

RETAIL SPACE FOR LEASE

ALTA WAVERLY

OAKLAND, CALIFORNIA

CHROMATA
RETAIL

THE MCGAREY GROUP
CREATING PLACES ALIVE WITH POSSIBILITY

 DIVARIS
GROUP OF COMPANIES

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PROPERTY Overview

2302 VALDEZ ST | OAKLAND, CA | 94612

Alta Waverly is centrally located in Oakland's dynamic Broadway Valdez District, just moments from Lake Merritt, and surrounded by a vibrant, evolving urban neighborhood. This prime location offers a wealth of advantages, including proximity to a diverse mix of restaurants, shops, and local businesses.

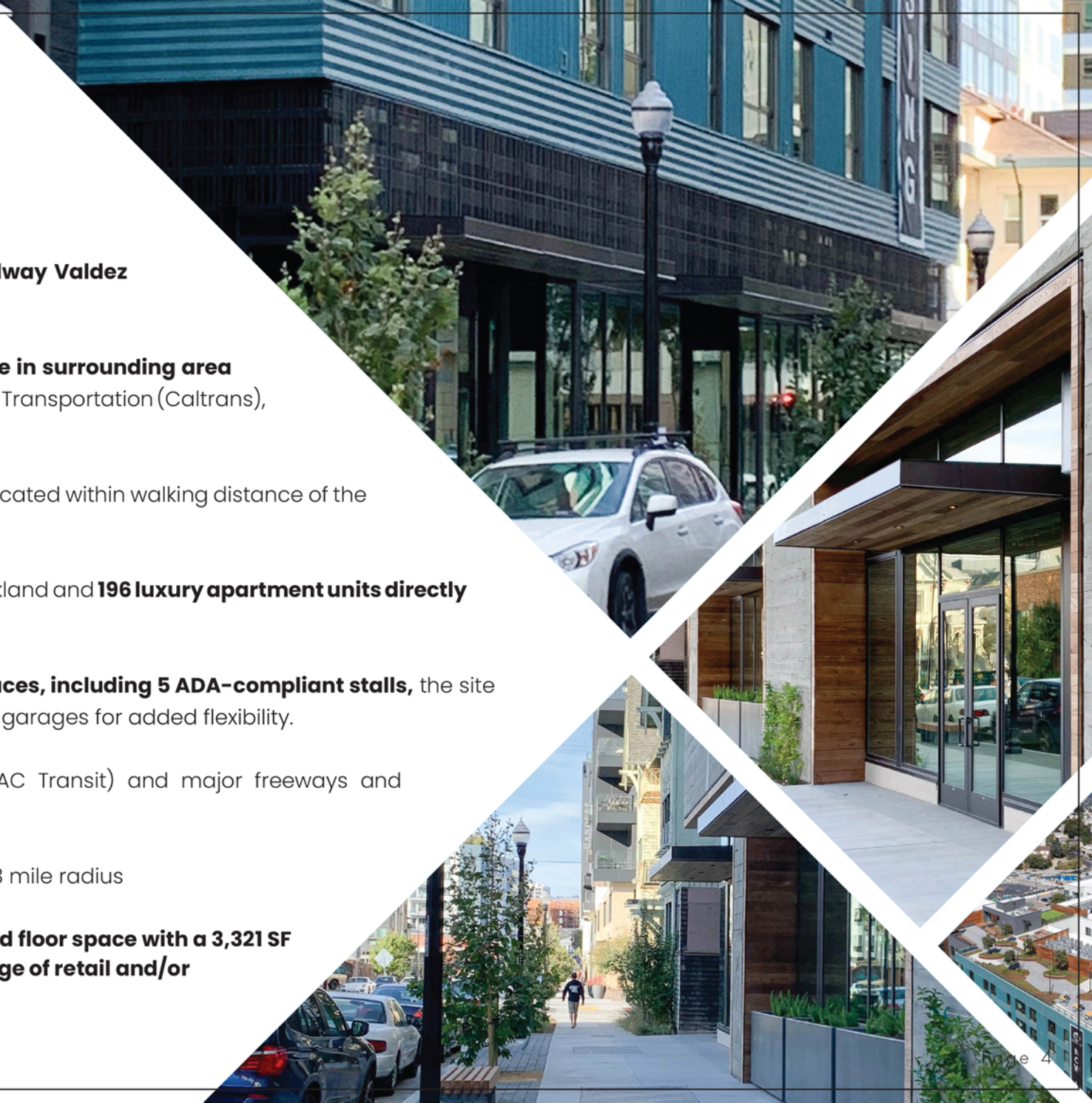
Located in a highly walkable urban setting, Alta Waverly offers seamless connectivity to public transportation, including BART, AC Transit, and major freeways such as I-580, I-980, and CA-24. The site includes 60 on-site parking spaces, 5 of which are ADA-compliant, with additional parking available in nearby garages—providing convenient access for both drivers and transit users. Approximately 3,290 residential units are located throughout Downtown Oakland, with 196 luxury apartments situated directly above the available retail space, placing Alta Waverly at the heart of a thriving and expanding community.

