

# LYDIAN

225 14<sup>TH</sup> STREET - DOWNTOWN OAKLAND

Unique To Market | Indoor - Outdoor Dining & Retail Opportunities

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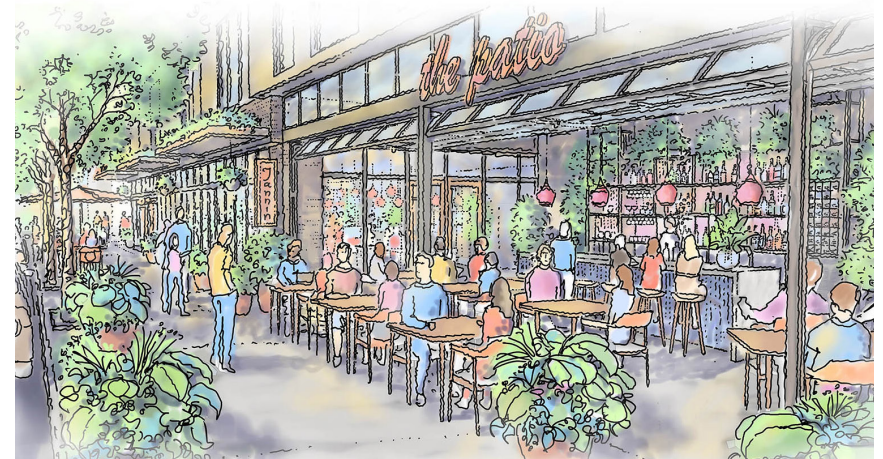




## Unique To Market Indoor - Outdoor Dining & Retail Opportunities

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Holland Partners, developer of The Lydian, is seeking a best-in-class hospitality partner to maximize the potential of this unique ground floor space capturing the untapped and rising demand in downtown Oakland. This indoor/outdoor suite will be built in partnership with the owner and will sit beneath 261 luxury residences near Lake Merritt. Join Unc's BBQ, from celebrated local chef, Rashad Armstead, which will be opening in early 2025.



OAKLAND RETAIL AREAS

1 MILE RADIUS	LYDIAN (DOWNTOWN OAKLAND)	TEMESCAL (TELEGRAPH & 51 <sup>ST</sup> )	GRAND LAKE (GRAND/LAKESHORE)
Residential Population	<b>54,618</b>	<b>43,737</b>	<b>49,179</b>
2024-2029 Projected Population Growth	<b>1.9%</b>	<b>0.4%</b>	<b>0.4%</b>
Households w/ Income \$100,000+	<b>12,650</b>	<b>11,583</b>	<b>14,267</b>
Average Household Income	<b>\$135,016</b>	<b>\$185,618</b>	<b>\$177,806</b>
Daytime Population: Workers	<b>81,447</b>	<b>26,311</b>	<b>21,838</b>
Daytime Population: Residents	<b>22,941</b>	<b>16,264</b>	<b>18,577</b>

