







THE
STATION

THE
STATION

TENANT

TENANT

MARKETPLACE

THE
STATION



A DESTINATION FOR
EVERYDAY LIFE.

A TRUE SENSE OF PLACE IN TODAY'S NEW DOWNTOWN ORINDA!

Thrive in a bustling, inviting and eclectic community of restaurants, shops, offices and urban experiences. The Station is the heartbeat of the contemporary Orinda lifestyle experience. The Station is far beyond retail, restaurants or creative office; it is an inspired experience.





MARKET *Hall*

8,500 SFT IN TOTAL. MARKET HALL WITH 9 ARTISAN
FOOD & CRAFT BEVERAGE OPPORTUNITIES.

Where food, family and fun converge! The Station Market Hall
will nourish your soul with the Bay Area's best culinary delights.
Whether you are on the run or are looking to stay a while The
Station is your wholesale solution.

HEALTH *& Wellness*

3,000 SFT FITNESS OR RETAIL WITH APPROVED
CONDITIONAL USE PERMIT

With Artisan food and custom cocktails bringing
guests from around the bay area, the class Oriented
Fitness will fuel the body while the food fills the soul.





OFFICE *Space*

- ❖ 14,000 SF WITH 10,000 SFT CLASS A OFFICE ON 3RD FLOOR
- ❖ 4,000 SF ON AN ENCLOSED MEZZANINE OVERLOOKING THE MARKET HALL WITH A PRIVATE 1,200 SFT PATIO DECK.
- ❖ 2 OPPORTUNITIES FOR SIGNAGE BOTH ON FRONT OF BUILDING AND SIDE

THE STATION IS THE NEXT GREAT CREATIVE HUB IN THE BAY AREA. THE DYNAMIC COMBINATION OF CLASS A OFFICE AND COWORKING SPACE CREATES A STATE OF THE ART ENVIRONMENT THAT STIMULATES PRODUCTIVITY AND TEAMWORK.



REGIONAL & Local Access

AN EASY WAY TO COMMUTE AT THE STATION

With access to popular destinations in the region via BART The Station expands its reach from San Francisco to Pleasanton and beyond. Whether traveling to or from, for work or recreation, The Station is merely two city blocks from the Orinda BART Station and acts as the connection to the surrounding cities.

Drive time to Key Locations: **Berkeley** – 10 mins, **Oakland** – 13 mins,
San Francisco – 25 mins, **Pleasanton** – 30 mins



The YARD

THE STATION WILL FEATURE AN OUTDOOR-PARK LIKE PATIO

Setting with and an elevated stage, water fountains, fire pits and outdoor seating. The natural green space will encourage a healthy lifestyle and build upon the neighboring community center, library and Orinda park.



FOOD & Drink

ARTISAN FOOD + BOUTIQUE WINES + LOCAL
MICROBREWS + CLASSIC COCKTAILS + CRAFT
COFFEE + SPECIALTY DESSERTS

The Station brings the best of the Bay Area's Artisan restaurateurs under one roof. The carefully curated food & beverage options will span the globe and leave you wanting more! From Michelin star restaurateurs to your local brewers The Station Market Hall will provide it's guest high quality fast casual eats in a stylish downtown destination.





THE STATION

Information

- ❖ 7,000 SFT MARKET HALL WITH 9 KITCHENS OR RETAIL SUITES APPROXIMATELY 400 SFT EACH
- ❖ 3,000 SFT GROUND FLOOR FITNESS OR RETAIL WITH APPROVED CONDITIONAL USE PERMIT
- ❖ 14,000 SFT OFFICE IN TOTAL BETWEEN 3RD FLOOR AND THE ENCLOSED MEZZANINE
- ❖ 1,250 SFT PRIVATE ELEVATED PATIO DECK ACCESSIBLE BY MEZZANINE

THE MARKET HALL PROVIDES AN INVITING AND ECLECTIC COMMUNITY OF DINING, SHOPS, OFFICES AND FAMILY ACTIVITIES.

