

Artizan

219 9th Avenue
Oakland, CA



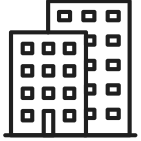
BROOKLYN
BASIN



NEWMARK | PACIFIC

ESSEX

PROPERTY HIGHLIGHTS



- The Artizan is an eight-story, 361,577 GBA SF mixed-use development completed in 2022, featuring more than 240 residential units



- With numerous neighboring developments already delivered and more planned, Artizan's location within Brooklyn Basin provides retailers with a substantial built-in customer base.



- Positioned near freeways and regional transit, with a weekday commuter shuttle connecting to BART, Downtown Oakland, Uptown, and Jack London Square.



- Unobstructed waterfront views of the Oakland Estuary and the San Francisco skyline.



BROOKLYN BASIN

Oakland's Newest Waterfront Destination

- Two decades in the making, Brooklyn Basin reconnects Oakland with its historic waterfront to introduce the thriving new neighborhood—complete with open-air parks, vibrant residential communities, and local shops and eateries.
- Situated on 65 acres of formerly inaccessible industrial land, the new community hub is an inspiring place to live, play, and shop—framed by the panoramic views from San Francisco to the East Bay hills.



BROOKLYN BASIN

History

- In February 1846, The Brooklyn, a ship carrying 238 peace-seeking passengers, departed New York bound for San Francisco. Unlike many later arrivals, these settlers were not chasing gold. They were seeking refuge, stability, and a fresh start on the West Coast.
- The voyage covered nearly 24,000 miles and lasted close to six months, rounding Cape Horn before reaching San Francisco Bay. The passengers ultimately settled along the shoreline in what is now East Oakland, laying the groundwork for what would become Brooklyn Basin.
- Through the late 19th and early 20th centuries, Brooklyn Basin evolved into a thriving industrial and maritime hub, supporting shipbuilding, manufacturing, and port-related uses that were critical to Oakland's economic growth.
- Modern Brooklyn Basin draws directly from this rich historical foundation, honoring the area's origins as a place of opportunity, resilience, and waterfront commerce while reimagining it for a new generation of residents, visitors, and businesses.

