

RETAIL SPACE
AVAILABLE
FOR LEASE

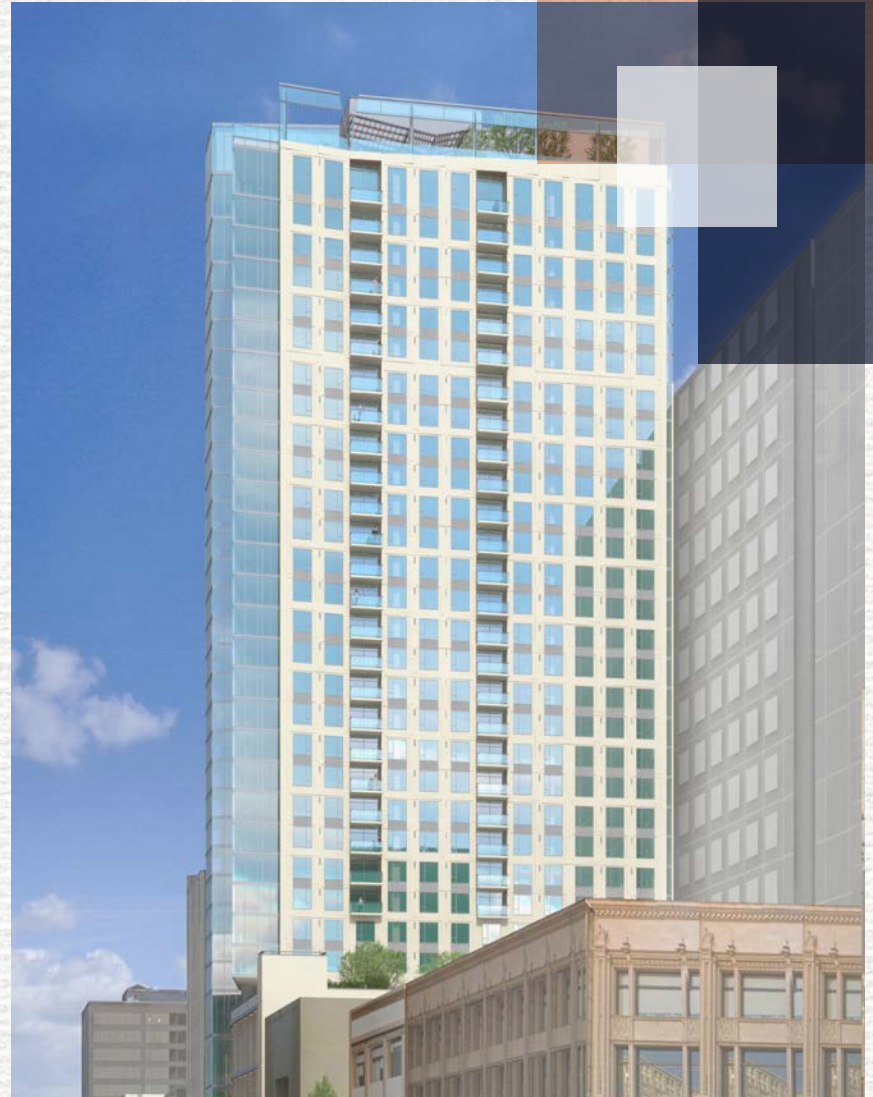
17th & Broadway

DOWNTOWN OAKLAND

CBRE

PROJECT OVERVIEW

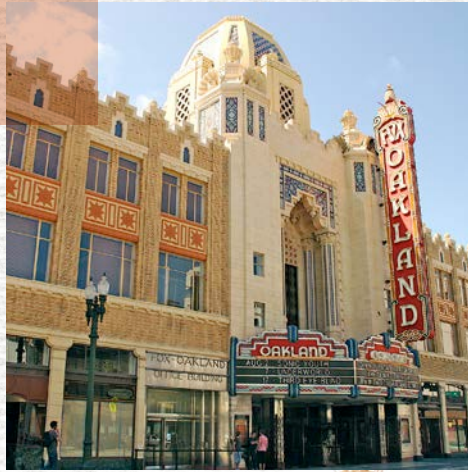
- New 34-story high-rise tower with 245 residential units
- Prime Broadway corner location just steps from the 19th Street BART Station (over 27,000 entries/exits per weekday)
- Two blocks from the new 356,000 SF Square HQ at Uptown Station
- Available Space: 4,793 SF ground floor retail (open to demising)
- Venting: Type 1/Type 2 feasible
- Ceiling Height: 18' floor to floor
- Timing: Now



