

BROADWAY



Join Oakland's most vibrant, multi-use new development with
RESIDENTIAL, OFFICE & CO-WORKING over **TWO BUILDINGS!**

RESTAURANT • CAFE • BAR | GROCERY

Jamie Flaherty-Evans
510.334.8606
jamie@chromataRE.com
DRE# 01432663

Tatiana Guzman
925.783.2480
tatiana@chromataRE.com
DRE# 02111438

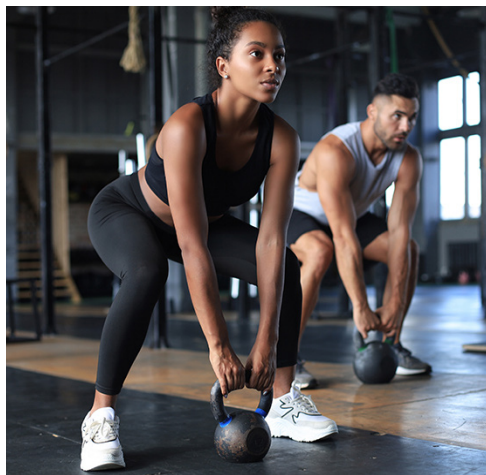
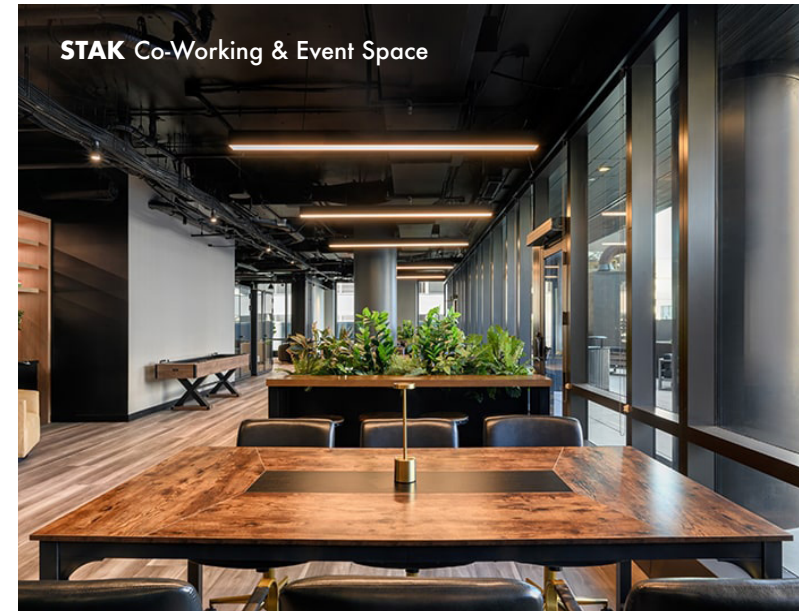
CHROMATA
RETAIL

OVERVIEW

1900 Broadway is Uptown Oakland's newest luxury apartment tower that includes:

- 452 apartments
- 52,000 SF of STAK co-working space
- Over 39,000 SF of ground floor retail space between 1950 Broadway, 1901 Franklin & 1950 Franklin
- New VA offices will occupy 60,000 SF at 1950 Franklin
- On site parking with 635 stalls

Located **right above 19th St BART and steps from AC Transit lines**, the project provides seamless connectivity to the entire Bay Area. From wide, **open floor plans to restaurant-ready shell space**, 1900 Broadway has the flexibility to accommodate a diverse range of tenants for **retail, F&B, entertainment, fitness and grocery stores**. This is an opportunity to join Oakland's most vibrant, transit-connected neighborhood.



PROPERTY SUMMARY



1950 BROADWAY

Seeking: Full-Service Cafe/Restaurant/Bar/Catering
±4,500 SF

- Great opportunity for all day service for the neighborhood, residents, employees and events
- Type 1 louver venting and grease trap in place
- Ability to have interior access to lobby for additional service
- Generous TI available

Seeking: Retail

±1,000 SF

- Stand alone unit, generous TI for build-out

1901 FRANKLIN

Seeking: Health/Beauty/Wellness Services, Retail

2 UNITS AVAILABLE: ±707 SF & ±1,781 SF

- 2nd Generation for retail and service uses
- Include private restrooms and TI
- Larger unit can be demised into two spaces - 780 SF & 1,001 SF