The strategic location of Alta Waverly is further amplified by its expansive reach, encompassing a daytime population of 320,772 people within a 5-mile radius. In addition to the two on-site businesses, CALABASH and GAME PARLOUR, Alta Waverly features a flexible 13,707 SF ground floor space with a 3,321 SF mezzanine, which can be subdivided to suit a large range of retail and/ or restaurant concepts.

ALTA WAVERLY

Highlights

- ✖ Central location in Oakland's developing **Broadway Valdez District**
- ✖ **6,000 Residents within blocks, 10.7M SF of office in surrounding area** and steps away from the California Department of Transportation (Caltrans), District 4 office
- ✖ **Alta Waverly boasts a Walk Score of 98** and is located within walking distance of the bustling Whole Foods
- ✖ Approximately 3,290 single units in Downtown Oakland and **196 luxury apartment units directly above the retail space at Alta Waverly**
- ✖ In addition to **60 on-site residential parking spaces, including 5 ADA-compliant stalls**, the site also offers convenient access to nearby parking garages for added flexibility.
- ✖ **Easy access to public transportation** (BART, AC Transit) and major freeways and thoroughfares (I-580, I-980, CA-24)
- ✖ **Daytime population of 320,772** people within a 3 mile radius
- ✖ Retail opportunity available now: **13,707 SF ground floor space with a 3,321 SF mezzanine, which can be demised to suit a range of retail and/or restaurant concepts.**