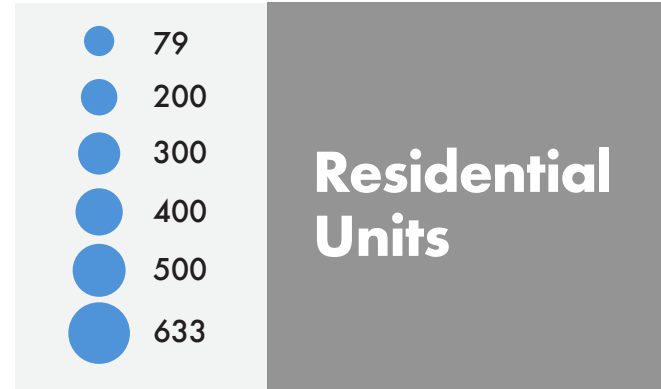
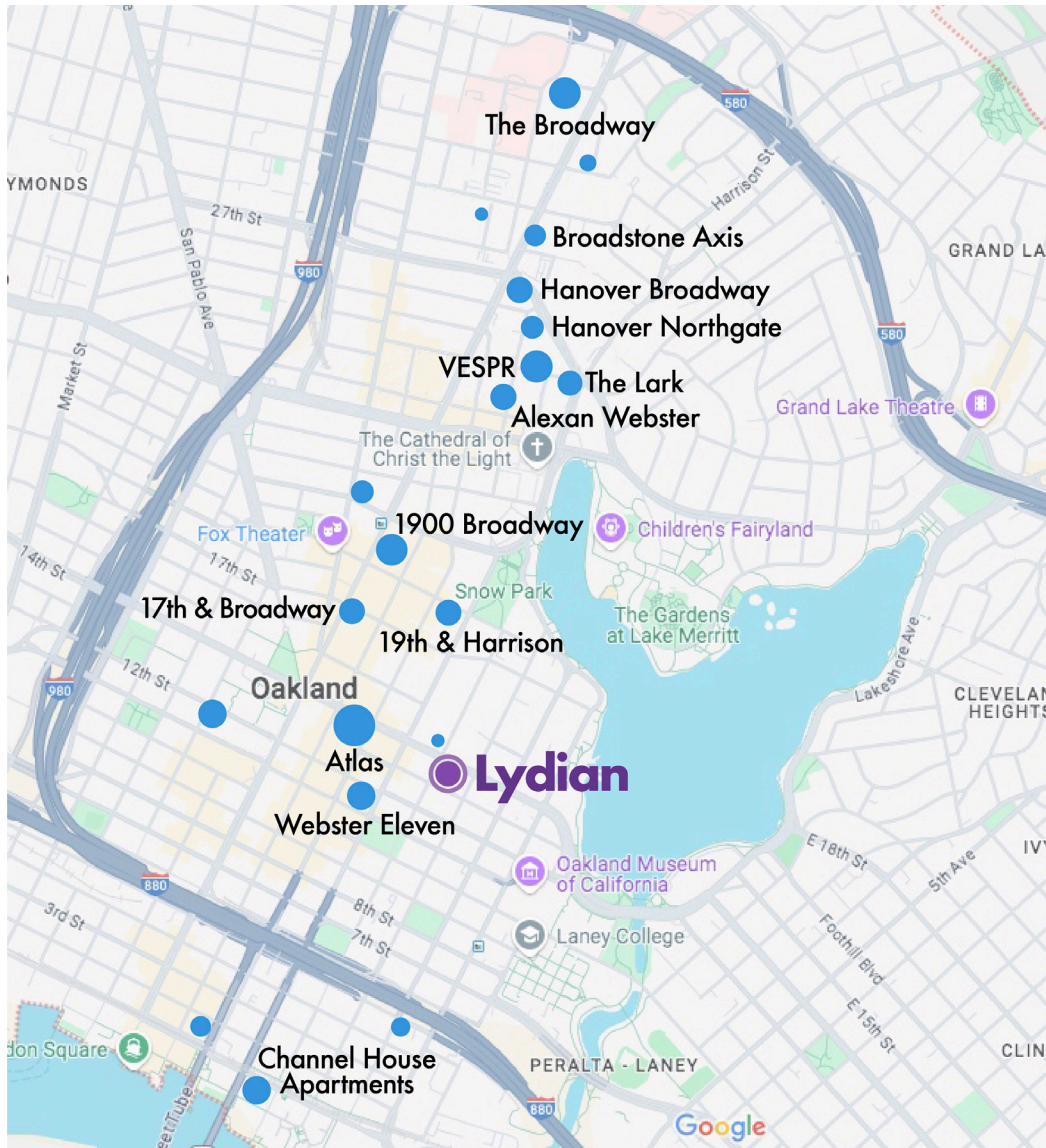
OTHER RETAIL AREA COMPS

1 MILE RADIUS	ALAMEDA LANDING	4 <sup>TH</sup> ST. DISTRICT (BERKELEY)	RICHMOND DISTRICT (SF)	UNION SQUARE
Residential Population	<b>24,358</b>	<b>19,735</b>	<b>52,391</b>	<b>145,919</b>
2024-2029 Projected Pop. Growth	<b>1.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.6%</b>
Households w/ Income \$100,000+	<b>5,313</b>	<b>4,311</b>	<b>14,970</b>	<b>38,363</b>
Average Household Income	<b>\$172,335</b>	<b>\$160,585</b>	<b>\$209,440</b>	<b>\$156,628</b>
Daytime Population: Workers	<b>17,928</b>	<b>17,888</b>	<b>20,280</b>	<b>341,764</b>
Daytime Population: Residents	<b>11,314</b>	<b>9,285</b>	<b>17,793</b>	<b>51,210</b>



Compared to similar retail districts, Downtown Oakland stands out based on population density and population growth.

As a downtown business core, the area also offers access to over 80,000 daytime workers.