This food and beverage focused destination is the heartbeat of the contemporary Lamorinda lifestyle experience. The Station is an ideal location for shopping, dining and office space. A laid back but affluent audience is eager to explore the area because of its great shopping and hospitality offerings. Young and old, single people and families will use The Station as a place to spend the afternoon, meet for dinner, drinks, live music and of course shopping.

THE STATION IS LAMORINDA'S LOCAL HOTSPOT FOR LEISURE, RECREATION AND SHOPPING.

The Station caters to a wide scope of locals and visitors alike. People come to The Station to explore and enjoy the atmosphere. No matter the flavor, there's something for everyone.

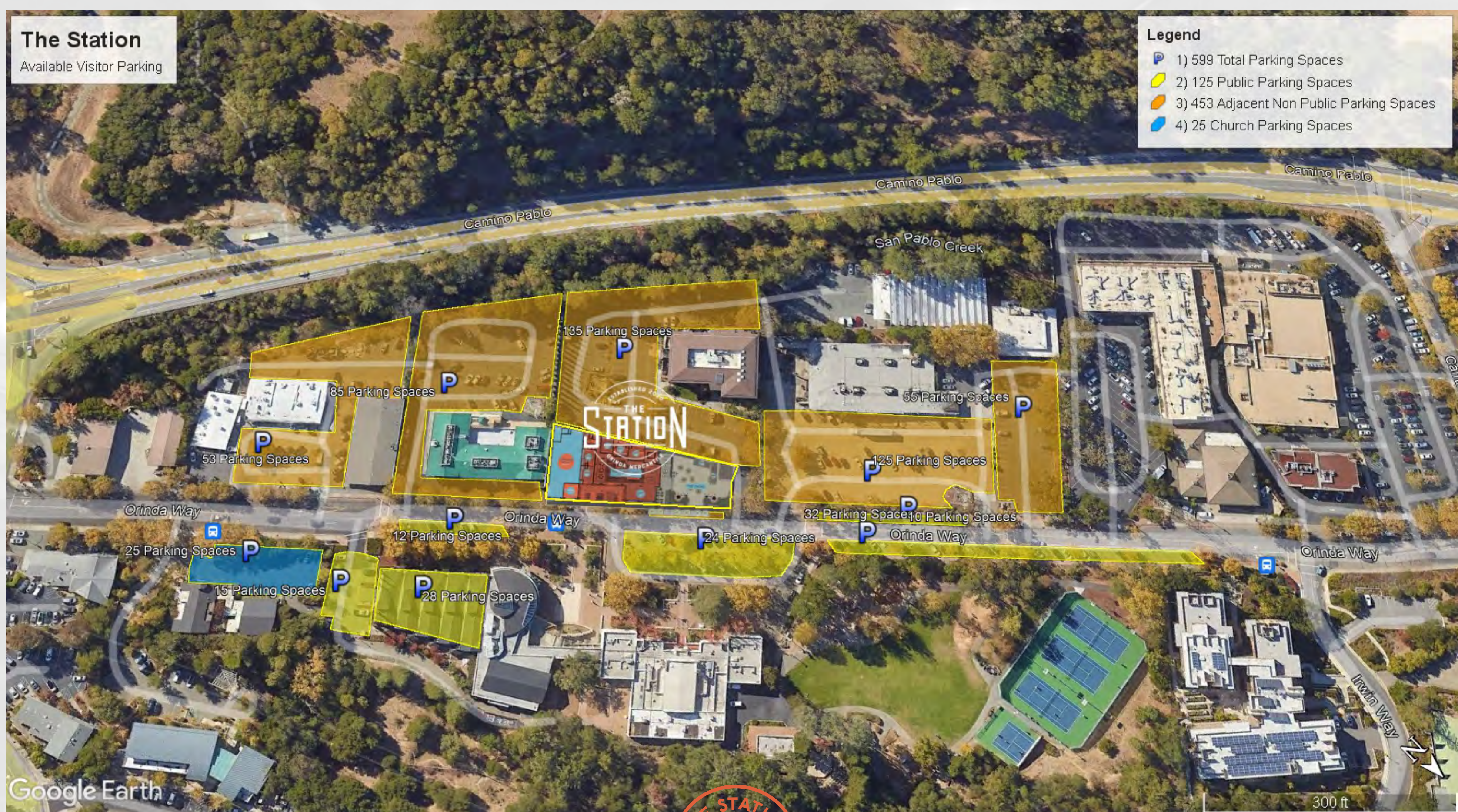


The Station

Available Visitor Parking

Legend

- 1) 599 Total Parking Spaces
- 2) 125 Public Parking Spaces
- 3) 453 Adjacent Non Public Parking Spaces
- 4) 25 Church Parking Spaces





ORINDA
Locals

UP AND *Comers*

This active group of young adults lead active lifestyles. Up and Comers love to enjoy the outdoors and explore exploring new areas. They'll love to go shopping or grab a beer and a bite at The Station Market Hall.



COLLEGE *Communities*

Students and faculty alike are largely present in Berkeley (UC Berkeley: 15 mins) and Moraga (Saint Mary's College: 15 mins) driving youth and a passion for weekend get aways from the campus chaos.



YOUNGER *Boomers*

These primarily empty-nesters have the time and assets to explore and enjoy restaurants, parks and shopping. The Station's family-friendly environment is a great place to bring the grandkids.

LOCALS

Information

COLLEGE COMMUNITIES

Includes: Students & Faculty from surrounding colleges and universities (such as University of California at Berkeley & Saint Mary's College).