THE PROPERTY

17th
& Broadway
DOWNTOWN OAKLAND

VIBRANT COMMUNITY



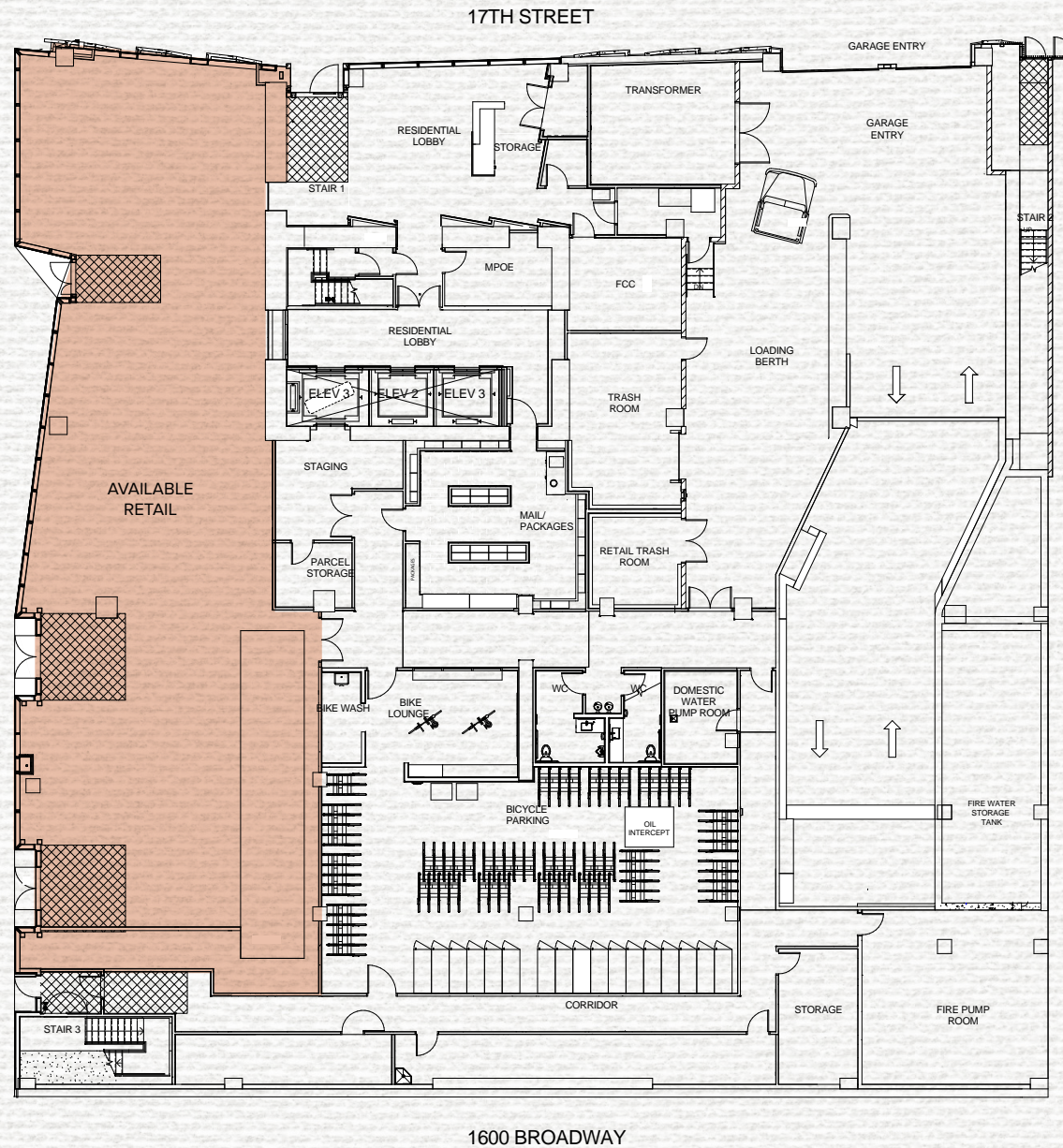
| | | | |
|-----------------|--|---------------|--|
| 1/2 MILE RADIUS | 9,314 RESIDENTIAL POPULATION | 1 MILE RADIUS | 25,055 RESIDENTIAL POPULATION |
| 1/2 MILE RADIUS | 10,497 RESIDENTIAL POPULATION BY 2020 | 1 MILE RADIUS | 27,814 RESIDENTIAL POPULATION BY 2020 |
| 1/2 MILE RADIUS | 59,873 DAYTIME POPULATION | 1 MILE RADIUS | 94,250 DAYTIME POPULATION |
| 1/2 MILE RADIUS | \$58,596 AVERAGE HH INCOME | 1 MILE RADIUS | \$67,163 AVERAGE HH INCOME |
| 1/2 MILE RADIUS | 44.3 MEDIAN AGE YEARS | 1 MILE RADIUS | 40.2 MEDIAN AGE YEARS |
| 1/2 MILE RADIUS | 45% PERCENTAGE OF BACHELOR'S OF DEGREE | 1 MILE RADIUS | 46% PERCENTAGE OF BACHELOR'S OF DEGREE |

