



255 2ND ST. - OAKLAND

JACK LONDON DISTRICT



RETAIL / FITNESS / GROCERY / F&B OPPORTUNITY

LARGE, OPEN FLOOR PLAN - 15,932 SF

JAMIE FLAHERTY-EVANS

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CHROMATA
RETAIL

HIGHLIGHTS

Prime Retail **15,932 SF**

Full Kitchen with Type 1 Hood, Walk-Ins and Office
Full Bar with Raised Seating and Lounge Area
Large, Open Floor Plan
Fully Built Out Restrooms

NOTE: Kitchen can be demised if not needed

Iconic branding & signage opportunities

2nd Street Frontage **162 FT**

Easily accessible
Parking Garage
& Storefront Parking
+/- 1,084 stalls

Total parking
available at
Jack London Square
+/- 12 acres

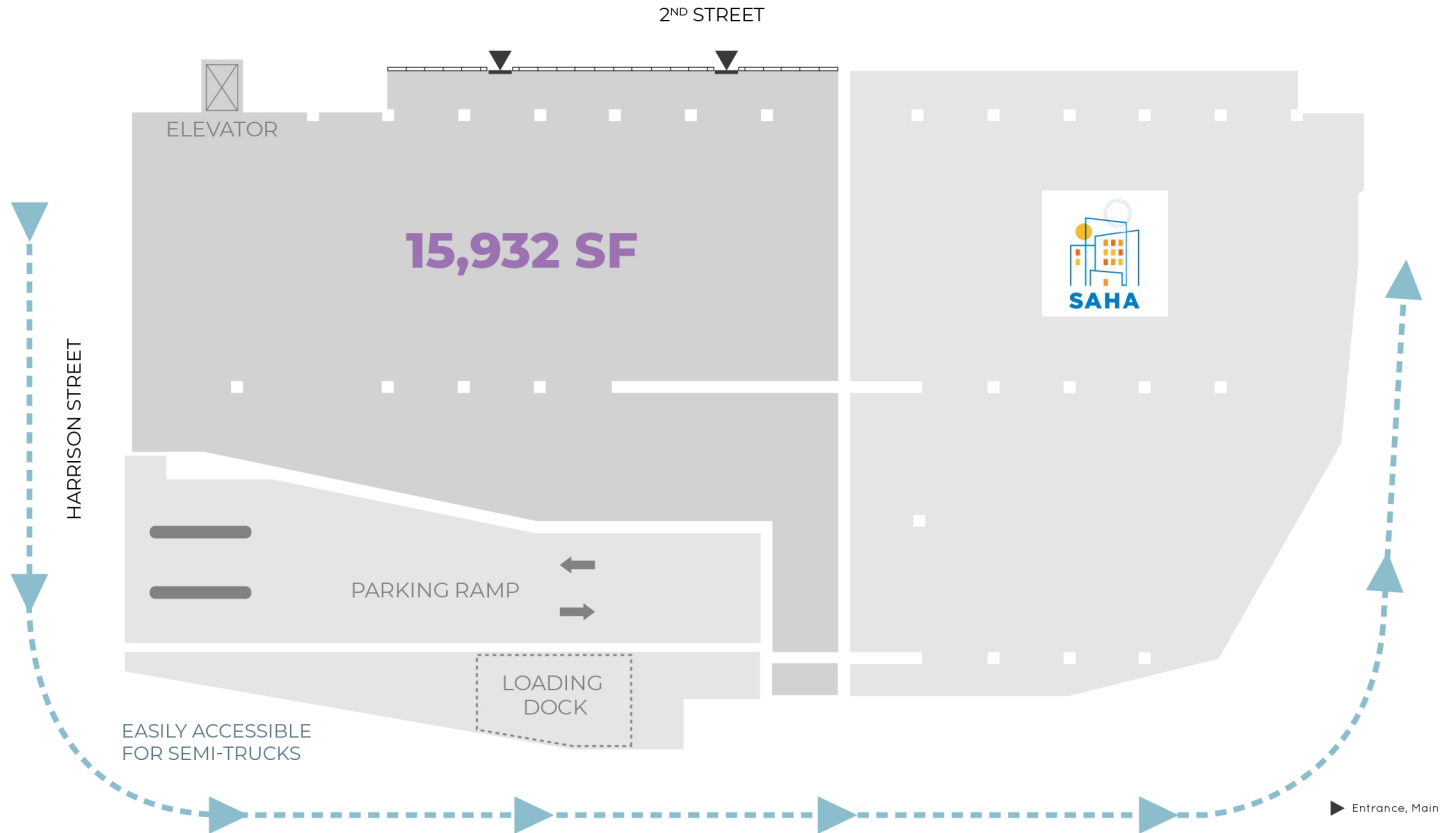
Located in an Enterprise Zone, which may
provide businesses with tax benefits¹

