



CHROMATA
RETAIL

CITY CENTER

DOWNTOWN OAKLAND

RETAIL LEASING

Situated in Downtown Oakland, California, City Center is a vibrant hub of activity that incorporates a blend of office, retail, dining, and medical, as well as live entertainment and a children's museum.

CITY CENTER HAS IT ALL!

SANA'A CAFE - opening soon!

SEEKING | 2nd Gen Restaurants, Medical, Fitness & Childcare Uses





City Center is renowned for its sunny, open courtyards and architecture, including the iconic Oakland City Center Plaza. This area offers Class A office spaces, on-site parking and revitalized retail uses.

Its central location offers easy access to BART and is next to Federal, State, and City buildings, the new Samuel Merritt Flagship Nursing Campus and the Marriott Hotel and Convention Center.

HIGHLIGHTS

- Surrounded by a mix of business services, retail, fitness and national quick serve restaurants
- Exclusive entrance to City Center BART
- Below level parking with 1,800 stalls and numerous charging stations
- Office is over 65% leased
- State of the art 56,000 SF fitness and sports club with basketball court and lap pool!
- Beautiful landscaping in a park-like setting
- On-site security and property management services
- Daytime population of over 60,000 within blocks
- Central Downtown Oakland, encompassing approx. 4.9 million SF of existing and approx. 900,000 SF of new office space



CITY CENTER

1 Million SF Office/Retail



RESTAURANTS/CAFES

13 Locations



SPENDING POWER

\$817M in Oakland 2023



OAK ANNUAL TRAVELERS

15M



EVENTS

25+ Music/Art Productions



BEST DOWNTOWNS

Ranked 3rd in the U.S.



HOTEL ROOMS

599 Rooms



RESTAURANT WEEK

155 Restaurants/Bars Participating



ANNUAL VISITORS

3.4M



DT DAYTIME POPULATION

216K - 3 Mile Radius



BART

70K Daily Riders



PARKING

1,800 spaces



BIKE SCORE

89 Biker's Paradise



WALK SCORE

99 Walkers Paradise

OAKLAND CITY CENTER

DEMOGRAPHICS

	3 miles	5 miles	10 miles
POPULATION 2021 (estimate)	227,928	462,258	1,449,398
POPULATION 2024 (projection)	239,821	484,816	1,522,716
HOUSEHOLDS 2021 (estimate)	102,027	196,074	620,165
HOUSEHOLDS 2024 (projection)	107,669	206,320	653,589
AVG HOUSEHOLD INCOME 2021	\$106,117	\$123,725	\$148,181
AVG HOUSEHOLD INCOME 2024	\$125,285	\$144,124	\$170,183
MEDIAN AGE 2021	48.4	49.6	49.2

WORKPLACE STATS

	1 mile	3 miles	5 miles	10 miles
TOTAL BUSINESSES 2019	4,208	15,072	24,932	89,116
TOTAL EMPLOYEES 2019	54,198	148,397	223,985	933,606