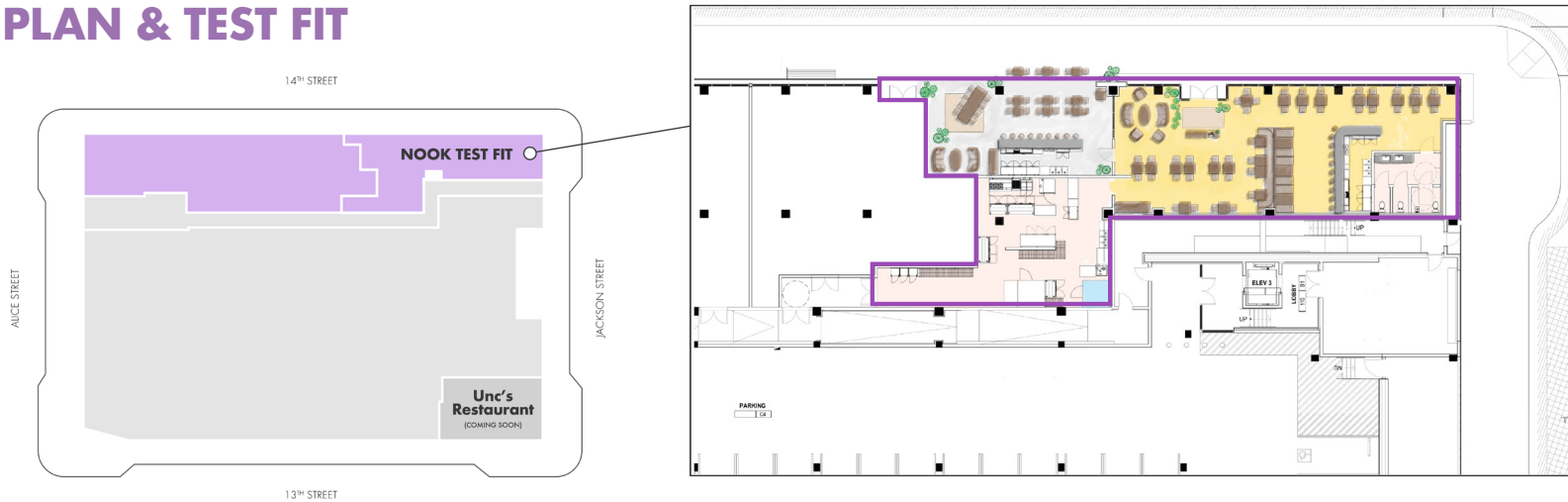


Multi-family buildings delivered 2019-2024

Between 2018 and 2024 over 19 large, multi-family buildings have delivered more than 4,900 housing units and nearly 250,000 SF of retail density.

