

THE BROADWAY

3093 Broadway, Oakland CA 94611



COMING SOON
Xfinity / Comcast



NOW OPEN
Mercedes-Benz



*Photography Source: Martin Group

ONE SPACES REMAINING!



CHRIS HOMS
(650) 548-2687
chris@lockehouse.com
License #01901922

BRENDAN WALSH
(650) 400-7010
brendan@lockehouse.com
License #01801511

THE BROADWAY

- The Broadway at 3093 Broadway, is Oakland's newest commercial retail development serving the surrounding neighborhoods, including Rockridge, Montclair, Adam's Point, Crocker Highlands, and the City of Piedmont.
- Centrally located at the junction between the MacArthur Freeway (580) and the Grove Shafter Freeway (24).
- Situated along the major north-south thoroughfare that connects Jack London Square, Downtown, Oakland, Uptown and Pill Hill.



*Photography Source: Martin Group



*Photography Source: OpenTable



*Photography Source: Dave Vann

NEIGHBORHOOD OVERVIEW *(13,000+ Medical jobs within walking distance)*



- 6,000+ Total Employees
- Average Nurses Salary \$135k/yr
- 274k Annual Visitors



KAISER PERMANENTE®

- 6,000+ Total Employees
- Average Nurses Salary \$145k/yr
- 250k+ Annual Visitors