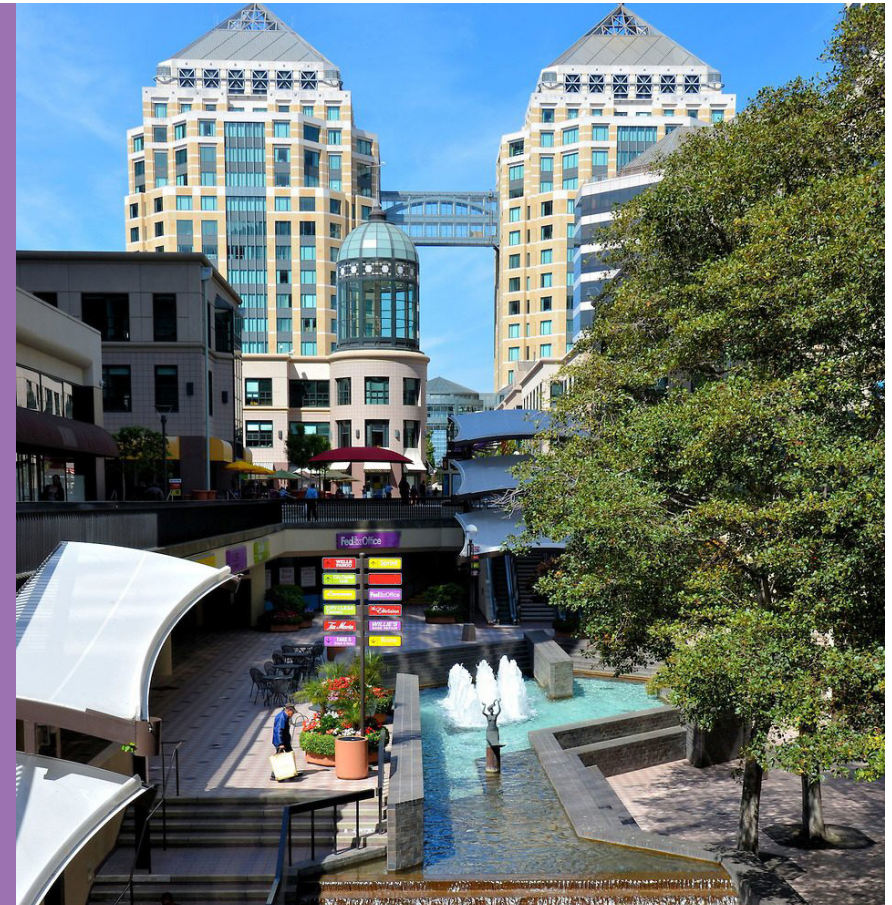
TRANSIT SCORE: 88
Excellent



BIKE SCORE: 89
Very Bikeable



WALK SCORE: 99
Walkers Paradise



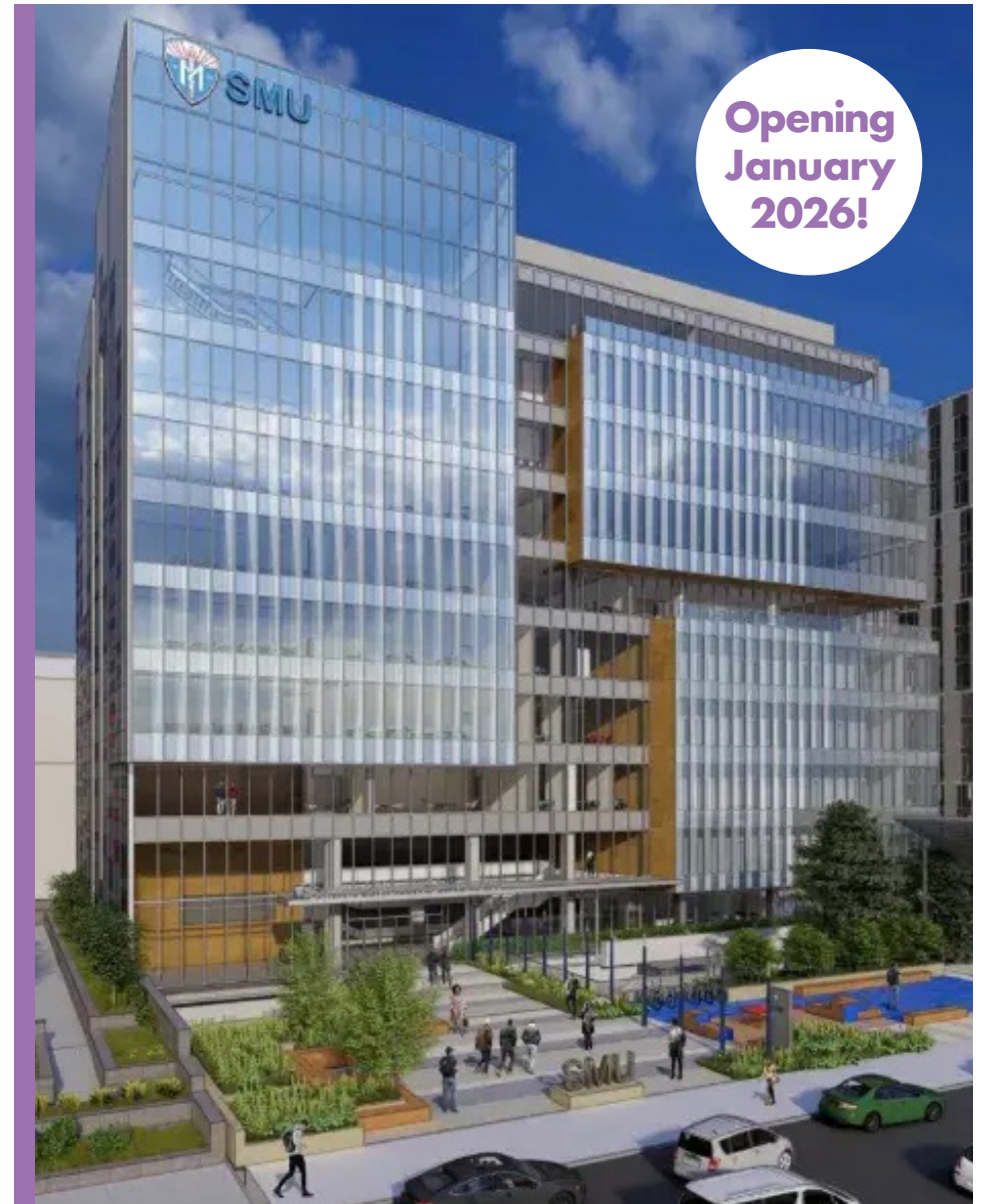
- Exclusive City Center BART / 12th St. BART access
- 10 Minute Transit ride from SF
- AC Transit stops along Broadway and Clay St.
- Public parking on-site