Age Range: Students are 18 - 34, faculty and staff are 35 - 49.

Activities: Students enjoy socializing / enjoying hospitality offerings. Faculty environmentally conscious, enjoys outdoor activities and volunteering.

Lifestyle: Tech-savvy and outdoorsy. This audience is highly educated / pursuing further education.

UP AND COMERS

Age Range: 30-54

Activities: Active activities like hiking, boating, yoga, pilates

Lifestyle: Primarily white collar, with some blue collar workers. This demographic is more likely to be self-employed than other demographics.

YOUNGER BOOMERS

Age Range: 55+

Activities: Shopping, travel, golf, gardening, philanthropy

Lifestyle: Most are married empty-nesters, some are grandparents. Younger Boomers enjoy traveling around the US and overseas.

LAMORINDA

Demographics

MORAGA

Median Age: 43

Average Household Income: \$205,195

Population: 17,963

Rate of Home Ownership: 82.4%

Average Family Size: 3.11

Average Household Size: 2.66

ORINDA

Median Age: 48

Average Household Income: \$283,978

Population: 20,136

Rate of Home Ownership: 90.1%

Average Family Size: 3.05

Average Household Size: 2.73

LAFAYETTE

Median Age: 45

Average Household Income: \$250,550

Population: 26,866

Rate of Home Ownership: 71.4%

Average Family Size: 3.1

Average Household Size: 2.78

NEVER *too* FAR

LOCAL LOVE BUT BAY AREA ACCESSIBLE.

With over 600,000 people within 10 miles The Station is an accessible destination for all to enjoy and explore. The Station is accessible by car, train or bike, making it an idea spot to meet up with friends, go shopping, grab a bite to eat, or spend time with your family.

SURROUNDING AREA POPULATION:

Walnut Creek: 70,812 **Berkeley:** 120,763
Pleasant Hill: 34,839 **Danville:** 44,164
Alamo: 14,905 **Oakland:** 440,981