205,507 ADT

BROADWAY - 18,353 ADT

PIEDMONT AVE. - 10,819 ADT

SITE



SAMUEL MERRITT
UNIVERSITY

- 1,000+ Enrolled Students
- 250 Academic Staff
- \$45k/yr Tuition

THE
BROADWAY

- 423 units
- 19,774 SF of retail

BROADWAY-WEBSTER MEDICAL PLAZA

- 12-Story, 98k SF Medical Office Building
- 500+ Employees

*Traffic Counts Source: Site USA REGIS 2/7/22

DOWNTOWN & UPTOWN OAKLAND DEVELOPMENT PIPELINE



10,657

RESIDENTIAL UNITS
APARTMENT | CONDO | ETC



890

HOTEL ROOM TOTAL



3,838,237

OFFICE SF TOTAL



388,056

RETAIL SF TOTAL

INSTITUTIONAL DEVELOPERS IN THE MARKET

MARTIN

LANE PARTNERS

CARMEL
PARTNERS

LENNAR

ELLIS PARTNERS

TMG
PARTNERS | TMC

Hines

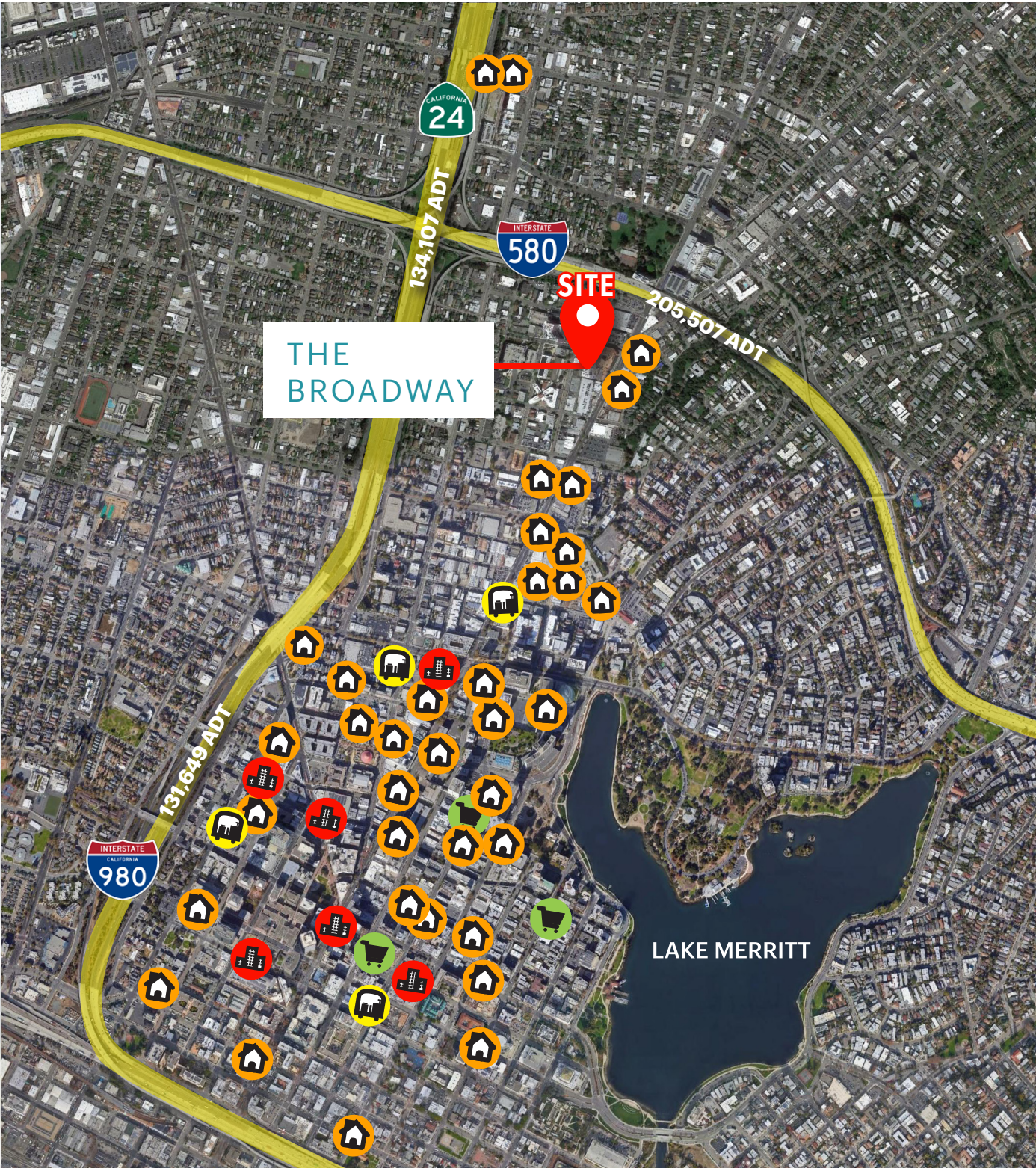
CIM

Trammell Crow Company

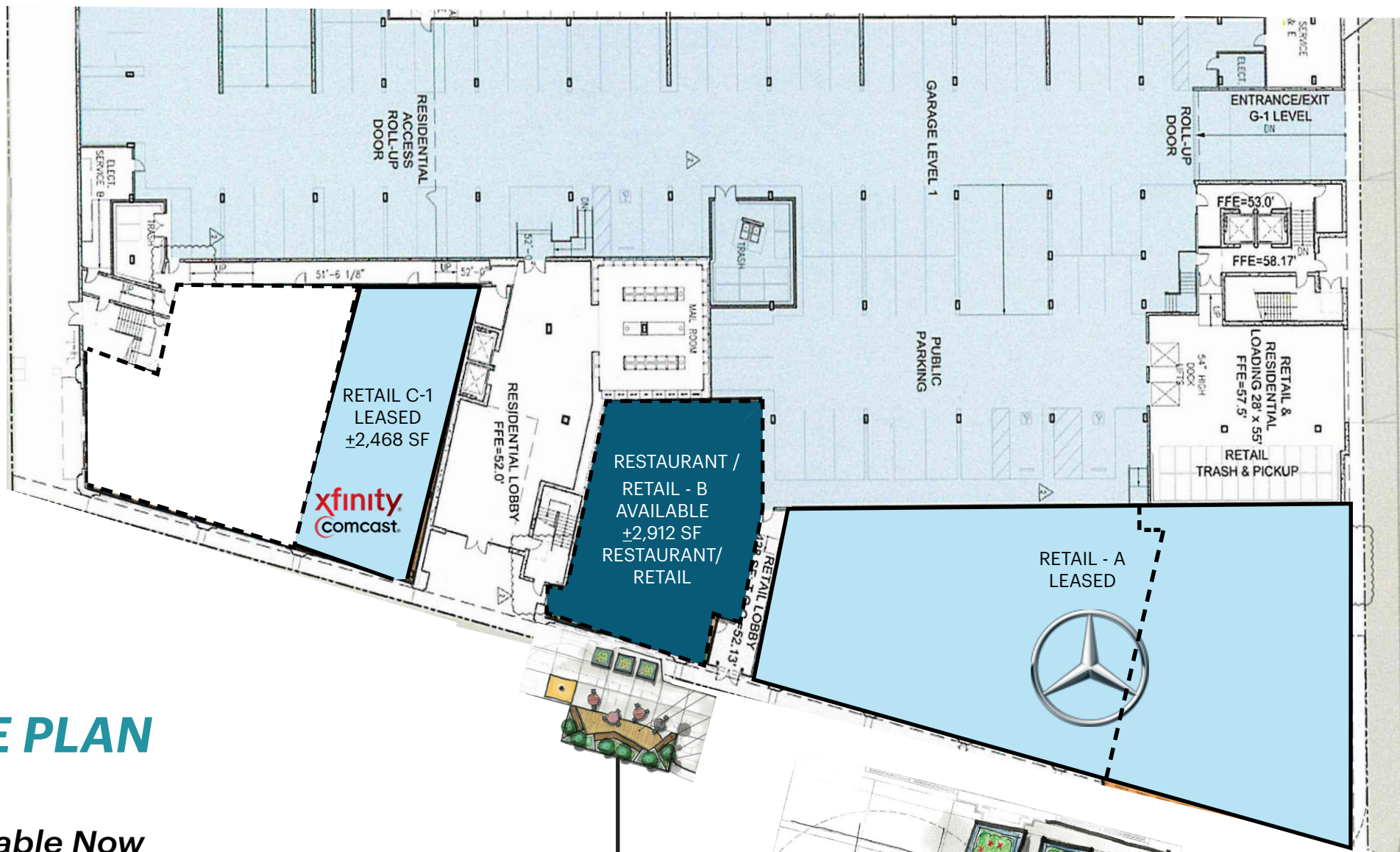
RAD URBAN

SHORENSTEIN

HOLLAND
RESIDENTIAL



*Photography Source: Martin Group



SITE PLAN

Available Now

Retail B ±2,912 SF AVAILABLE

Ideal for Retail, Service, Restaurant & Fitness Uses