SAMUEL MERRITT UNIVERSITY, a national leader in health science education, is currently under construction of a new 225,000 SF City Center campus HQ in downtown Oakland.

The new campus will act as the flagship and central hub of SMU, helping to realize their vision of doubling enrollment in the next decade to 6,000 students per year. A stunning 93 percent of SMU graduates end up staying and working locally, often in urban settings and/or underserved communities.

The 10-story building will feature 19 classrooms; 41,000 square feet of simulated lab space; state-of-the-art anatomy, physical therapy, occupational therapy, and podiatric medicine labs; a makerspace; a motion analysis research center; and much more.

“SMU has long been dedicated to the Oakland community, and we’re proud to call it home. Our new campus will help expand enrollment and enhance the student experience, but it will also work to continue the rebirth of City Center and deepen our partnerships with healthcare systems and community health organizations.” —Dave Lawlor, Executive Vice President, Chief Operating Officer, and Treasurer



OAKLAND CITY CENTER

CITY CENTER EMPLOYEE DENSITY

There are currently $\pm 40,000$ daytime employees within $\frac{1}{2}$ mile

501 14th St.

499 14th St.

1200
Clay St.

500 12th St.

**SAMUEL MERRITT
CITY CENTER CAMPUS
OPENING 2025**

Existing Developments

Units/SF

State Building	700,589
Rotunda Building	242,000
Oakland City Hall Complex	240,000
Federal Building	1,025,000
1300 Clay	186,194
1200 Clay	18,775
505 14 th St.	169,847
475 14 th St.	182,092
405 14 th St.	90,000
City Center	25,803
555 City Center	487,224
Tribune Tower	88,120
436 14 th St.	136,000
1333 Broadway	239,822
1330 Broadway	328,427
1221 Broadway	504,855
1111 Broadway	553,210
Oakland Convention Center	80,000
Marriott City Center	482 rooms
Transpacific Center	325,000
Westlake Building	66,100
Total	5,689,058+

Under Development or Approved

Units/SF

285 12 th St. & 301 12 th St.	416 Units
1510 Webster St.	189 Units
TOTAL RESIDENTIAL	605 Units

