

459 8th STREET OAKLAND, CA



Second Generation Space Available



CHROMATA
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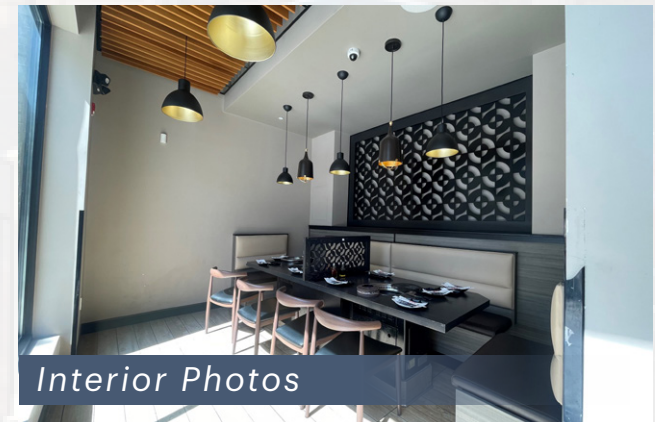
The Project

Old Oakland, The City's Original Downtown, dates back to the 1860'S and is characterized by its charming, brick victorians. Although it languished for close to a Century after the earthquakes of 1906, the neighborhood is now in a period of revival. Recently, an influx of restaurants, boutiques and farmers markets have helped to revitalize the district. As an extension of this revival, 8th street is a mixed-use residential development that connects residents to the historic area. Located directly across the street from Old Oakland and three blocks from Bart, 8th street is the first new development in the area.

ADDRESS	459 8th Street, Oakland, CA 94607
SIZE	±3,571 SF
RESIDENTIAL	33 two-bedrooms & 17 one-bedroom

Highlights

- Turnkey Second-Generation Restaurant Space
- In the Heart of the Old Oakland is a Thriving Shopping and Dining District with a Growing List of Restaurants, Cafes, Bars, Shops and Galleries
- Easy Access to Major 880, 980 and 80 Freeways and a Short Walk to 12th St. Bart and Bus Station
- Dense, Urban Area with Over 2,000 Additional Housing Units in Planning, Approval, Or Under Construction within a Half-Mile Radius
- Steps Away From Old Oakland's Year-Round, Weekly Friday Farmer's Market
- Walk Score: 99 & Transit Score: 86



Interior Photos

459 8th Street, Oakland, CA

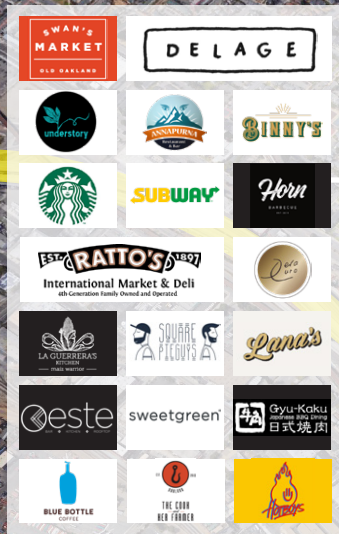


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Market Aerial



459 8th Street, Oakland, CA



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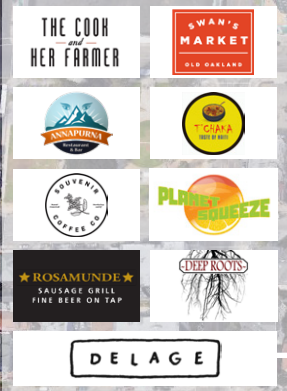
DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Population	255,331	498,427	1.38 M
Average HH Income	\$151,231	\$175,134	\$198,798
Daytime Population	217,063	383,346	1.31 M