1950 FRANKLIN

Seeking: Grocery, Entertainment, Fitness, Retail

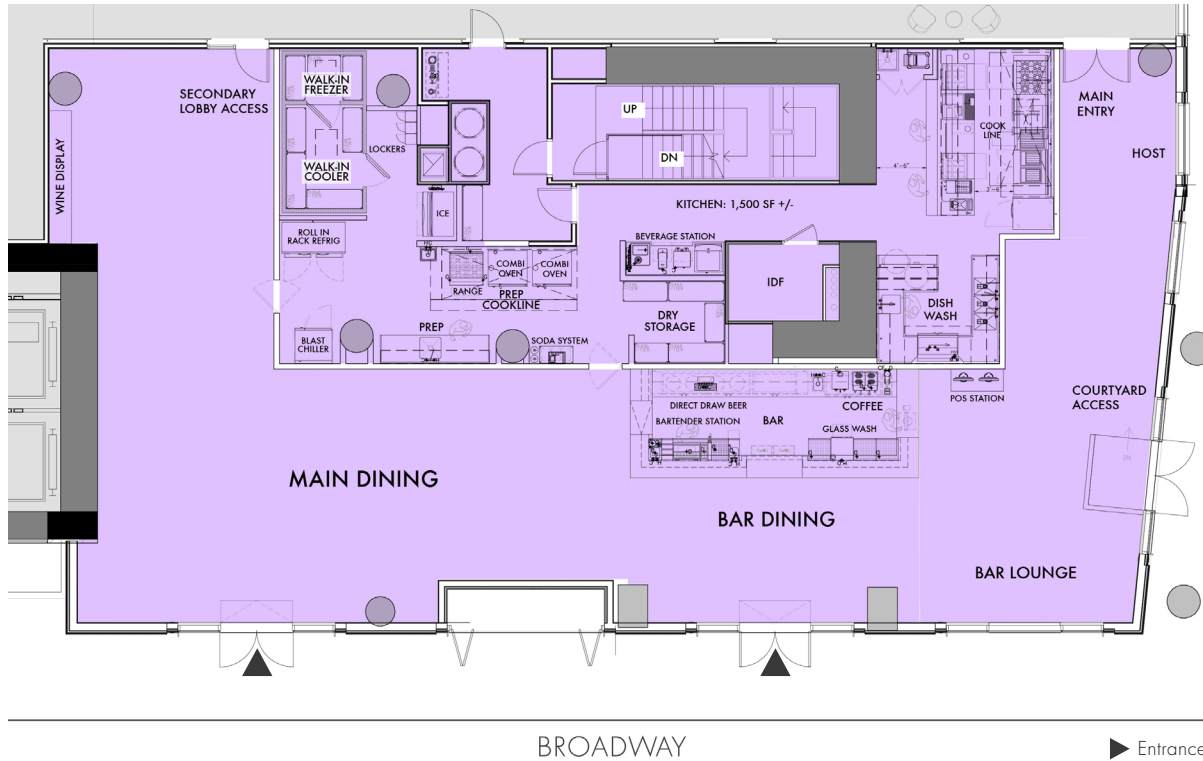
SUITE B1: ±29,496 SF

- 20 ft. ceilings
- Loading dock (entrance on Webster)
- Existing walk-in refrigeration

SUITE 14: ±1,576 SF

- Ideal for bank/ATM, grab & go cafe

PROPOSED LAYOUT, NOT EXISTING



1950 BROADWAY | ±4,500 SF | CAFÉ • RESTAURANT • BAR • CATERING

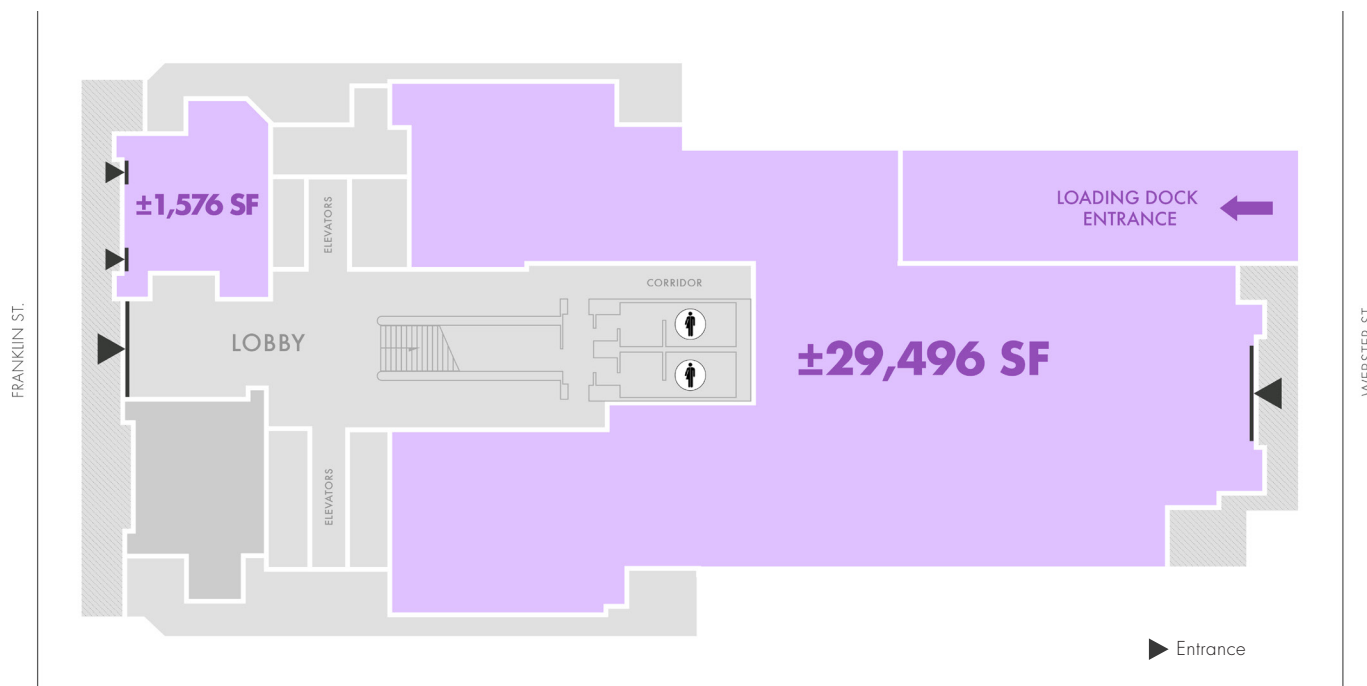
Seeking strong restaurant/catering tenants that can serve the local market and become an active partner in all of 1900 Broadway's events.