499 14th Street

120 | $\pm 3,259$ SF

2nd Gen restaurant with Type 1 hood

119 | $\pm 1,334$ SF

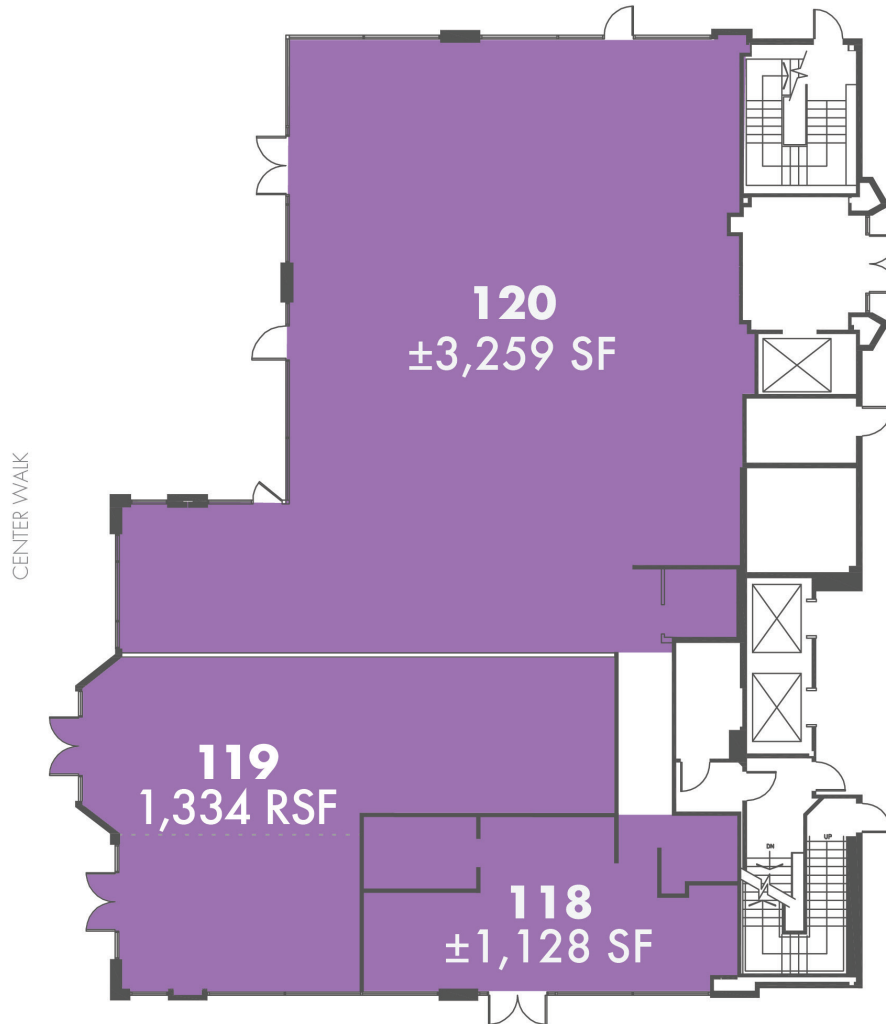
2nd Gen restaurant with Type 1 hood

118 | $\pm 1,128$ SF

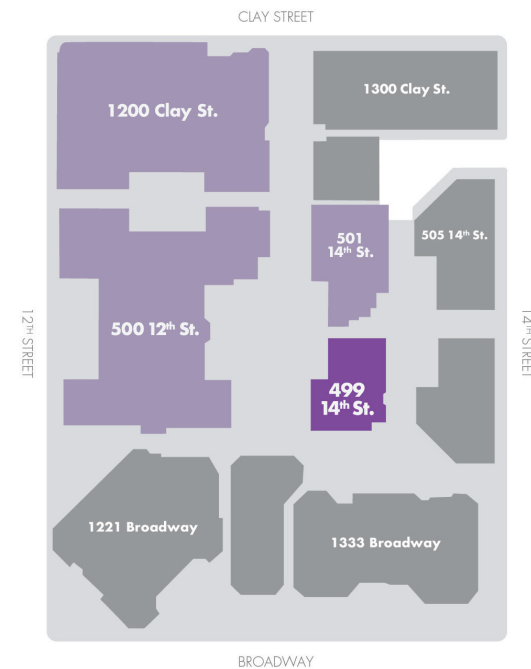
2nd Gen retail / service

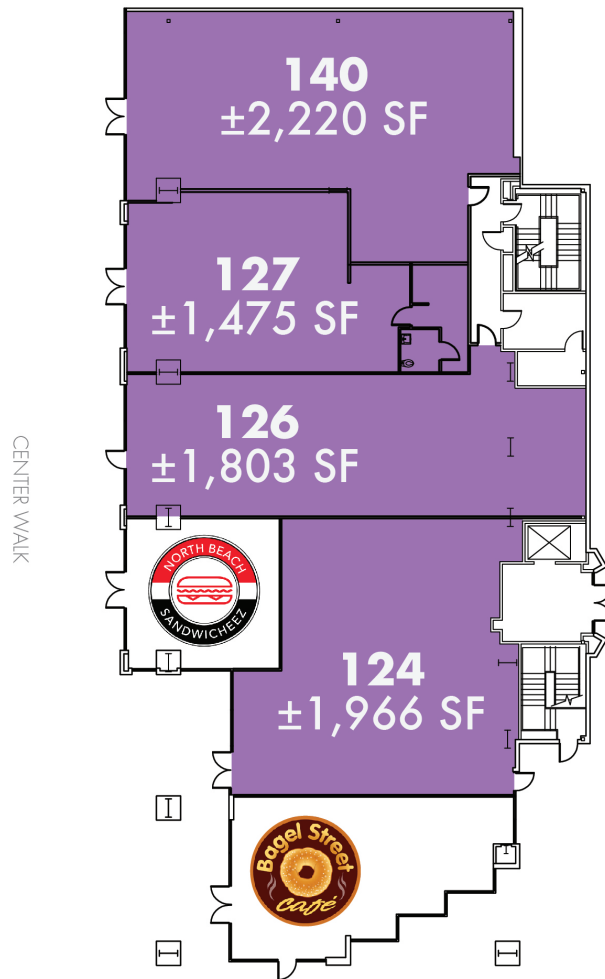
118, 119 | $\pm 2,462$ SF