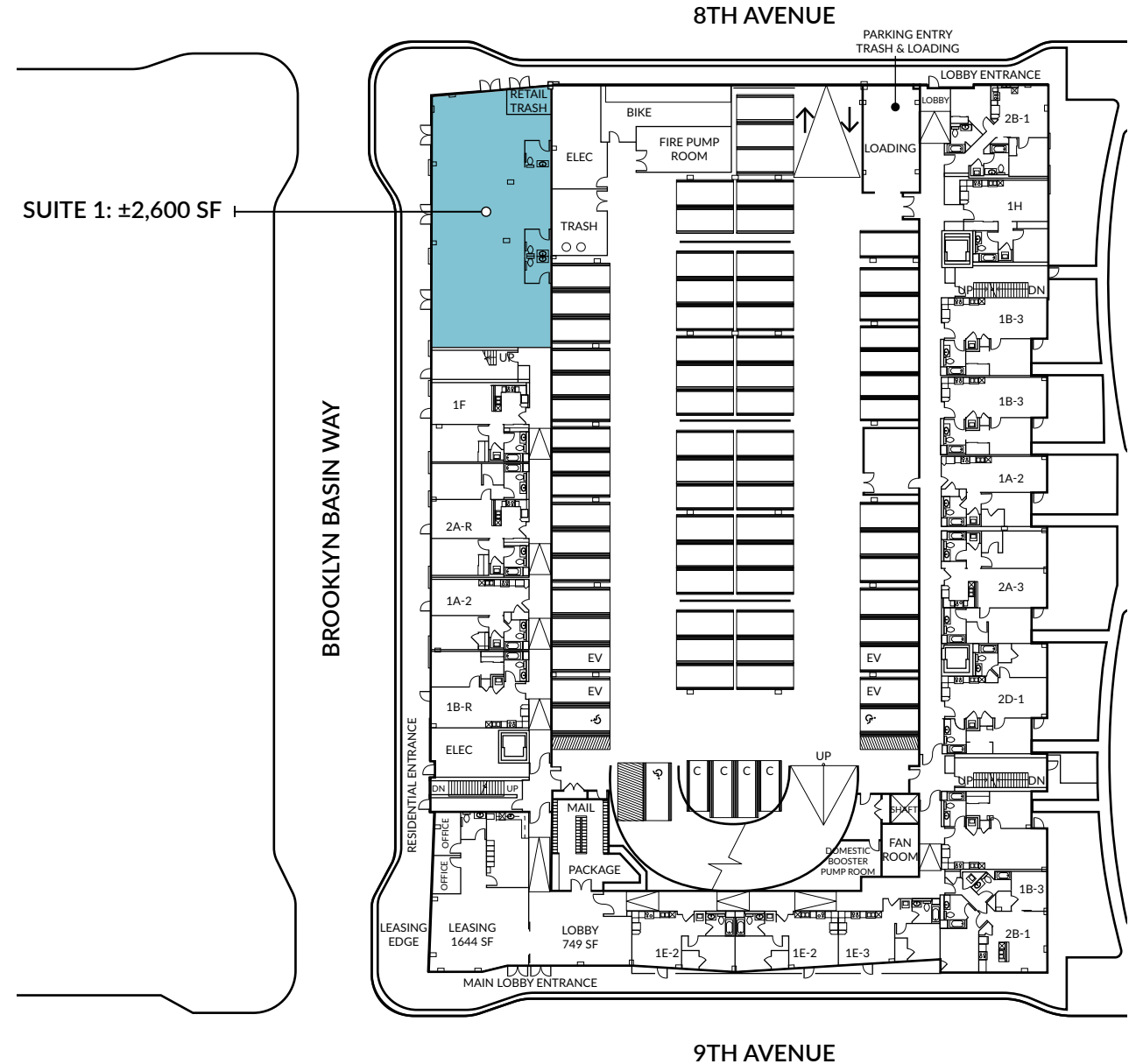


Bird's eye view of Oakland Harbor in 1893



SITE PLAN

- Prominent corner retail positioning at Brooklyn Basin Way and 8th Avenue creates immediate recognition, stronger curb appeal, and a natural “front door” presence for tenants.
- Located at the main entrance to The Artizan, the storefronts capture the highest visibility and daily pedestrian flow, positioning tenants as the first-stop retail for residents and visitors entering the property.

