

1200 | 1212 BROADWAY

DOWNTOWN OAKLAND



BROADWAY
The

2ND GENERATION AVAILABLE

- Corner Retail
- In-Line Cafe

UNIQUE LOWER LEVEL

- Exciting opportunity for a new bar / speakeasy / retail concept.

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**CHROMATA
RETAIL**

THE LOCATION

Centralized location at 12th & Broadway, steps to 12th St. BART with a high of over 47,000 riders per week / 7 day ridership.

- One of the most active East Bay BART Stations.

Located in the middle of the Central Business District, one block from City Hall and amongst the area's largest development booms with new office and residential buildings.

Two blocks away from The Atlas, a beautiful new 41-story building with 633 units - **the largest residential building in all of Oakland.**
2,500 new residential units have been built within 6 blocks.

Surrounded by several new office buildings, including the Key Building, a stunning new office tower bridging old and new! There is over 1.5M SF of office-targeting occupancy this year. **We have seen a steady increase in office workers returning to Downtown!**



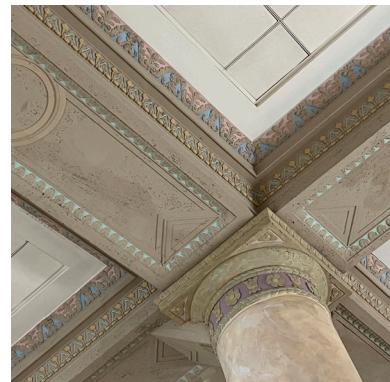
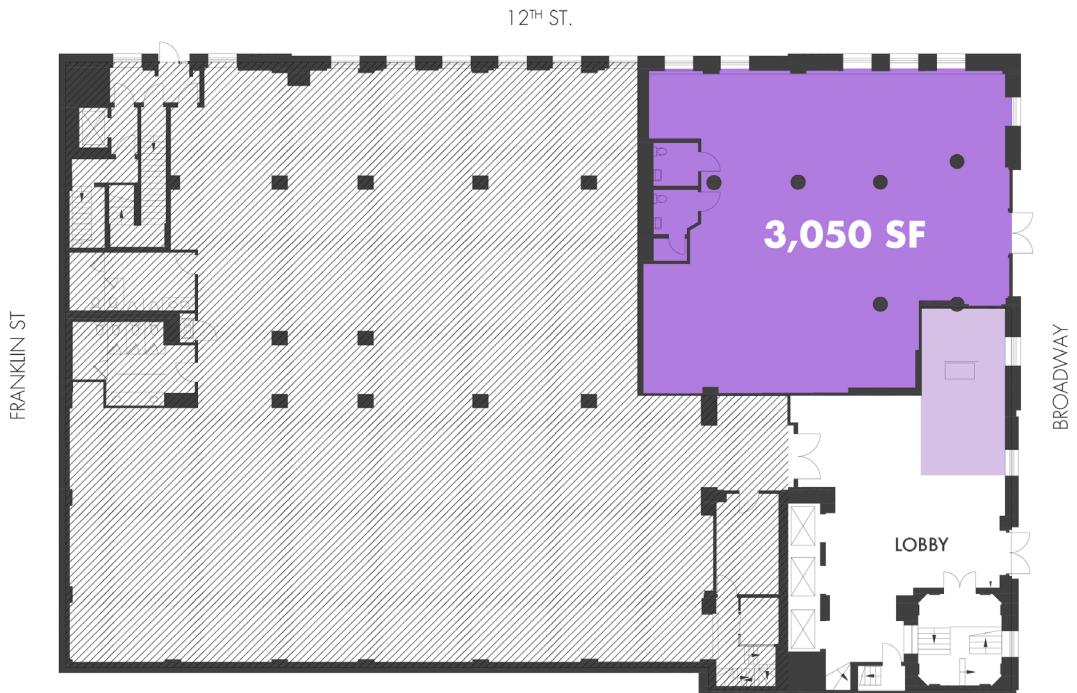
1 MI RADIUS	POPULATION 44,244	EMPLOYEES 73,790	AVG. HH INCOME \$83,924	YOUNG ADULTS (20-34) 28.2%
3-5 MI RADIUS	POPULATION 494,623	EMPLOYEES 270,950	AVG. HH INCOME \$119,648	YOUNG ADULTS (20-34) 26.4%

THE OPPORTUNITY

1200 BROADWAY | 3,050 SF 2nd GEN RETAIL

Stunning, corner retail in one of Oakland's most iconic buildings! This space offers roman columns, gorgeous ceiling detail, two restrooms and kitchenette. With double height ceilings (up to 20'), there is opportunity to add a Mezzanine level for an office or storage.

Ideal location with window frontage and branding opportunity. Perfect for fitness, medical or boutique retail.