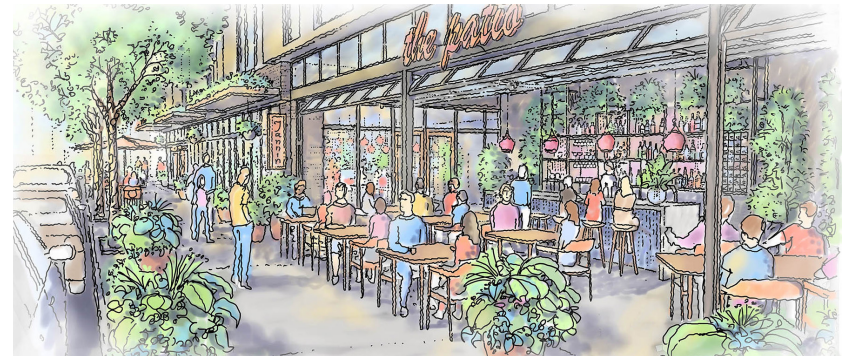


## SITE PLAN & TEST FIT

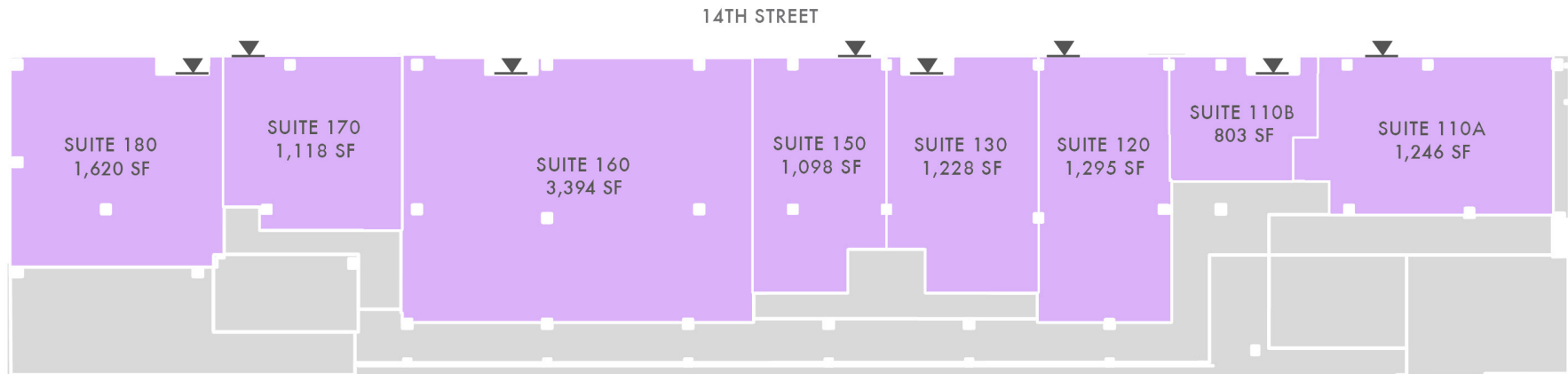


Unique opportunity to partner with ownership in the creation of a custom indoor/outdoor restaurant concept.

Utilizing approximately 4,000 SF, this corner location will have a beautiful indoor covered patio, full dining area and large kitchen. Great location just blocks from Lake Merritt and Downtown!



## POSSIBLE DEMISEMENT PLAN



▶ Entrance, Main

## SPECS

- Prominent 14th St visibility / High traffic area
- Floor to ceiling windows
- Concrete slab
- Type 1 or 2 Hood Venting Shaft for the two corner units only
- Electrical 3-phase, 800 AMPS
- Plumbing: Stubbed water, gas, sewer lines
- Fire Sprinklers: Installed per shell requirements
- Spaces can be combined, some may have grade changes



**ADDRESS** 225 Fourteenth Street

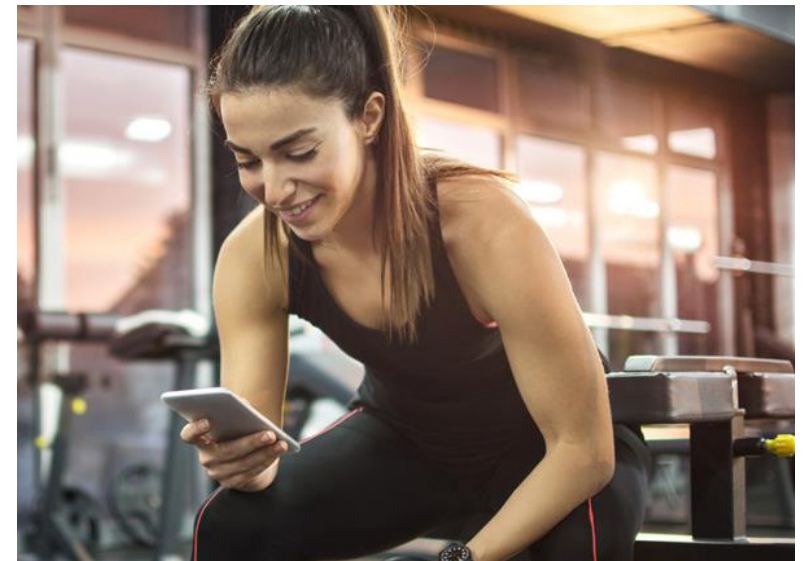
**AVAILABLE SPACE** Total of 12,899 SF | Ranging from 803 SF to 3,394 SF  
Spaces can be further combined, but will have nominal grade changes

**RENTAL RATE** TIA: Negotiable

## NEIGHBORHOOD HIGHLIGHTS

Ideally located between Downtown Oakland's Central Business District and Lake Merritt, the Lydian development is a new mixed-use, neighborhood life-style community with 261 units and highly visible ground floor retail for shopping, food & beverage and wellness services.

- Total of 12,899 SF of 14th Street-facing retail
- Unc's BBQ | Corner of 13th & Jackson St | Opening Summer 2025
- Situated on a highly visible corridor in Downtown, just two blocks from Lake Chalet and Oakland's jewel, Lake Merritt, and a short walk to Jack London Square and Old Oakland.
- 5 min to 12th Street BART and on the new BRT route that connects AC Transit and CalTrain.
- New Housing development Pipeline: 2,416 new units within a 1/2 mile radius, close to major employers.