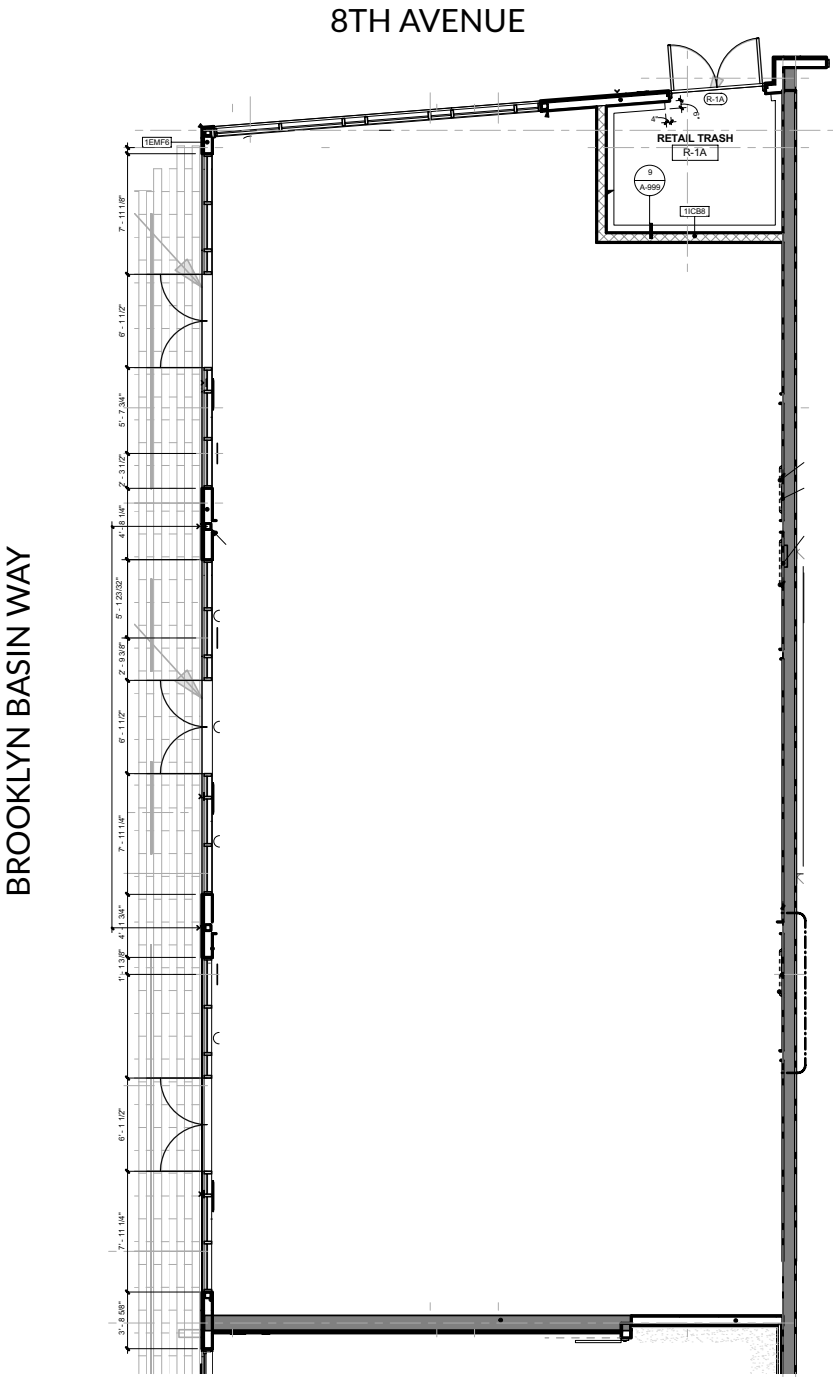


ARTIZAN AVAILABILITIES

Large Format Retail

Suite	Available Space (SF)	Timing
Suite 1	±2,600 SF	Available Now

- Large format space with excellent Brooklyn Basin Way frontage
- Corner positioning, with exposure to Brooklyn Basin Way and 8th Avenue
- Expansive window lines fill the space with natural light
- Shell condition, ready for tenant improvements
- Potentially demisable





DEMOGRAPHICS

2025

Total Population	
1 mile	31,043
3 miles	304,179
5 miles	504,983

Total Households	
1 mile	12,861
3 miles	125,331
5 miles	202,756

Average HH income	
1 mile	\$155,165
3 miles	\$146,973
5 miles	\$162,096

Median Home Value	
1 mile	\$974,820
3 miles	\$1,207,821
5 miles	\$1,263,975

2030

Total Population	
1 mile	33,324
3 miles	311,089
5 miles	512,567

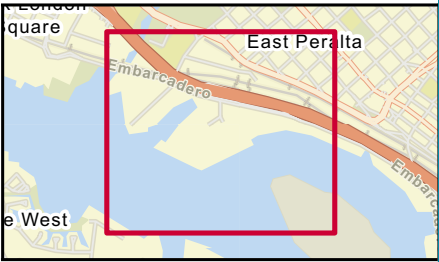
Total Households	
1 mile	13,805
3 miles	128,841
5 miles	206,661

Average HH income	
1 mile	\$180,635
3 miles	\$163,164
5 miles	\$179,225

Median Home Value	
1 mile	\$1,228,288
3 miles	\$1,382,194
5 miles	\$1,429,651



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



ESSEX PROPERTY TRUST

Est. 1971

Essex's beginnings go back to 1971, when real estate entrepreneur George M. Marcus formed Essex Property Corporation. In 1994, with a portfolio of 16 multifamily communities, the Company made its public debut as Essex Property Trust, Inc. (NYSE:ESS). Essex, an S&P 500 Company, is a fully integrated real estate investment trust (REIT) that acquires, develops, redevelops and manages multifamily apartment communities located in supply-constrained markets. The Essex portfolio is concentrated along the West Coast, including Southern California, the San Francisco Bay Area, and the Seattle metropolitan area.



Read More



Artizan

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