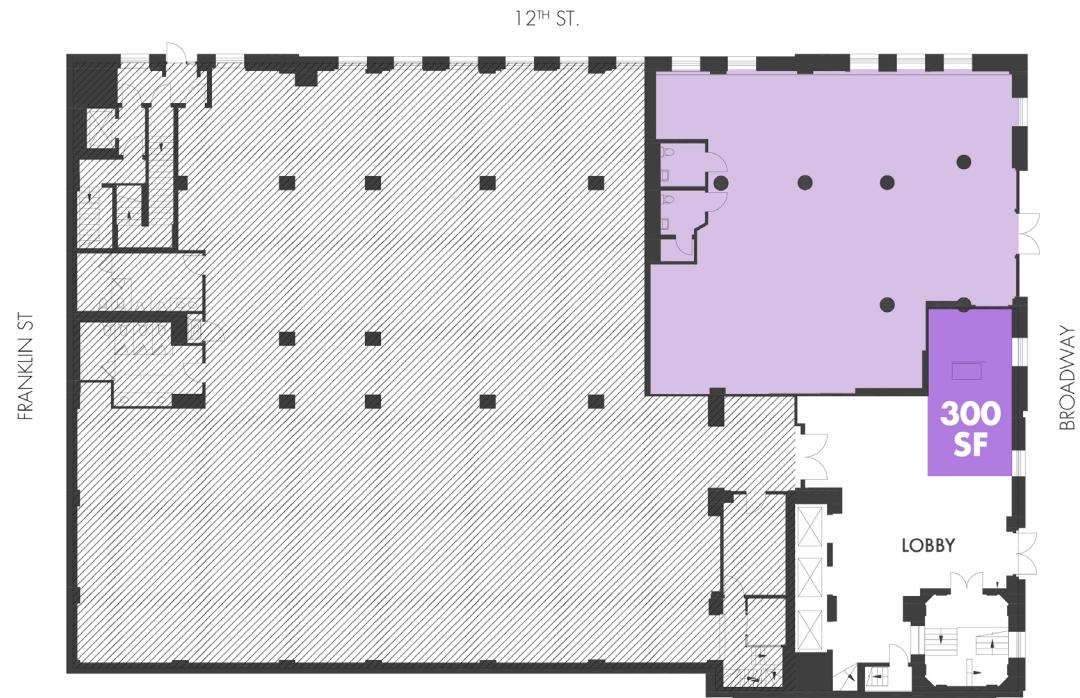
THE OPPORTUNITY

1212 BROADWAY | 300 SF 2nd GEN CAFE/JUICE BAR

Beautiful, fully built out as a cafe with FF&E!

Located in the interior lobby of one of Oakland's most recognizable buildings, steps to BART and lots of pedestrian traffic. Operated most recently as a cafe, it could be used for any non-hood food use (juice bar, acai bowls, bar). Exterior signage and storefront branding are available.

Available with counters, display cases, seating area and more.



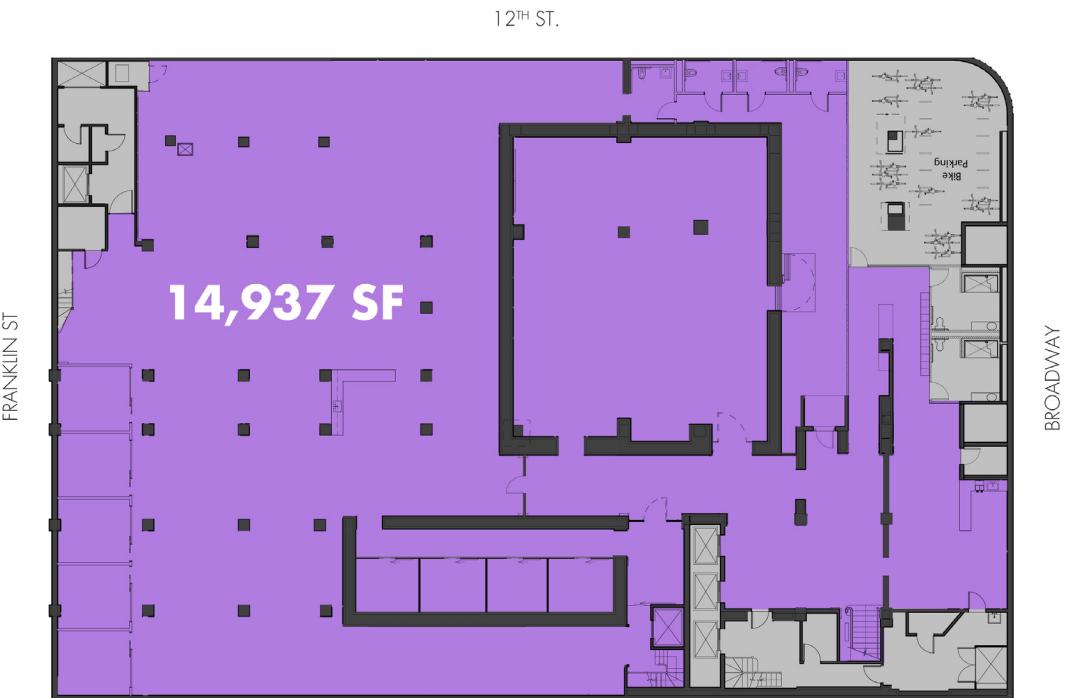
THE OPPORTUNITY

1212 BROADWAY | 14,937 SF LOWER LEVEL ENTERTAINMENT, BAR / LOUNGE

Unique +14,937 SF former bank vault, ready for an amazing new experiential vision and improvements. This is truly a one of a kind location that deserves to be re-imagined!

Speakeasy? Escape Room? Hot Yoga?
Open to possibilities!

- 12' Ceilings
- Access to elevator
- Fully sprinklered
- Bank vaults in place



PROPOSED RENDERINGS



RETAIL & RESTAURANTS

Fox Theater
Hello Stranger
Bar Shiru
Oaklandish
Gus' Fried Chicken
The Punchdown
First Edition
The Miranda
The Hatch
Senor Sisig
Timeless Cafe
Hotboys
Dusk
Piano Fight
Cafe Van Kleef
Itani Ramen
Commons
Awaken Cafe
Sobre Mesa
Mushin Sports Lounge
Marriot Oakland City Center
Oakland Convention Center
Boca Nova
The Caffe
Highwire Coffee
Brewja Coffee
Starbucks
Chipotle
Panda Express



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