ALL VACANT SPACES CAN BE REPURPOSED FOR MEDICAL OR OTHER USES



WALKWAY BETWEEN 499 & 501 14TH STREET





PLAZA AREA BETWEEN 501 & 505 14TH STREET

WALKWAY BETWEEN 499 & 501 14TH STREET

501 14th Street

124 | ±1,966 SF

2nd Gen Restaurant space w/ existing Type I Hood & kitchen infrastructure

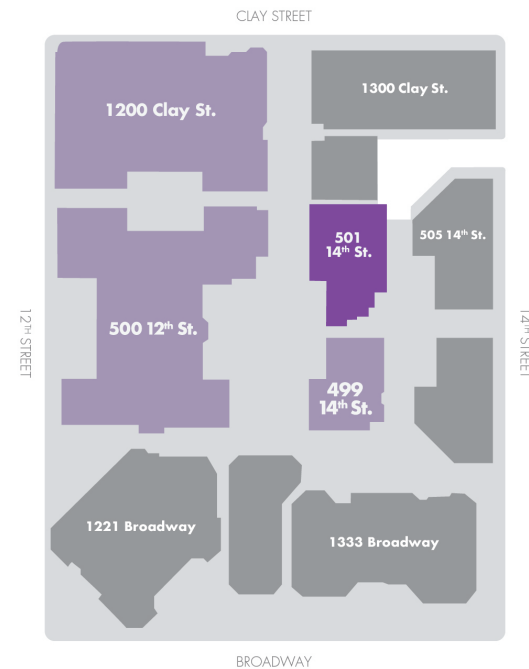
Existing Restrooms in each suite. Spaces can be combined:

127, 126 | ±3,278 SF

140, 127 | ±3,695 SF

140, 127, 126 | ±5,498 SF

ALL VACANT SPACES CAN BE REPURPOSED FOR MEDICAL OR OTHER USES



500 12th Street

135 | ±5,510 SF

2nd Gen Restaurant space w/existing Type I Hood & kitchen infrastructure

128 | ±810 SF

2nd Gen retail / service use

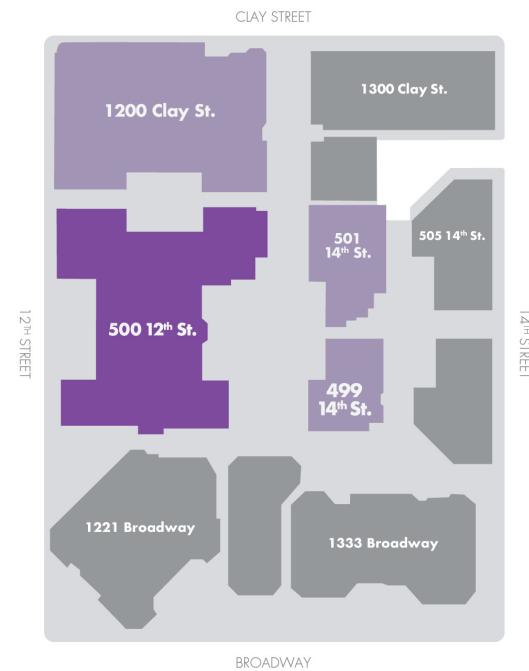
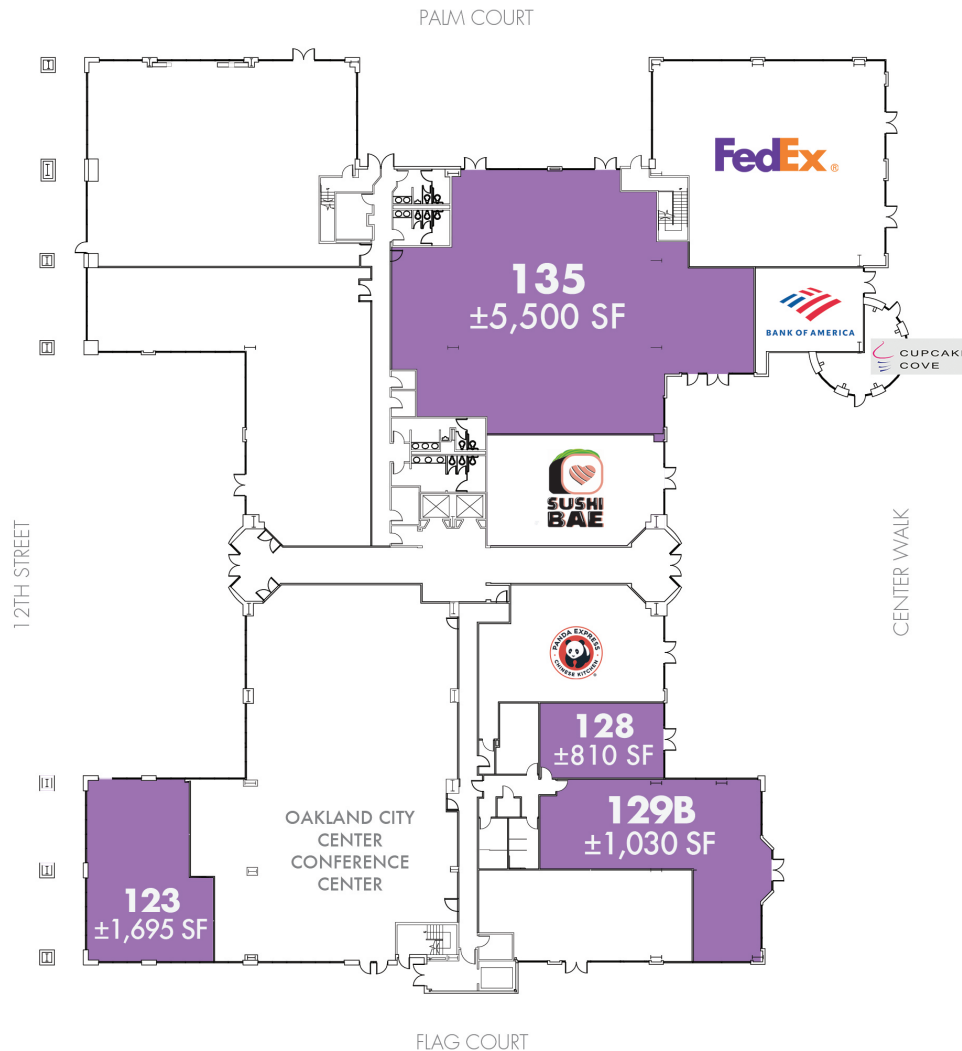
129 | ±1,030 SF