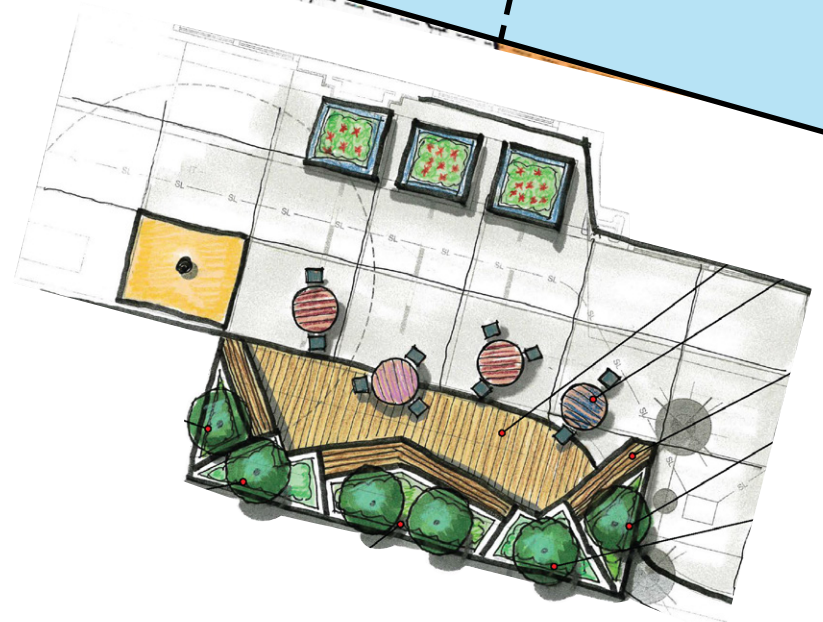
Retail A ±10,792 SF LEASED

Retail C-1 ±2,468 SF LEASED

Retail C-2 ±3,531 SF LEASED

±20 Retail Parking Stalls

**Sample
Rendering**



DEMOGRAPHICS



POPULATION
3 MILES: 279,211



AVERAGE HOUSEHOLD INCOME
3 MILES: \$143,746



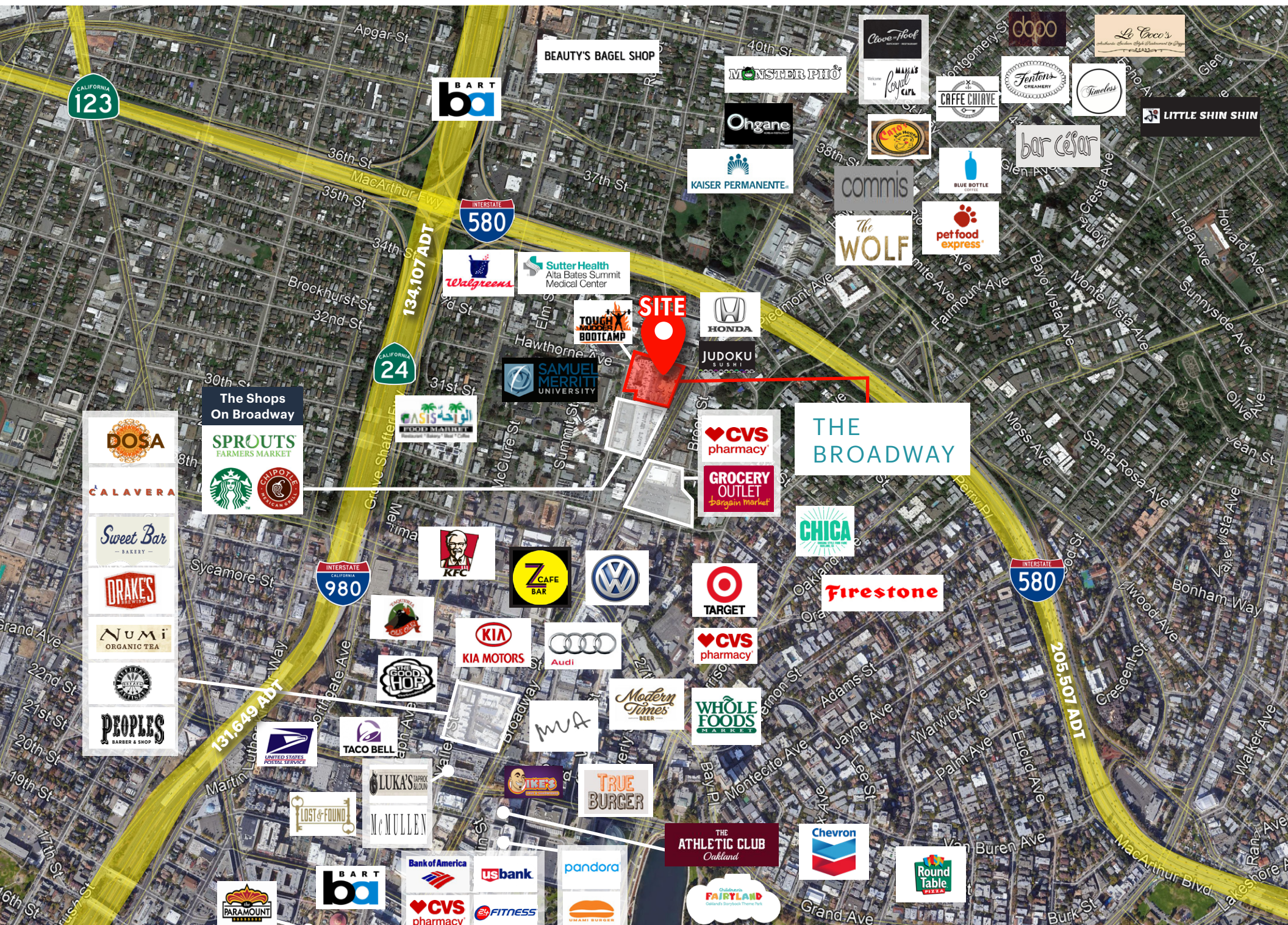
BACHELOR'S DEGREE OR HIGHER
3 MILES: 133,144



HOUSEHOLD RETAIL EXPENDITURE
3 MILES: \$5.2 B



MARKET AERIAL



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