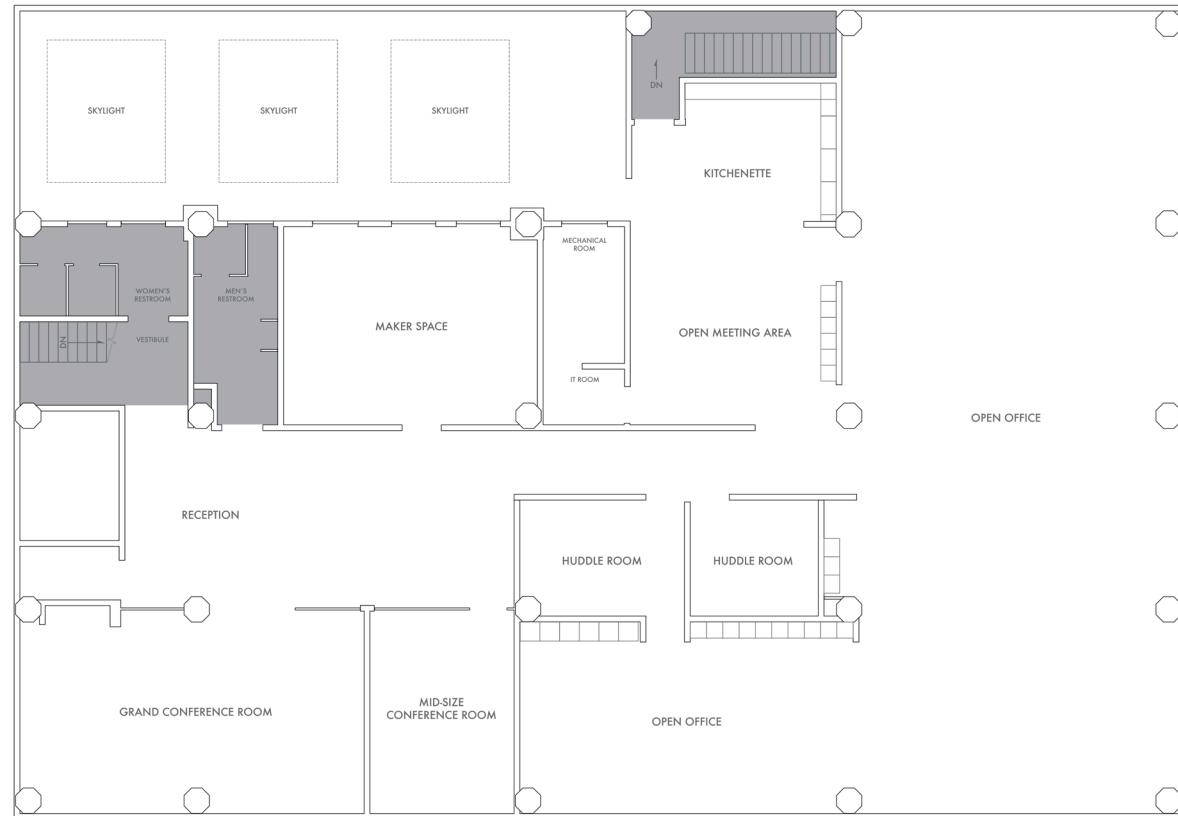
## MEZZANINE



# FLOOR PLANS



## SECOND FLOOR







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