Floor-to-ceiling height **17 FT**

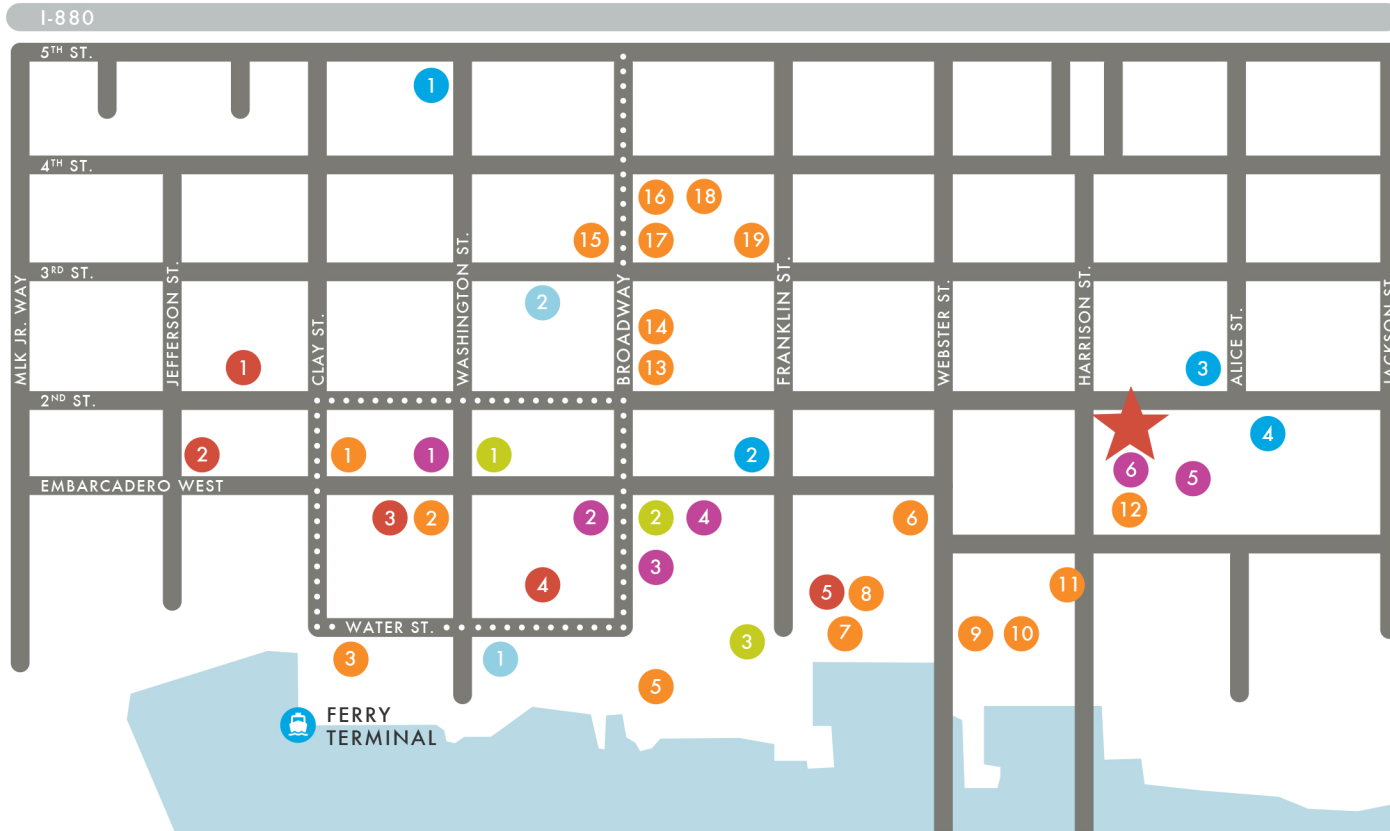


¹. The information contained within is not to be construed as a tax advice; please consult your tax advisor regarding your specific tax consequences. Enterprise Zones (EZ) may provide tax benefits such as credits for sales, hiring credits and credit to lenders on EZ loans.

SITE PLAN & LOADING



COMMUNITY



THE B FREE SHUTTLE (CONNECTS JACK LONDON TO UPTOWN)

RESTAURANTS

1. Yoshi's
2. Ben & Jerry's
3. Rosenblum Cellars
4. Mia
5. Scott's Seafood
6. Timeless Coffee
7. Forge Pizza
8. Farmhouse Kitchen Thai
9. Heinhold's
10. Oakland Assembly
11. Jack London Garage
12. Oakland United Beerworks
13. Starbucks
14. Crooked City Cider Tap House
15. Souley Vegan
16. Federation Brewing
17. Dragon Gate
18. HL Noodle
19. Oakland Grill

HOTELS

1. Waterfront Hotel
2. Z Hotel (New Location)

ENTERTAINMENT

1. Regal Cinema
2. Plank
3. California Canoe and Kayak Oakland

RETAIL

1. Bed Bath and Beyond
2. Cost Plus World Market
3. Bevmo
4. Bike East Bay
5. Oaklandish

PUBLIC TRANSIT

1. Bus Stop: 5th & Washington Street
2. Bus Stop: Embarcadero West at Franklin
3. Bus Stop: Alice & 2nd Street
4. Jack London Square Transit Station (Amtrak & Bus Stop)

PARKING

1. Washington & Embarcadero Parking Garage
2. Impark Parking Lot
3. Jack London Square Valet
4. Underground Garage (Below Plank)
5. Jack London Garage
6. Tesla Charging Stations

For Leasing Opportunities Contact:

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CIM is a community-focused real estate and infrastructure owner, operator, lender and developer. Our in-house team of experts works together to identify and create value in real assets, benefiting the communities in which we invest.

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