*Traffic Counts Source: Site USA REGIS 7/12/24

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Close-Up Market Aerial



Broadway - 12,373 ADT



210,758 ADT

*Traffic Counts Source: Site USA REGIS 7/12/24

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DOWNTOWN & UPTOWN OAKLAND DEVELOPMENT PIPELINE



7,857

RESIDENTIAL UNITS
APARTMENT | CONDO | ETC



890

HOTEL ROOM TOTAL



3,838,237

OFFICE SF TOTAL



188,056

RETAIL SF TOTAL

INSTITUTIONAL DEVELOPERS IN THE MARKET

ELLIS PARTNERS

LANE PARTNERS

CARMEL
PARTNERS

LENNAR

MARTIN

TMG
PARTNERS | TMC

Hines

CIM

Trammell Crow Company

RAD URBAN

SHORENSTEIN

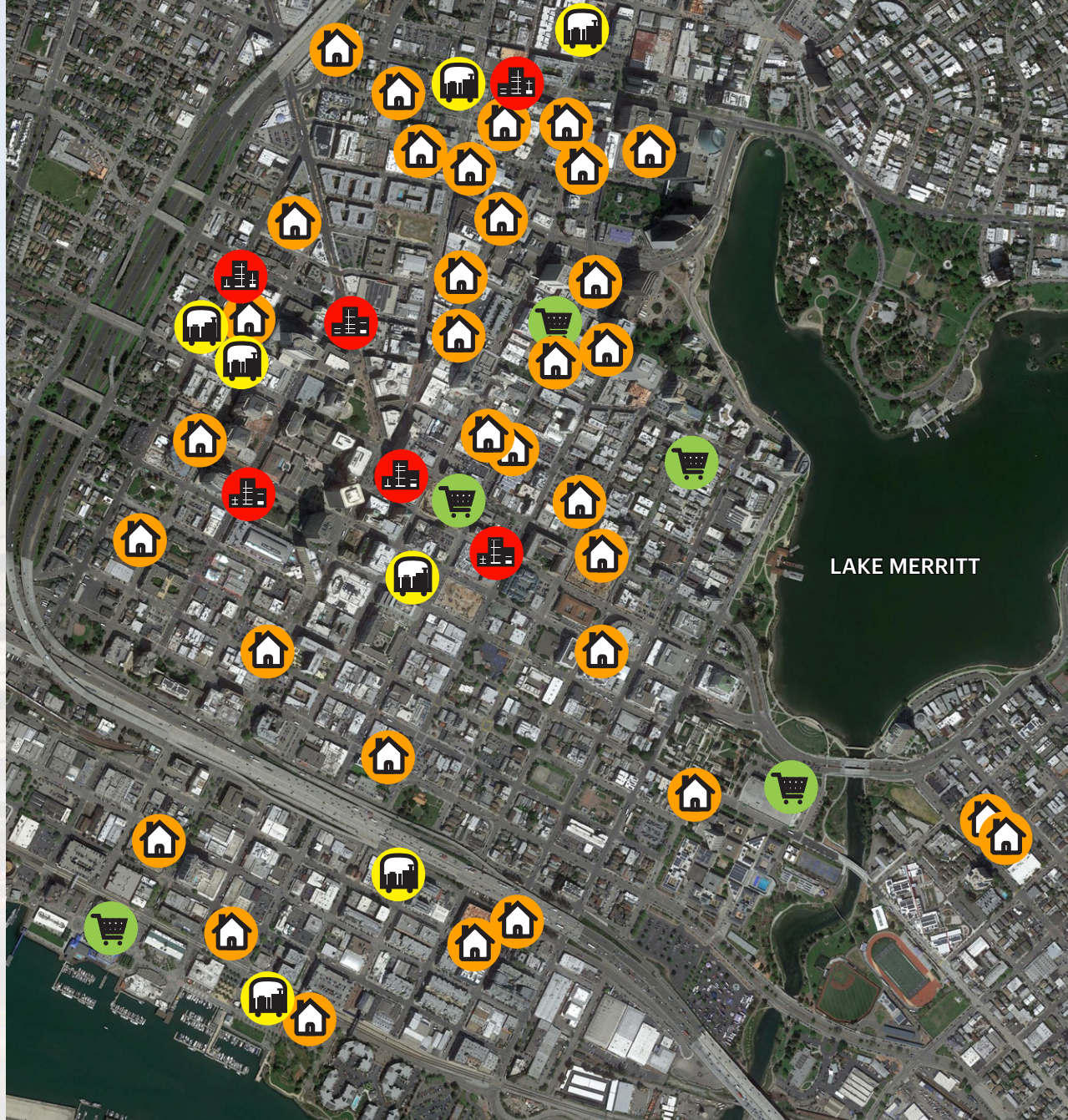
HOLLAND
RESIDENTIAL

459 8th Street, Oakland, CA



LOCKEHOUSE

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About Oakland



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*Photo Source - Shutterstock.com



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