

300
24th

STREET

±12,900 SF

Retail Opportunity

Located in Oakland's Uptown Neighborhood





300 24th Street

Oakland Retail Opportunity

- Explore a food/wine-based concept for this unique Two-Tier floor plan in a luxury residential tower.
- Oakland residents respond strongly to food and wine-based concepts as evidenced by the success of Rockridge Market Hall, Prescott Food Hall and the Emeryville Public Market.
- The projects can deliver first generation space with excellent demographics - a 1/4 mi. household income of \$105,417 - and close proximity to high day and evening pedestrian activity.
- Within a ¼ mile of the site there are more than 1.7M sf office users - contributing to a daytime population of 101,576



Space

- Approximately 12,900 square feet of commercial space on ground floor and mezzanine levels.
- Retail space ideally suited for event space, prepared food and/or Showroom.
- Access strong existing market for grab-n-go prepared foods.
- Direct access to on-site fee-based public parking garage.
- Elevator service to ground and mezzanine levels.
- Tenant Improvement Allowance available for full-space rental
- Asking Rate: \$3.25/sf/mth NNN

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Wine & Food Concept

- Downtown wine and food hub
- Wine Tasting and sales – ground level
- Food sales - prepared or Grab and Go – ground level
- Event space for wine auctions and private events - mezzanine
- State of art executive kitchen for private dining/wine paring – mezzanine
- Controlled environment wine storage – mezzanine
- Wine lounge - mezzanine
- Immediate access to secure on-site parking



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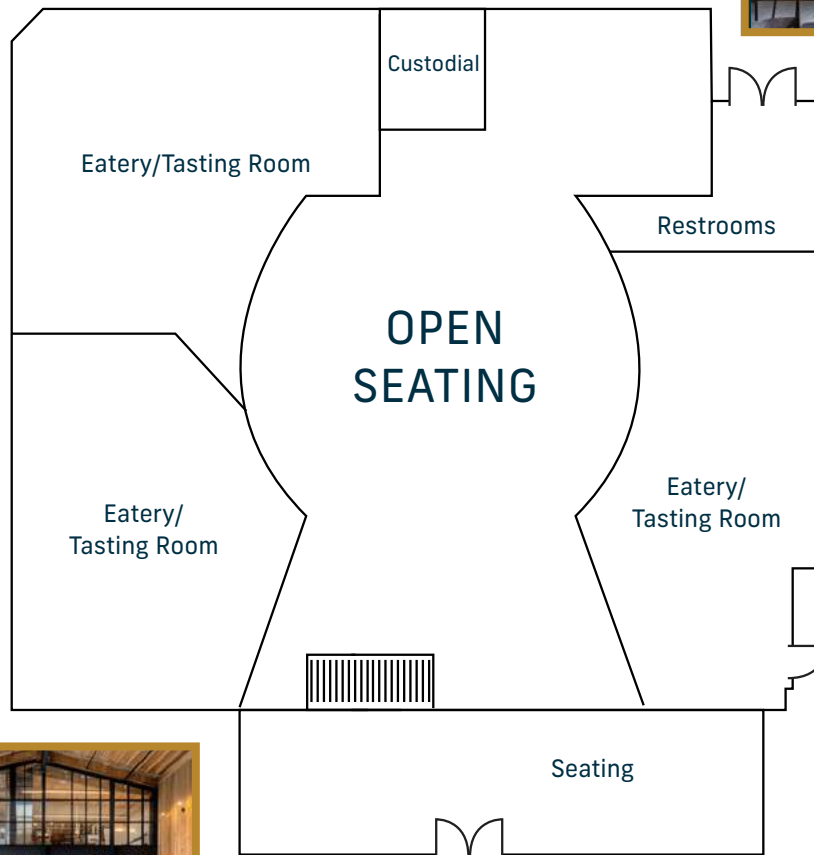




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First Level Floor Plan



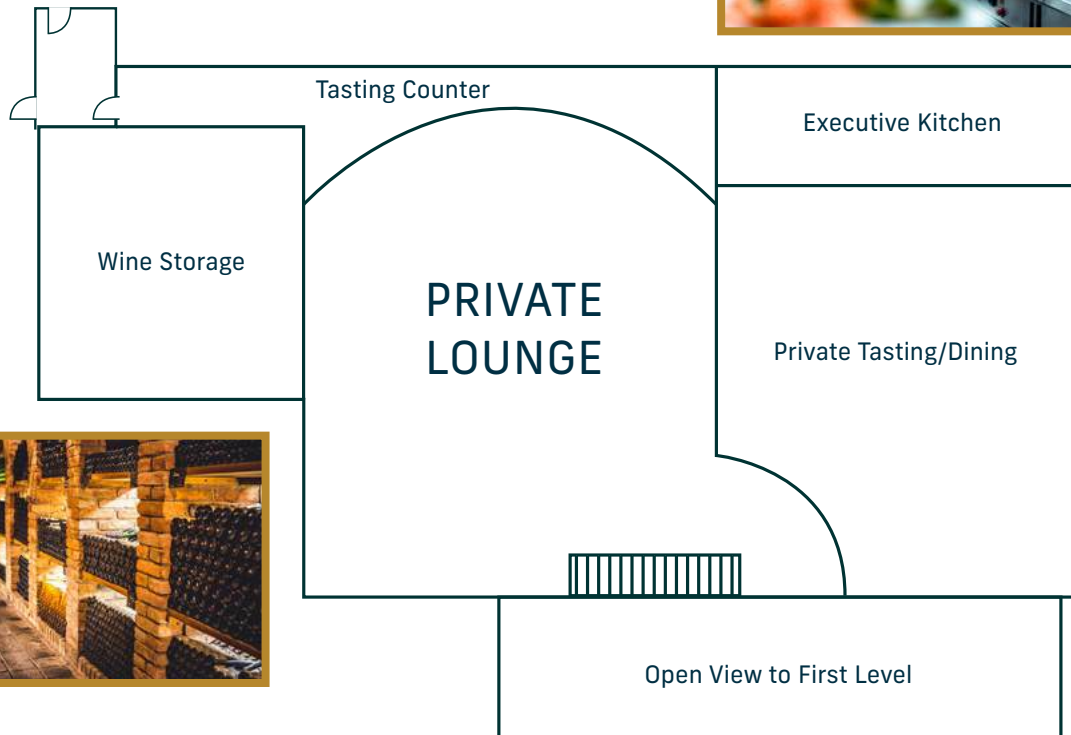
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Second Level Floor Plan



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