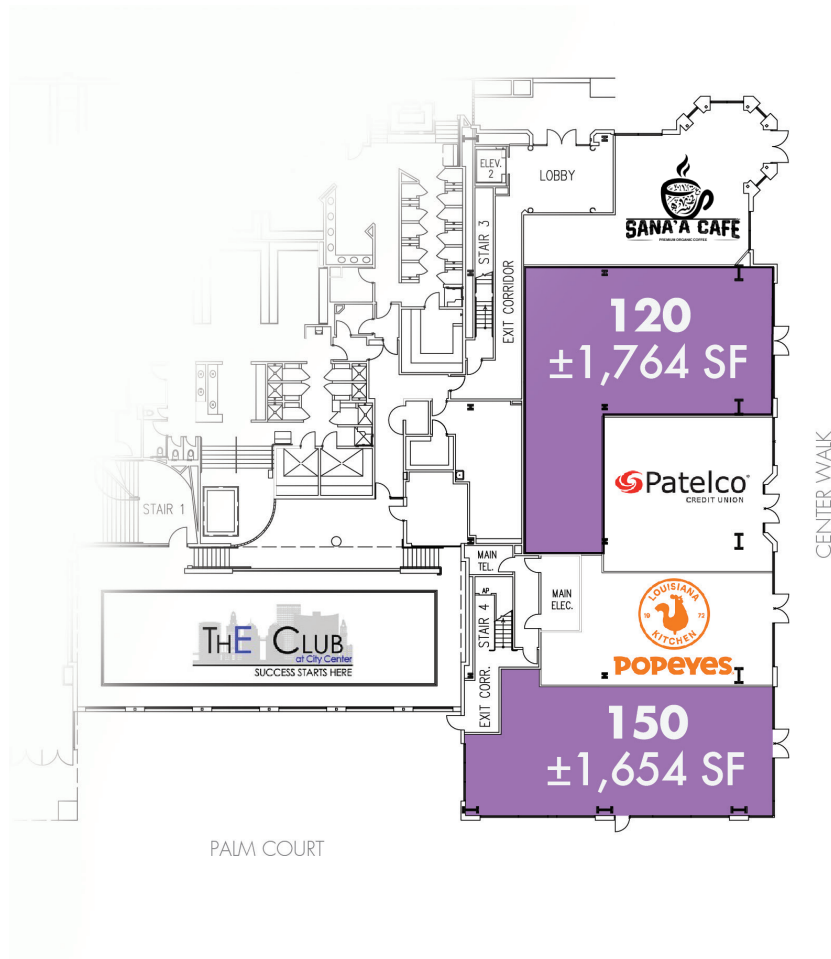
2nd Gen cafe

123 | ±1,695 SF

2nd Gen retail / service use

ALL VACANT SPACES CAN BE REPURPOSED
FOR MEDICAL OR OTHER USES





1200 Clay Street

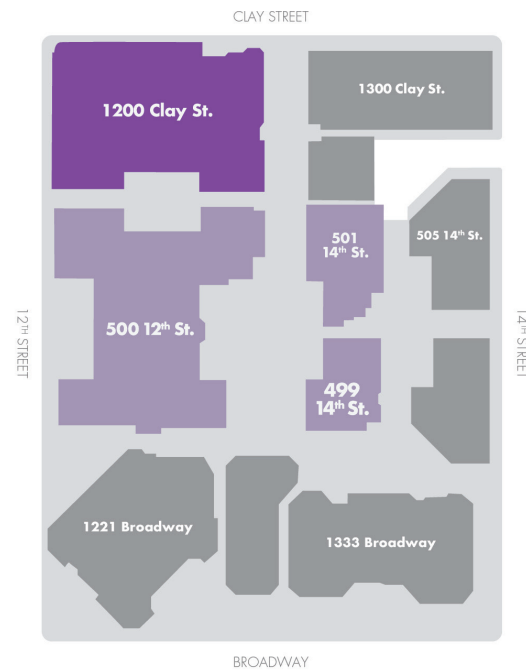
120 | ±1,764 SF

2nd Gen retail

150 | ±1,654 SF

2nd Gen restaurant

ALL VACANT SPACES CAN BE REPURPOSED FOR MEDICAL OR OTHER USES



RETAIL & RESTAURANTS

Fox Theater
 Hello Stranger
 Bar Shiru
 Oaklandish
 Gus' Fried Chicken
 The Punchdown
 The Miranda
 The Hatch
 Senor Sisig
 Timeless Cafe
 Hotboys
 Piano Fight
 Cafe Van KleeF
 Itani Ramen
 Commons
 Awaken Cafe
 Sobre Mesa
 Mushin Sports Lounge
 Brewja Coffee
 Chipotle
 Panda Express
 Popeyes
 Ladle & Leaf
 North Beach Sandwicheez
 San'a Cafe
 Subway
 Bagel Street Cafe



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