

1901 BROADWAY

OAKLAND, CA



Building For Sale Or Lease

**Beautiful Retail / Office on Prominent
Uptown Oakland Corner**

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CHROMATA
RETAIL

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ANY RELIANCE ON THE CONTENT OF THIS BROCHURE IS SOLELY AT YOUR OWN RISK.

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The Uptown District is a vibrant hub of culture, community and entertainment. Renowned for its diverse array of award-winning restaurants - from classic fare to international cuisine, and world-class cocktail bars, amazing coffee shops and bakeries, Oakland has it all. The neighborhood also has a vibrant arts and culture scene, as well as thriving entertainment with theaters, music venues, and art museums providing endless opportunities for cultural exploration.

PROPERTY INFORMATION

ADDRESSES: 1901 Broadway, Oakland/464 19th Street, Oakland

SITE IMPROVEMENTS: Two-Story Building plus full basement

GROSS BUILDING AREA: +/- 17,560 Square Feet

LOT SIZE: +/- 5,760 Square Feet

ASSESSOR'S PARCEL NO.: 008-0639-004

ZONING: D-DTC-C, Downtown District General Commercial Zone

NET RENTABLE AREA: currently demised into two units.

Ground Floor: +/- 6,930 SF (+/-5,480 SF street level with +/-1,450 SF mezzanine)

Second Floor: +/-4,870 sf

TOTAL NET RENTABLE AREA: 11,800 sf

BASEMENT AREA: 5,760 sf

GROSS BUILDING AREA: 17,560 sf

SITE: Corner lot with +/-63' of frontage on Broadway and +/-90' on 19th Street.

YEAR BUILT: 1925/ Renovated with code upgrades in 2017

CONSTRUCTION: two story poured in place concrete and steel reenforced structure built over a full concrete basement.

ROOF: Flat roof with an asphalt composition cover.

EXTERIOR: Masonry block with numerous single pane, aluminum and wood frame windows around the perimeter of the structure providing ample interior natural light.

HVAC: Roof mounted packages, heating and air conditioning.

SPRINKLERS: NONE

ELEVATORS: NONE

LANDSCAPING: The structure covers 100% of the site and there is no landscaping

UTILITIES: Electricity, Gas, Water



LEASE OFFERING

The entire ground floor & office floor are available for lease; as one or separate.

FIRST FLOOR: +/- 6,930 SF (comprised of +/-5,480 SF at street level and +/-1,450 SF of mezzanine)

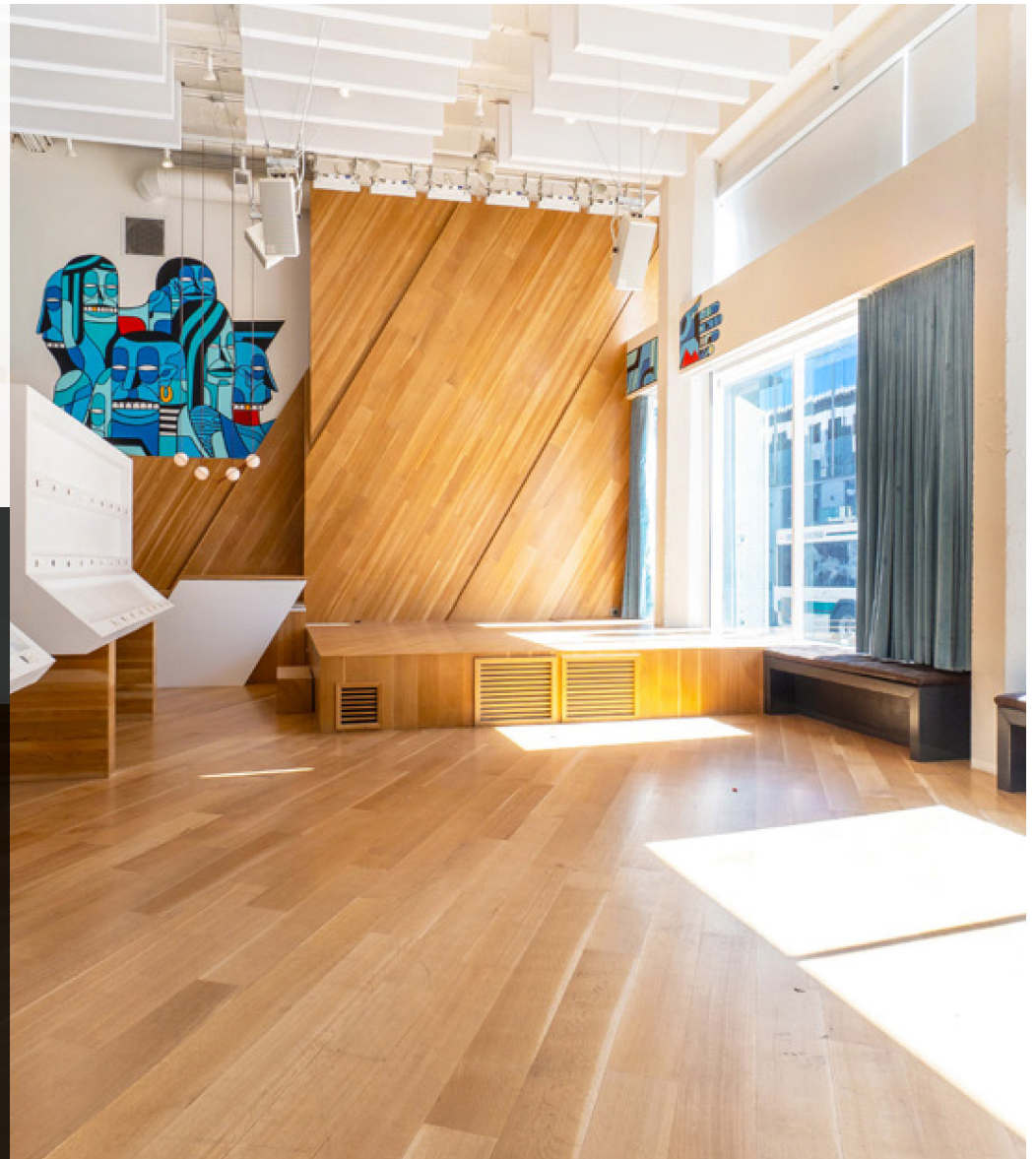
SECOND FLOOR: +/- 4,870 SF built out has creative office space

