

1739 Broadway

UPTOWN OAKLAND

2nd Generation Bar | 1,702 RSF

Beautifully Designed w/ Two Bars & Separate Lounge Areas



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CHROMATA
RETAIL



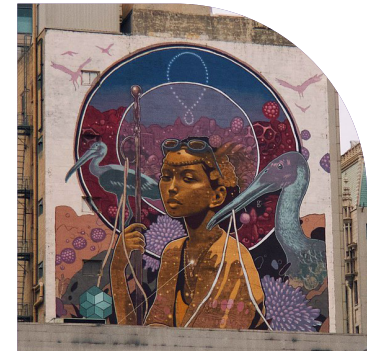
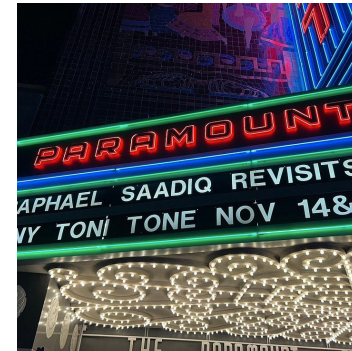
PROPERTY HIGHLIGHTS

1,702 RSF, 2nd Generation Bar - Retail

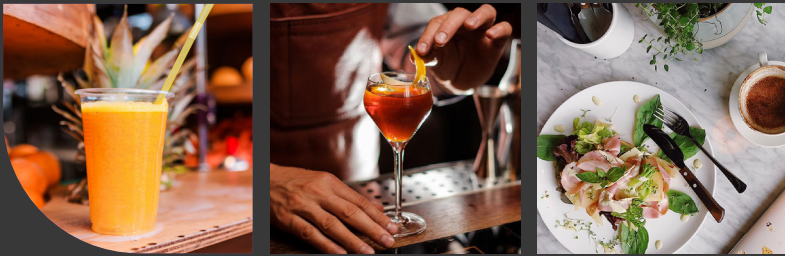
- Fully built out space; available for variety of uses
- Sidewalk seating available
- High visibility on Broadway
- Located within Uptown's Nightlife/Entertainment District
- Surrounded by music venues, co-working, offices, new residential high rises, restaurants & bars
- Steps to 19th St BART, and the Paramount & Fox Theaters

NEIGHBORHOOD HIGHLIGHTS

1739 Broadway is located in the heart of the bustling Uptown District, surrounded by restaurants, bars, nightlife and entertainment, as well as new residential towers and historic live music and theatre venues. This bar space offers the possibility of reinvention! The current configuration is set up as two areas - think a morning cafe with pastries and juice that eases into an evening happy hour and bar in the rear! Bright and spacious - this is an opportunity to create a vibrant new destination spot for the locals!



Create a vibrant new destination spot for the locals!

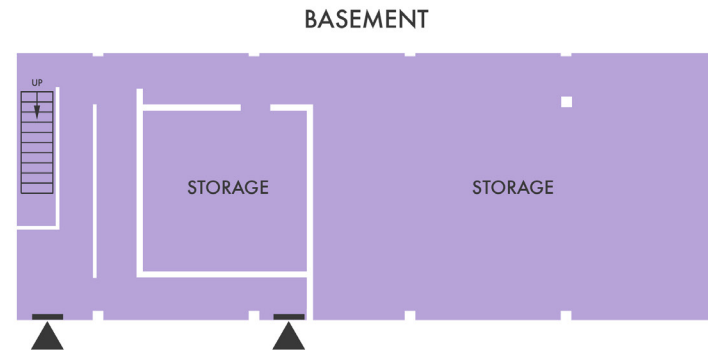


FLOOR PLAN



1,702 RSF 2ND GEN BAR - RETAIL

- Two separate bar & lounge areas | Available for other uses
- Sidewalk seating available
- Restroom
- Storage/Office



RETAIL & RESTAURANTS

- | | |
|-----------------|-------------------|
| Oaklandish | Paramount Theatre |
| Modern Coffee | Falafel Boy |
| Awaken Cafe | Sobre Mesa |
| Bar Shiru | Cafe Van Kleeef |
| Hello Stranger | Itani Ramen |
| Dope Era | Punch Down |
| The Fox Theatre | Crybaby |
| The Hatch | Winky Dinky Dogs |
| Pin-Toh | Gold Palm |
| Lucuma | Lucy Blue |
| Night Heron | |



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	48,562	262,927	504,888
Daytime Population	70,712	70,712	306,148
Avg. Household Income	\$61,929	\$89,066	\$96,883

- Walk Score: 92
- Transit Score: 87
- Bike Score: 85

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