DEMOGRAPHICS



FLOOR PLAN

GROUND FLOOR | 4,793 RSF (open to demising)



LOCAL AMENITIES



FOOD &
DRINK



RETAIL &
COMMERCIAL



HOTELS



ARTS &
ENTERTAINMENT



GOVERNMENT &
INSTITUTIONS



DOWNTOWN OAKLAND

MAJOR RESIDENTIAL PROJECTS

17th & Broadway

DOWNTOWN OAKLAND

UNDER REVIEW

| # | PROJECTS | # OF UNITS | DEVELOPER |
|---|---------------------|------------|---------------------------|
| 1 | 2100 Telegraph | 388 | Lane Partners |
| 2 | 1911 Telegraph | 281 | Lane Partners |
| 3 | 1717 Webster Street | 250 | Holland Development |
| 4 | 1510 Webster Street | 158 | Michael Liu & Chuan Huang |

APPROVED

| # | PROJECTS | # OF UNITS | DEVELOPER |
|---|---------------------|------------|-------------------------|
| 1 | 1900 Broadway | 451 | Mission Bay Development |
| 2 | 325 7th Street | 382 | CCIG |
| 3 | 2270 Broadway | 223 | Hines/Invesco |
| 4 | 28th & Broadway | 218 | Alliance Residential |
| 5 | 1433 Webster Street | 179 | RAD Urban |