STAK Ventures has turned the 1900 Broadway campus into an innovation hub hosting all of their major events.

- STAK Ventures has hosted over 125 private reserved events, for which about 20% have required F&B service.
- STAK is the official Oakland Chapter of STARTUP Grind. STARTUP Grind has over 5 million members worldwide. The launch event hosted 450+ people with over \$20,000 in catering.

The future STAK event schedule will include:

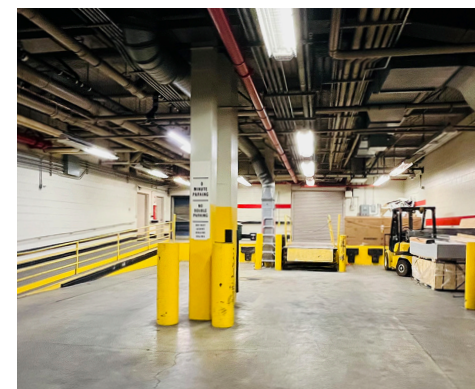
- **Weekly** networking and Tech meetups of **100-150 attendees**
- **Monthly** large events twice a month with **over 400 attendees**
- **Quarterly** flagship events with **800-1,000 people in attendance**

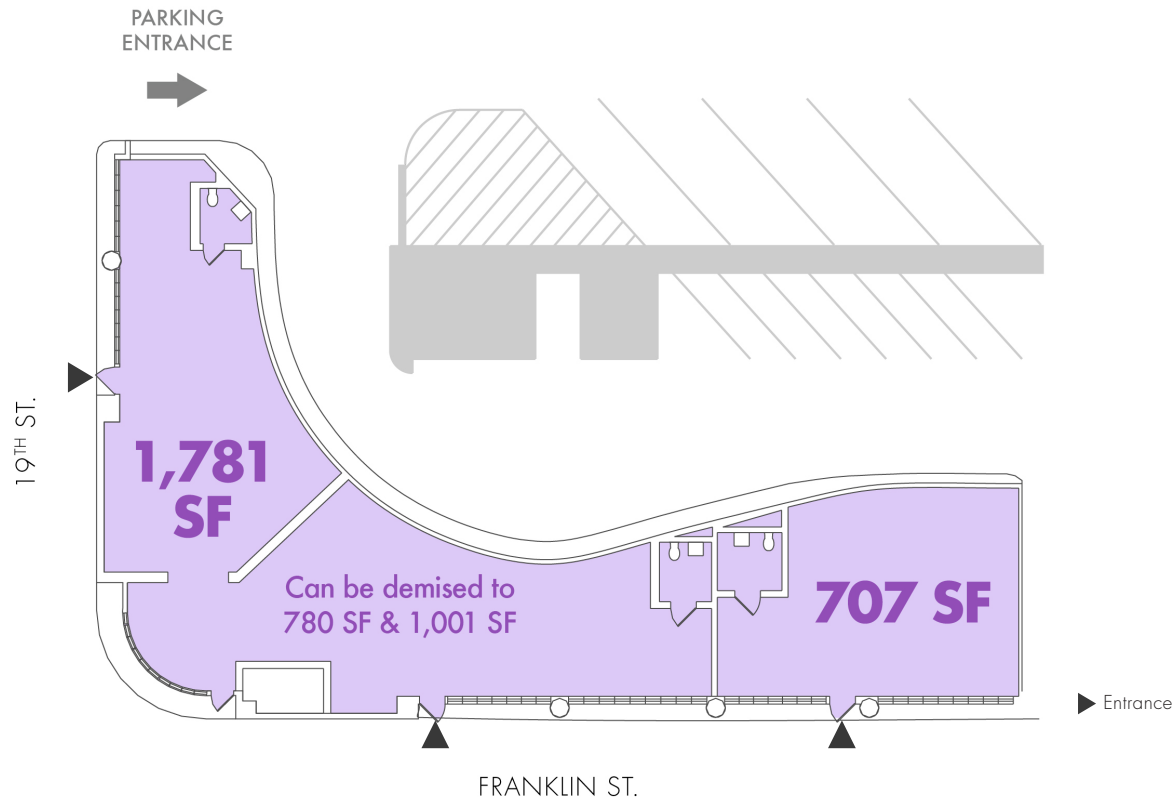


1950 FRANKLIN | ±29,496 SF | GROCERY • FITNESS • RETAIL

Amazing opportunity for large scale, full service grocery in the heart of Uptown, surrounded by an immediate compound of residential, office and co-working as well as the larger Uptown/Downtown neighborhood. This dense area is lacking in this very important amenity. This site offers the ability for grab and go meals and a variety of hot food options with a fully built out commercial kitchen above the ground floor site, all accessible by in-place elevators.

- Open floor plan with high ceilings & entrance on Webster St.
- Large, 2nd Gen Commercial Kitchen available for grab & go program within the grocery. 30' of Type 1 hood, walk-in's & large prep areas.
- Fully built out loading dock with 10' clearance, trash/bailer room & storage fridges for unloading.
- Existing elevator system from commercial kitchen & loading docks.
- Access to parking garage via enclosed bridgeway with over 600 stalls + ability to have ride share/valet/bike parking.





1901 FRANKLIN | 2 UNITS AVAILABLE | ±707 SF & ±1,781 SF
CAN BE DEMISED TO 2 UNITS OF ±780 SF & ±1,001 SF | RETAIL • SERVICE • WELLNESS

Two 2nd-generation retail units available. Ideal uses would be for retail, consumer services, medical or daily needs that can serve the immediate residents and surrounding neighborhood. With thousands of new apartments within a 10 block radius, everyone is looking to get what they need within easy walking distance!