**DOWNTOWN
OAKLAND**

**FOX
THEATER**

**19th St
BART Station**

**2201 BROADWAY
8 STORY OFFICE
450+ EMPLOYEES**

**moxy
HOTEL**

**AGAVE
uptown**

**2150 WEBSTER
10 STORY OFFICE
600+ EMPLOYEES**

**FARLEY'S
Mama's Boy
pizza**

**HIVE
OAKLAND**

**the
Y**

**PARKWAY
THEATER**

**KAISER
CENTER**

**LAKE MERRITT TOWER
10 STORY OFFICE
930+ EMPLOYEES**

**MARQETA
696 EMPLOYEES**

GRAND AVE

LAKE MERRITT

**CHILDREN'S
FAIRYLAND**

**ALTA WAVERLY
BOTANICAL
Local Area**

WAVERLY

**FLOUR & WATER
PIZZERIA
COMING SOON**

**VESPR
TARTS DE FEYBESSE
CALIFORNIA**

**WHOLE
FOODS
MARKET**

**LIMON
ROTISSERIE**

**Orangetheory
FITNESS**

**KISSEL
UPTOWN OAKLAND**

MA

Sweetly's

**Pitcher's
BREWING**

151,000 VPD

980

Demographics

5 MIN DRIVE

53,710

Population



Average
Household
Size

38.0

Median Age

\$89,765

Median
Household
Income

EDUCATION



12%

High
School