TOTAL RENTABLE AREA: 11,800 SF

NOTE: additional storage space available in basement

CALL BROKER FOR RENTAL RATES.

- Located in Uptown, the heart of Oakland's entertainment district.
- Less than one block from Fox & Paramount Theaters.
- On Broadway just across from BART.
- Over 140 feet of street frontage with full display windows.
- 2017 renovation with code upgrades.
- High ceilings with skylights.
- Prominent corner entrance.
- Custom-designed millwork & finishes throughout.
- Modern kitchen with high-end finishes.
- Partially furnished.
- Suitable for a variety of uses.

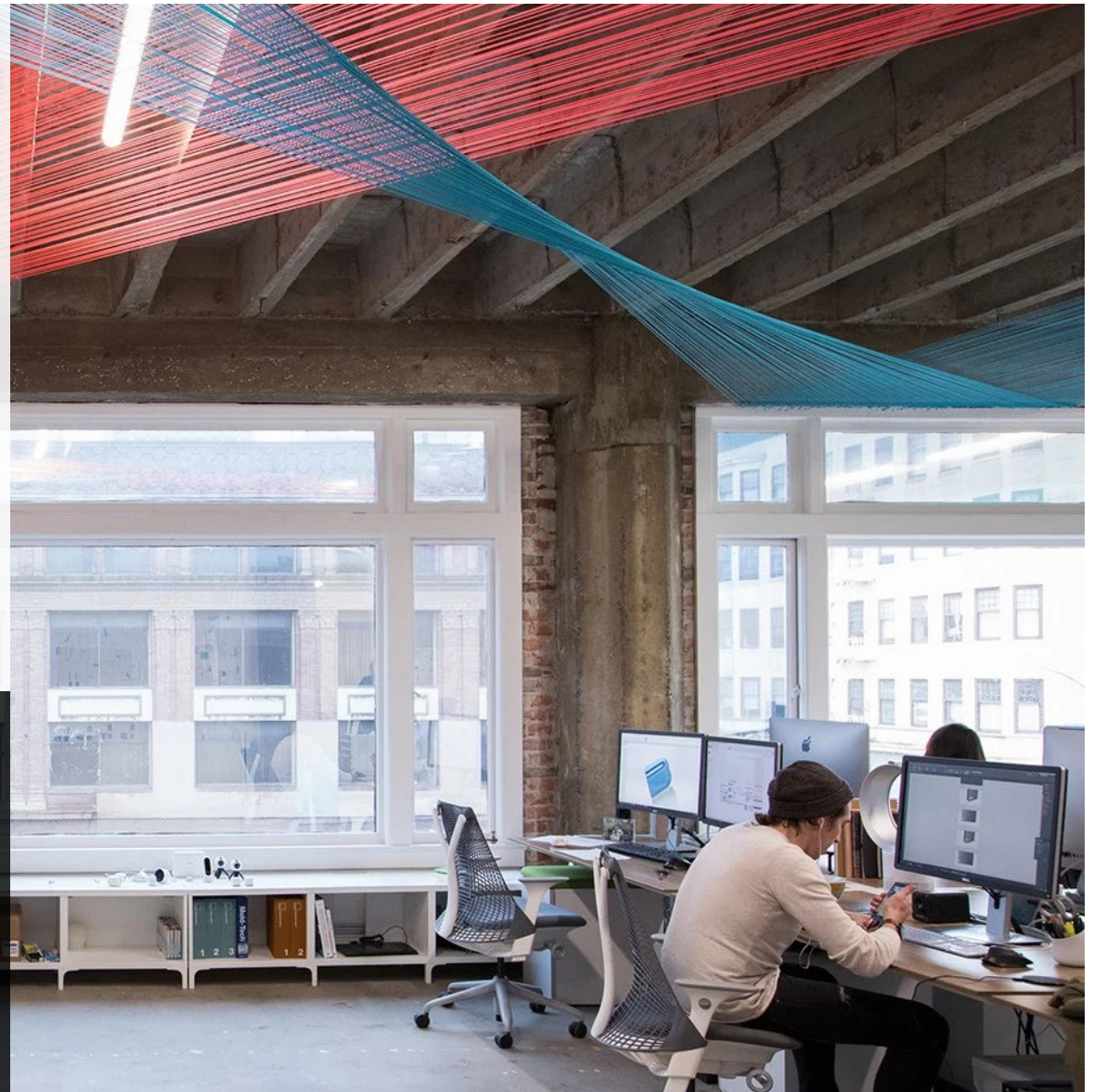


SALES OFFERING

Chromata Real Estate, Inc. is pleased to offer, on an exclusive basis, the opportunity to acquire a fee simple interest in the real property located at 1901 Broadway, Oakland, CA. This 11,800 square foot, two-unit commercial building is currently vacant, in excellent condition, and available for an owner-user or investor.

OFFERING BASICS

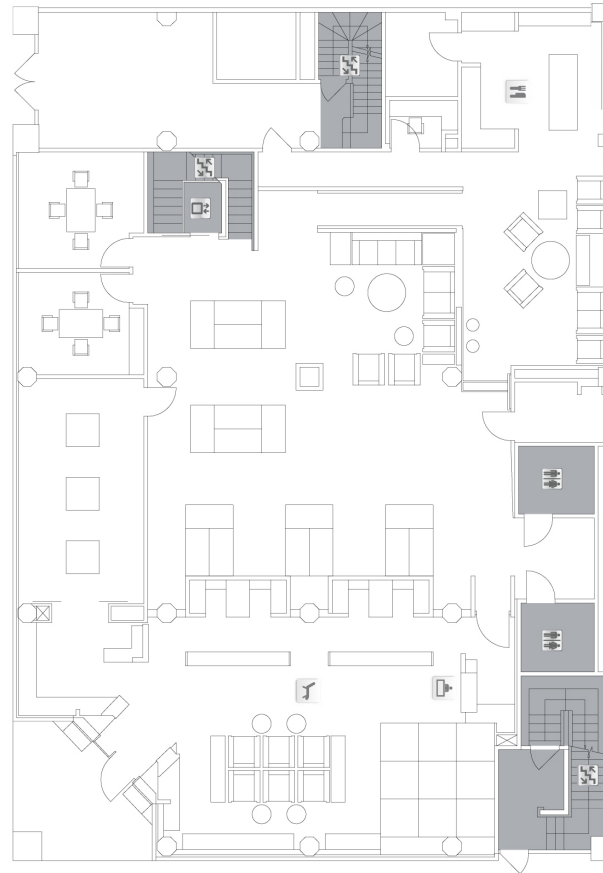
- Sales Price: \$4,250,000
- Rentable Area: +/- 11,800 SF
- Price per sq. ft. \$360
- Occupancy: Delivered Vacant