- Units are fully built out, & can be updated/remodeled as needed
- Private restrooms
- Customers have access to an on-site, hourly rate public garage
- TI is available

IN THE NEIGHBORHOOD

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 | Kinfolx | Tierra Mia Coffee |
| The Miranda | Xolo Taqueria | |



Walk Score: 92
 Transit Score 87
 Bike Score: 85



RESIDENTIAL, OFFICE & HOTEL

Over the last five years, the Uptown and Downtown neighborhoods in Oakland have seen unprecedented development leading to over 5,000 new apartments being constructed.

We are seeing more employees heading back to the office and many of the recently opened residential high-rises are in the 90+ % occupancy levels. This area has shifted dramatically from mainly office workers, to a majority of residents (and their dogs!), and daily needs are becoming a major factor in creating a truly livable community.

Grocery stores, retail-specific shops, self-care experiences, entertainment venues and third-spaces are coming -

Be a part of the change!



IN THE NEIGHBORHOOD

DEMOGRAPHICS

POPULATION

	1 miles	3 miles	5 miles
2020	56,519	278,554	524,929
2024	59,309	274,951	510,081
Median age	39.9	40	39.2

HOUSING

	1 miles	3 miles	5 miles
Median home value	\$780,469	\$1,010,949	\$1,029,604

HOUSEHOLDS

	1 miles	3 miles	5 miles
2020	28,377	119,681	210,547
2024	29,990	118,601	205,277
Owner	4,302	34,567	72,563
Renter	25,303	81,047	126,877
Total consumer spending	\$860.6M	\$4B	\$7.2B

INCOME

	1 miles	3 miles	5 miles
Avg household	\$111,736	\$128,889	\$130,552
Median household	\$79,014	\$94,459	\$95,432





POCKET PARK & ART INSTALLATION

1900 Broadway's Pocket Park features work from acclaimed Bay Area artist Woody Othello.

The monumental bronze sculptures—a set of keys and peace symbol, pocket watch, and healing stones—were inspired by the name of the site, Pocket Park.

A continuation of Othello's interest in anthropomorphized everyday objects, the sculptures symbolize optimism, peace, and harmony.

CHROMATA
RETAIL

Jamie Flaherty-Evans
510.334.8606
jamie@chromataRE.com
DRE# 01432663

Tatiana Guzman
925.783.2480
tatiana@chromataRE.com
DRE# 02111438

chromataRE.com