Graduate



17%

Some
College



63%

College
Degree

BUSINESS



4,494

Total Businesses



55,519

Total Employees

10 MIN DRIVE

260,015

Population



Average
Household
Size

38.7

Median Age

\$106,457

Median
Household
Income

EDUCATION



12%

High
School
Graduate



17%

Some
College



62%

College
Degree

BUSINESS



14,834

Total Businesses



149,103

Total Employees

15 MIN DRIVE

546,510

Population



Average
Household
Size

37.6

Median Age

\$104,884

Median
Household
Income

EDUCATION



13%

High
School
Graduate



19%

Some
College



59%

College
Degree

BUSINESS



26,783

Total Businesses

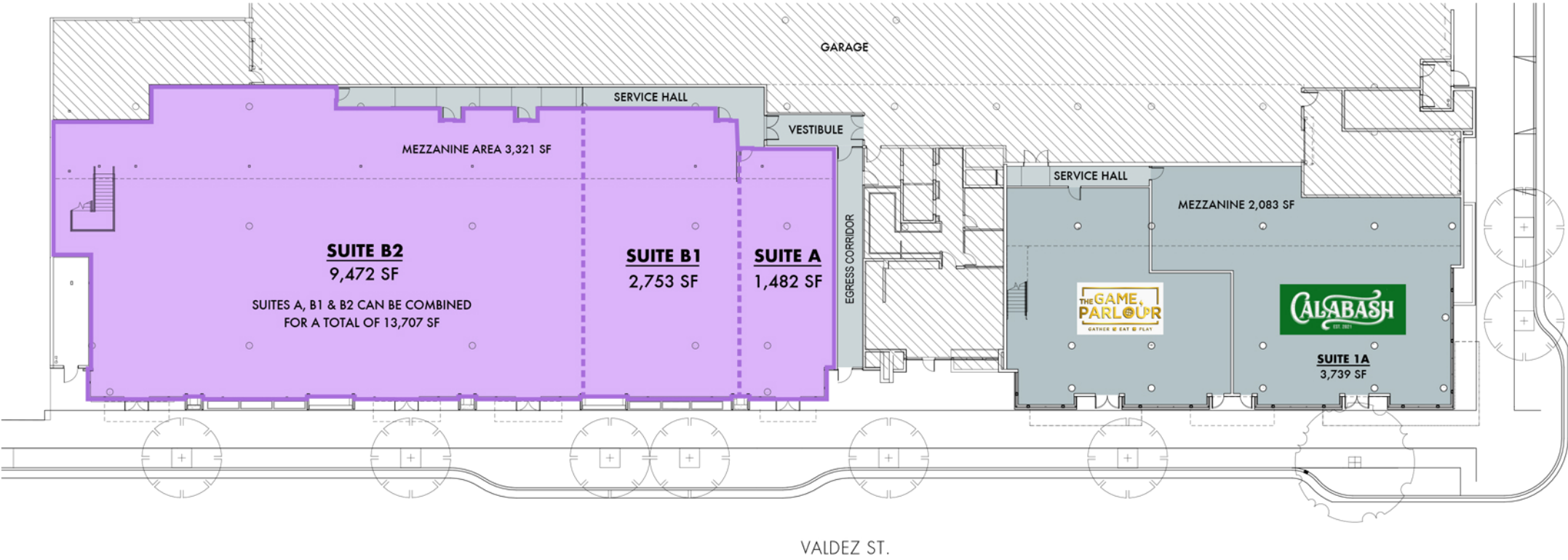


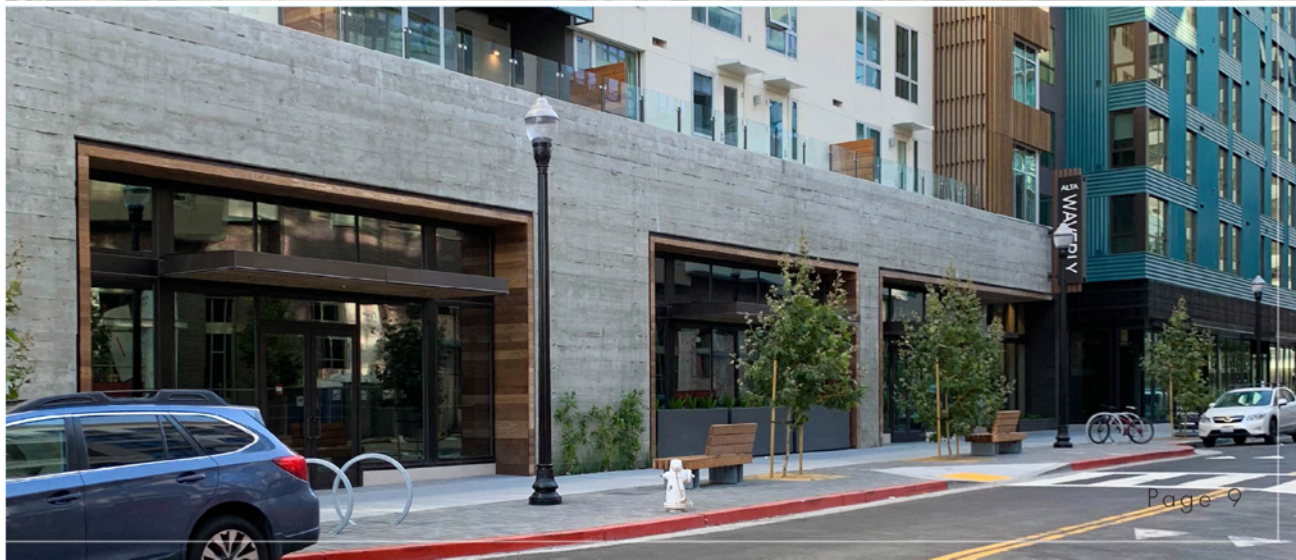
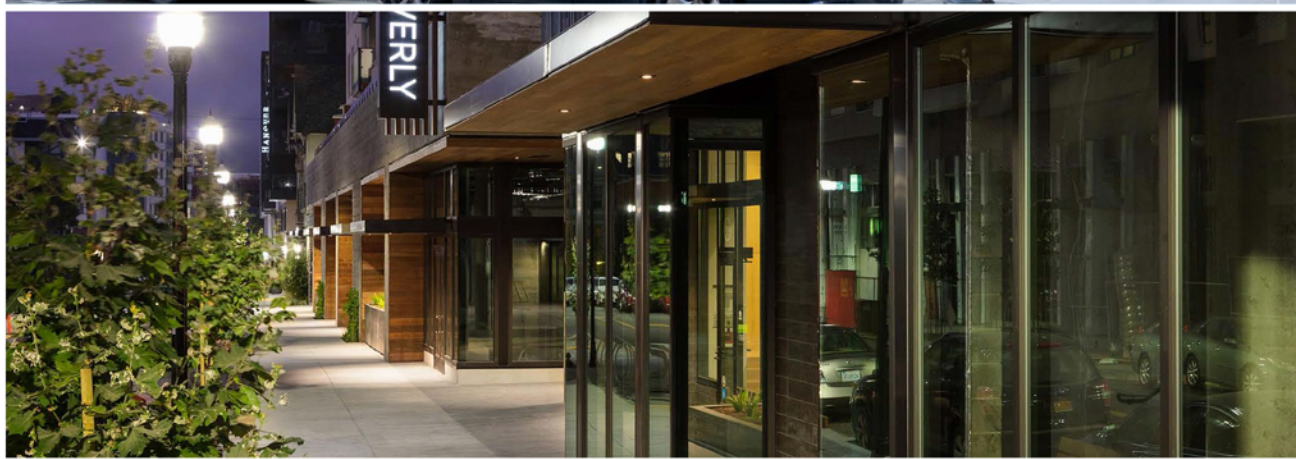
245,249

Total Employees

FIRST LEVEL

RETAIL







WAVERLY

CHROMATA RETAIL

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