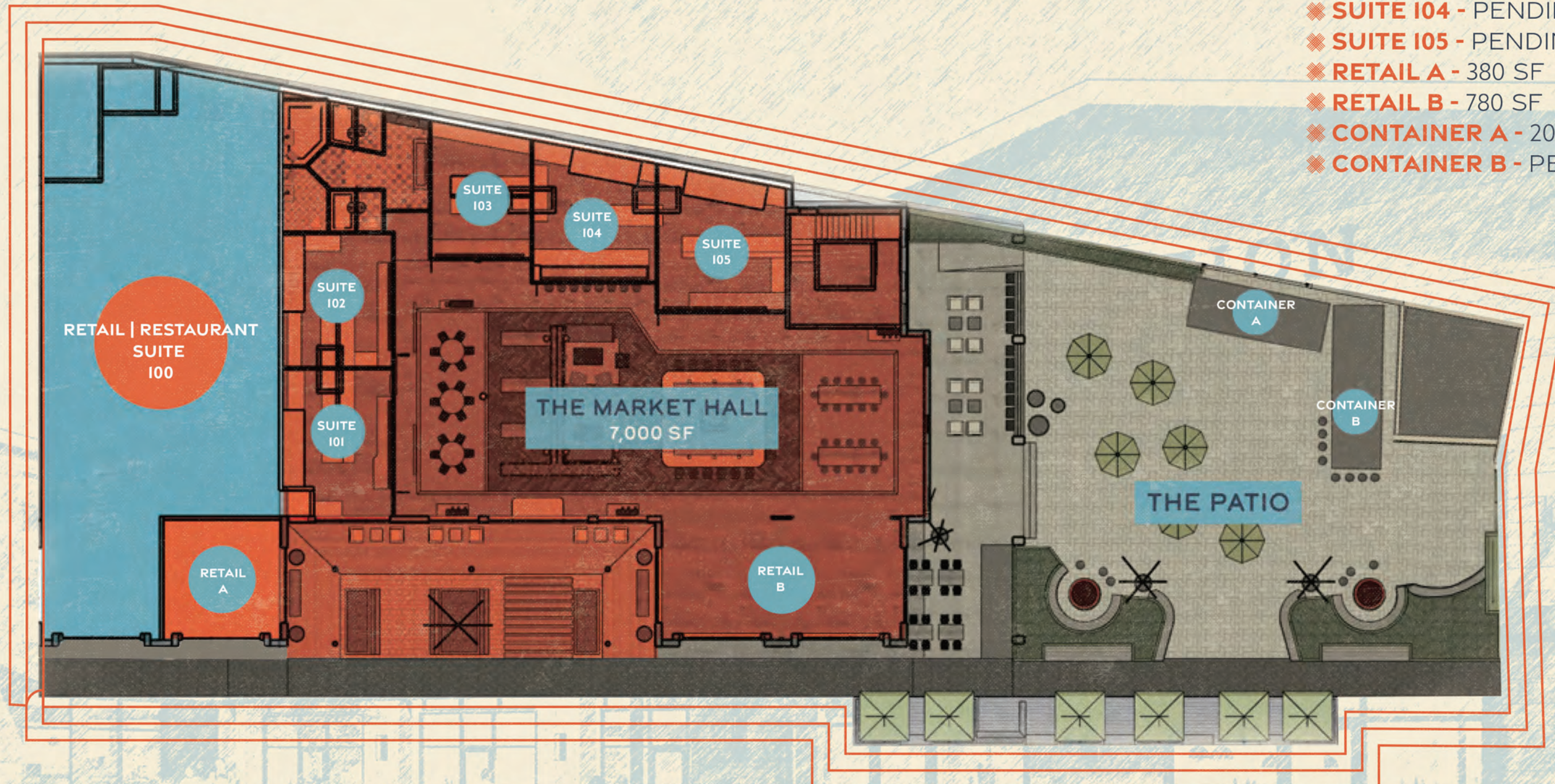


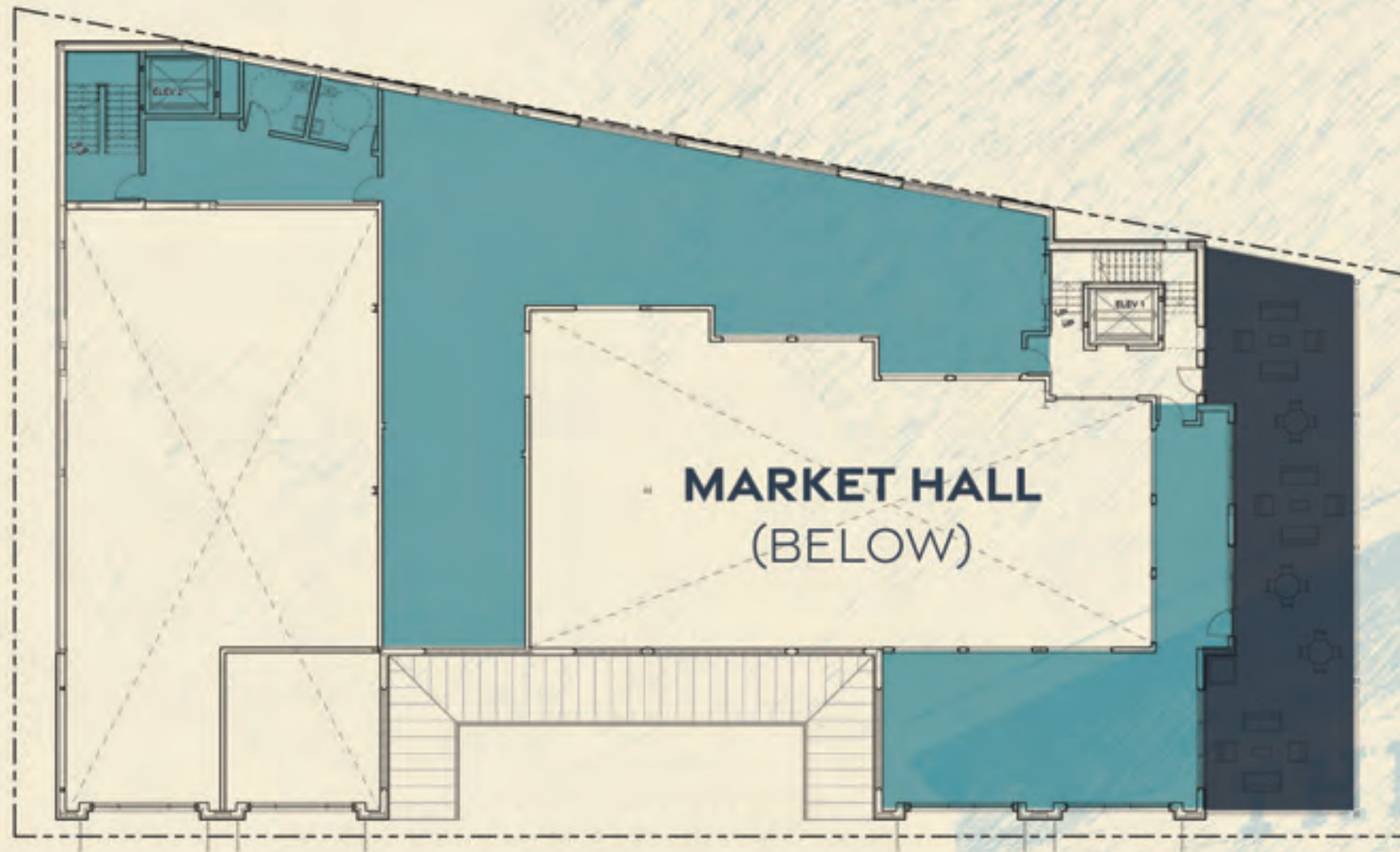
ORINDA

Area

RETAIL INFORMATION

- ✦ **SUITE 100** - 3,000 SF
- ✦ **SUITE 101** - 400 SF
- ✦ **SUITE 102** - 400 SF
- ✦ **SUITE 103** - PENDING - 375 SF
- ✦ **SUITE 104** - PENDING - 415 SF
- ✦ **SUITE 105** - PENDING - 415 SF
- ✦ **RETAIL A** - 380 SF
- ✦ **RETAIL B** - 780 SF
- ✦ **CONTAINER A** - 20X10
- ✦ **CONTAINER B** - PENDING