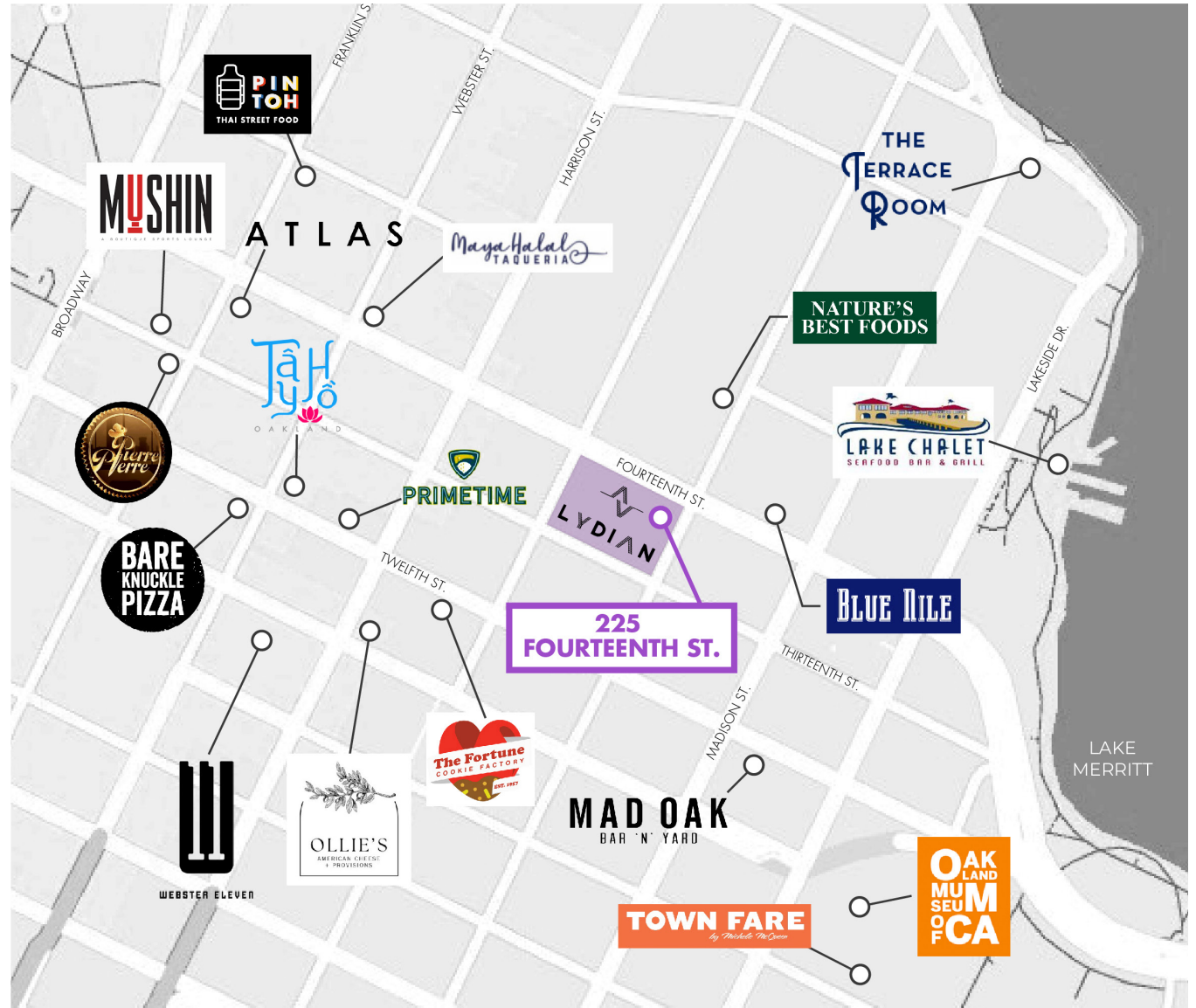
## RETAIL & RESTAURANTS

Lake Chalet  
 Terrace Room  
 Mad Oak  
 Oakland Museum of CA  
 Blue Nile  
 Natures Best Foods  
 Primetime Golf  
 Ollie's American Cheese & Provisions  
 Tayho  
 Town Fare  
 Bare Knuckle Pizza  
 Fortune Cookie Factory  
 Maya Halal Taqueria  
 Pierre Pierre  
 Mushin 2.0  
 Pintoh Thai

## + RESIDENTIAL

Webster Eleven - 333 Units  
 The Atlas - 631 Units  
 The Lakeside - 79 Units

-  Walk Score: 99
-  Transit Score 86
-  Bike Score: 86



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