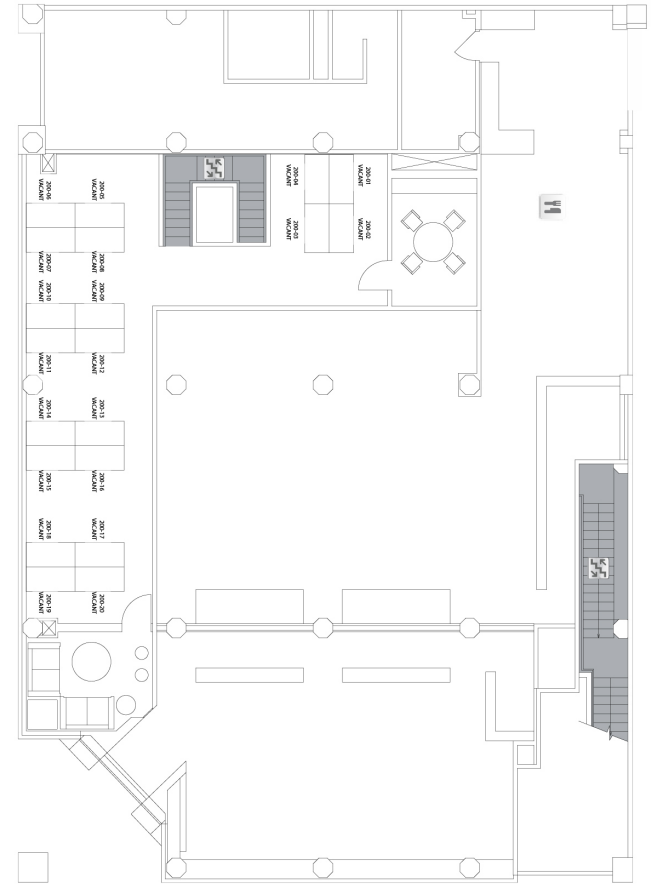
FLOOR PLANS



FIRST FLOOR



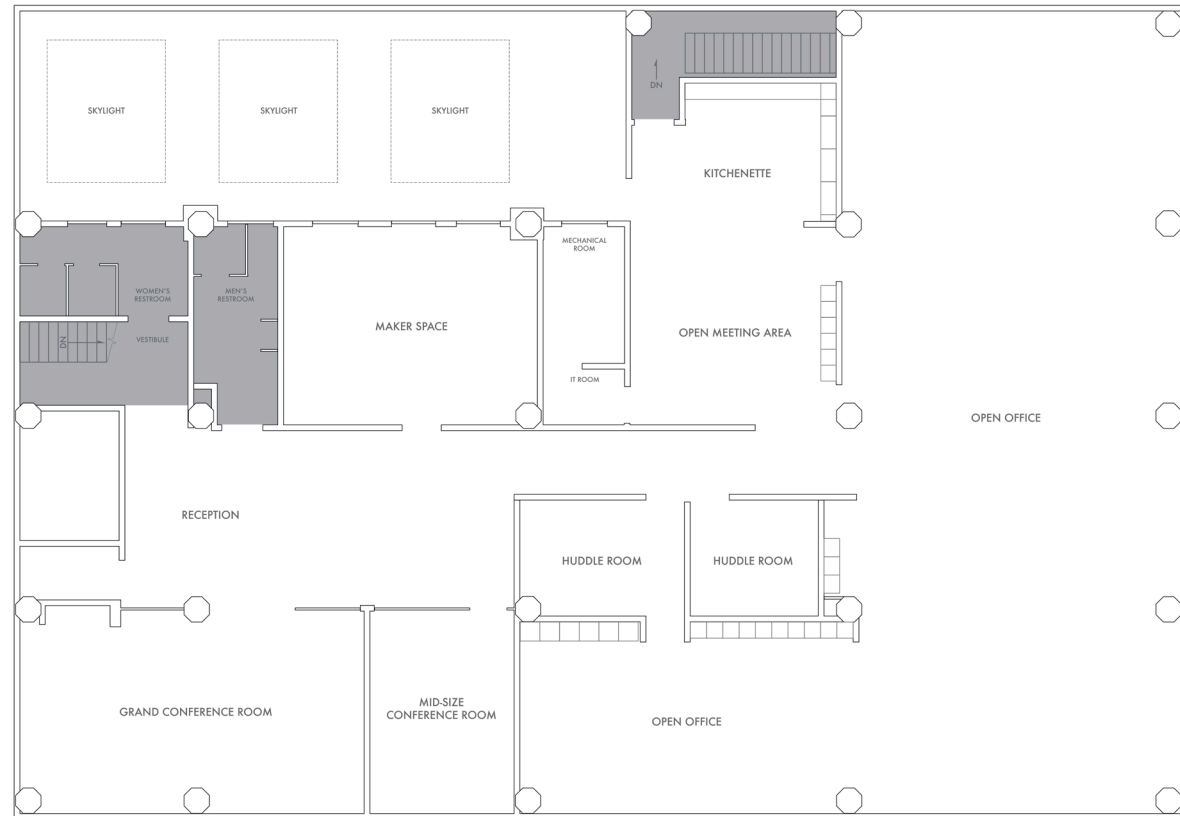
MEZZANINE



FLOOR PLANS



SECOND FLOOR








RETAIL & RESTAURANTS

Fox Theater	Drexl	Bicycle Coffee
Hello Stranger	Modern Coffee	The Halal Guys
Bar Shiru	Lucuma	Shawarmaji
Oaklandish	Dope Era	Ikes Love & Sandwiches
Awaken Cafe	Senor Sisig	Kapor Center
Cafe Van KleeF	Howden Market	Paramount Theatre
Itani Ramen	Fluid 510	Uptown Station
Night Heron	Paramount Theatre	Viridian
Gus's Fried Chicken	Moxy Hotel	Agave Uptown
Gold Palm	Kinfolk	Tierra Mia Coffee
Lucy Blue	Xolo Taqueria	



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



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