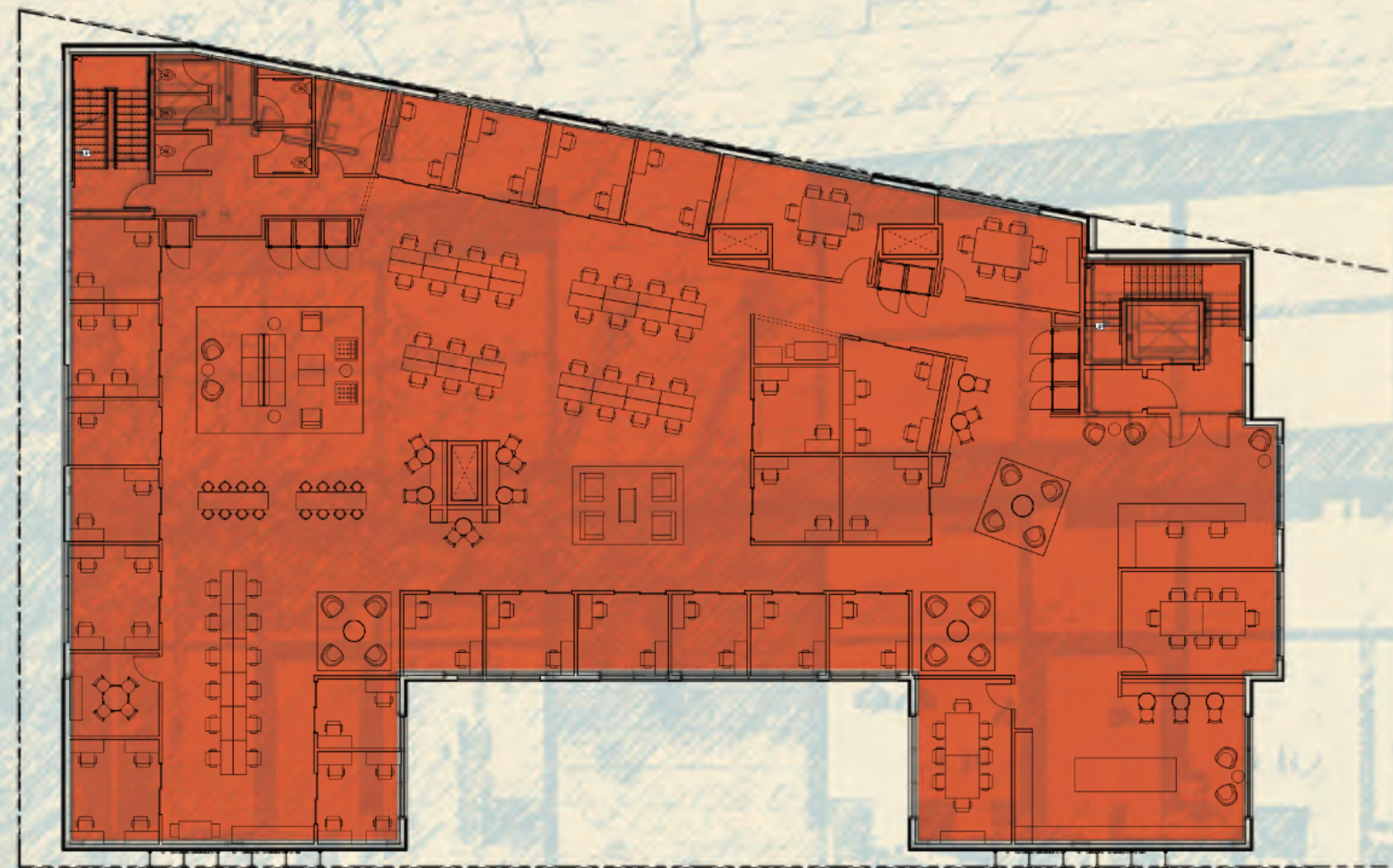


**MARKET HALL
(BELOW)**

MEZZANINE - 4,000 SF

PRIVATE DECK - 1,250 SF

CLASS A OFFICE - 10,000 SF



Why Choose THE STATION

The Station is the downtown destination the Orinda residents have always wanted. From Restaurants, wellness and work place offerings The Station the is the treasured local destination for both local residents and visitors alike. Centrally located between Oakland and Walnut Creek The Statin is accessible to several nearby college communities and provides a walkable downtown destination with shopping, restaurants, and parks.