PROPOSED

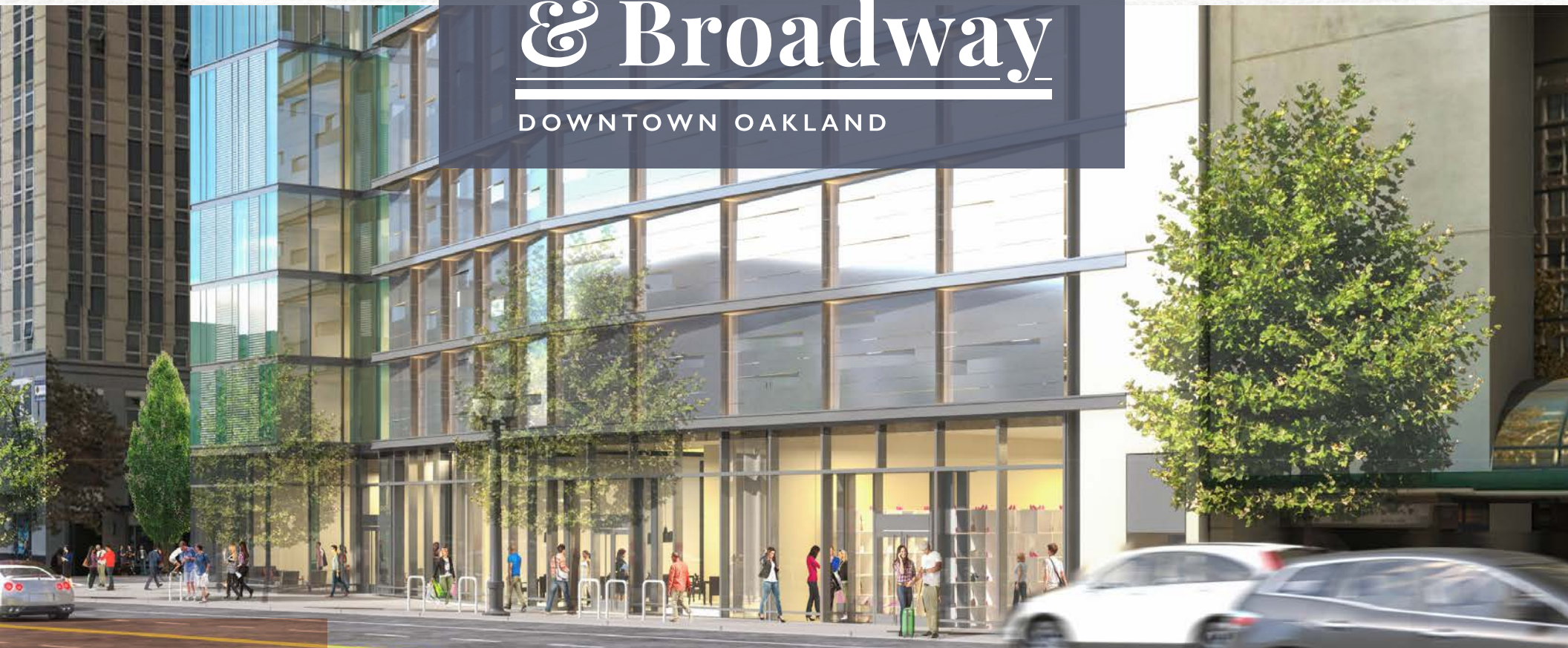
| # | PROJECTS | # OF UNITS | DEVELOPER |
|---|----------------------|------------|--------------------|
| 1 | Emerald Views | 334 | Dave O'Keeffe |
| 2 | 1261 Harrison Street | 185 | Pinnacle Red Group |
| 3 | 2044 Franklin Street | 184 | RAD Urban |

UNDER CONSTRUCTION

| # | PROJECTS | # OF UNITS | DEVELOPER |
|----|----------------------|------------|-----------------------------|
| 1 | 1314 Franklin Street | 634 | Carmel Partners |
| 2 | 3093 Broadway | 423 | 3093 Broadway |
| 3 | 24th & Harrison | 405 | Holland Development |
| 4 | 2345 Broadway | 367 | Signature Properties |
| 5 | 2630 Broadway | 255 | Hanover Group |
| 6 | 1640 Broadway | 254 | Lennar |
| 7 | Alexan Webster | 234 | Trammell Crow |
| 8 | 2400 Valdez | 225 | Hanover Group |
| 9 | 301 19th Street | 224 | Lennar |
| 10 | 1700 Webster | 206 | Gerding Edlen |
| 11 | Alta Waverly | 196 | Wood Partners |
| 12 | 1100 Clay Street | 262 | Strada/CIM |
| 13 | 1721 Webster | 250 | Holland Partners |
| 14 | 226 13th Street | 262 | Holland Partners |
| 15 | 301 12th Street | 333 | The Martin Group/Brookfield |

17th & Broadway

DOWNTOWN OAKLAND



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