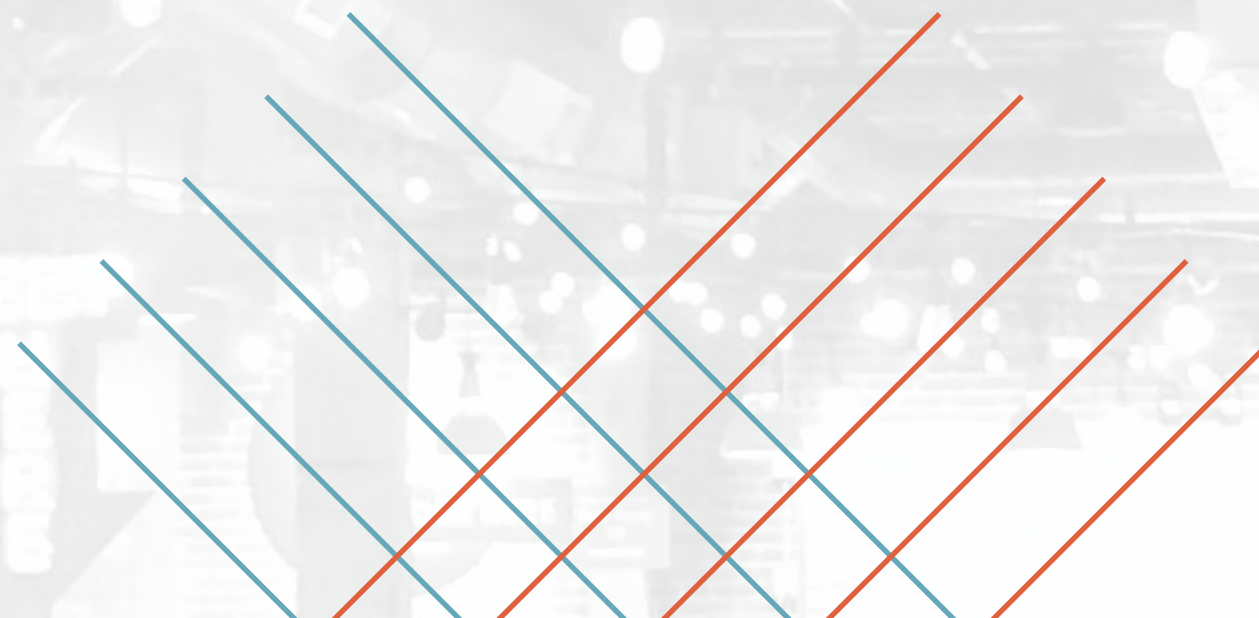
- ✦ EASILY ACCESSIBLE FOR VISITORS BY TRAIN OR CAR
- ✦ LOCATED IN HIGHLY POPULATED AREA BETWEEN FPO AND FPO
- ✦ AREAS TO SHOP, EAT, DRINK AND EXPLORE – THE PERFECT PLACE TO MEET
- ✦ HIGH QUALITY RESTAURANTS AND SHOPS IN A LAID BACK ENVIRONMENT



VISIBILITY, AWARENESS, AUDIENCE GROWTH

THRIVE IN A BUSTLING, INVITING AND ECLECTIC COMMUNITY OF FOOD
AND BEVERAGE, SHOPS, AND OFFICES. THIS STYLISH DOWNTOWN
DESTINATION IS THE HEARTBEAT OF THE CONTEMPORARY LAMORINDA.

Lamorinda
**LAFAYETTE + MORAGA + ORINDA
COMMUNITY**





STEVE MESITA
STEVE@AYANARETAIL.COM
415.518.4358
BRE 01767313

STEVE MESITA
STEVE@AYANARETAIL.COM
415.518.4358
BRE 01767313

STEVE MESITA
STEVE@AYANARETAIL.COM
415.518.4358
BRE 01767313