



CBRE

EXPERIENCE THE DIFFERENCE

UPTOWN STATION

OVERVIEW

More than 120 new businesses have opened in the neighborhood since 2009, and the momentum is still going strong. This market is no longer just about rent-weary residents from San Francisco eyeing Oakland in greater numbers but it is now about the **fantastic lifestyle and experience that Oakland provides.**

In the midst of this trend is Uptown Station, a creative office and retail building with a great location and fascinating history. It sits directly on top of a BART station, increasing the transportation of choice for active city-dwellers. Surrounding the building, NorCal's newest entertainment hub continues to thrive by constantly welcoming new restaurants, bars and cultural events.

**UPTOWN OAKLAND
HAS ARRIVED, AND
UPTOWN STATION IS
POSITIONED TO BECOME
ITS FLAGSHIP OFFICE
AND RETAIL SPACE**

**IT'S 2020, AND SOMETHING
REMARKABLE IS HAPPENING
IN OAKLAND, CALIFORNIA**

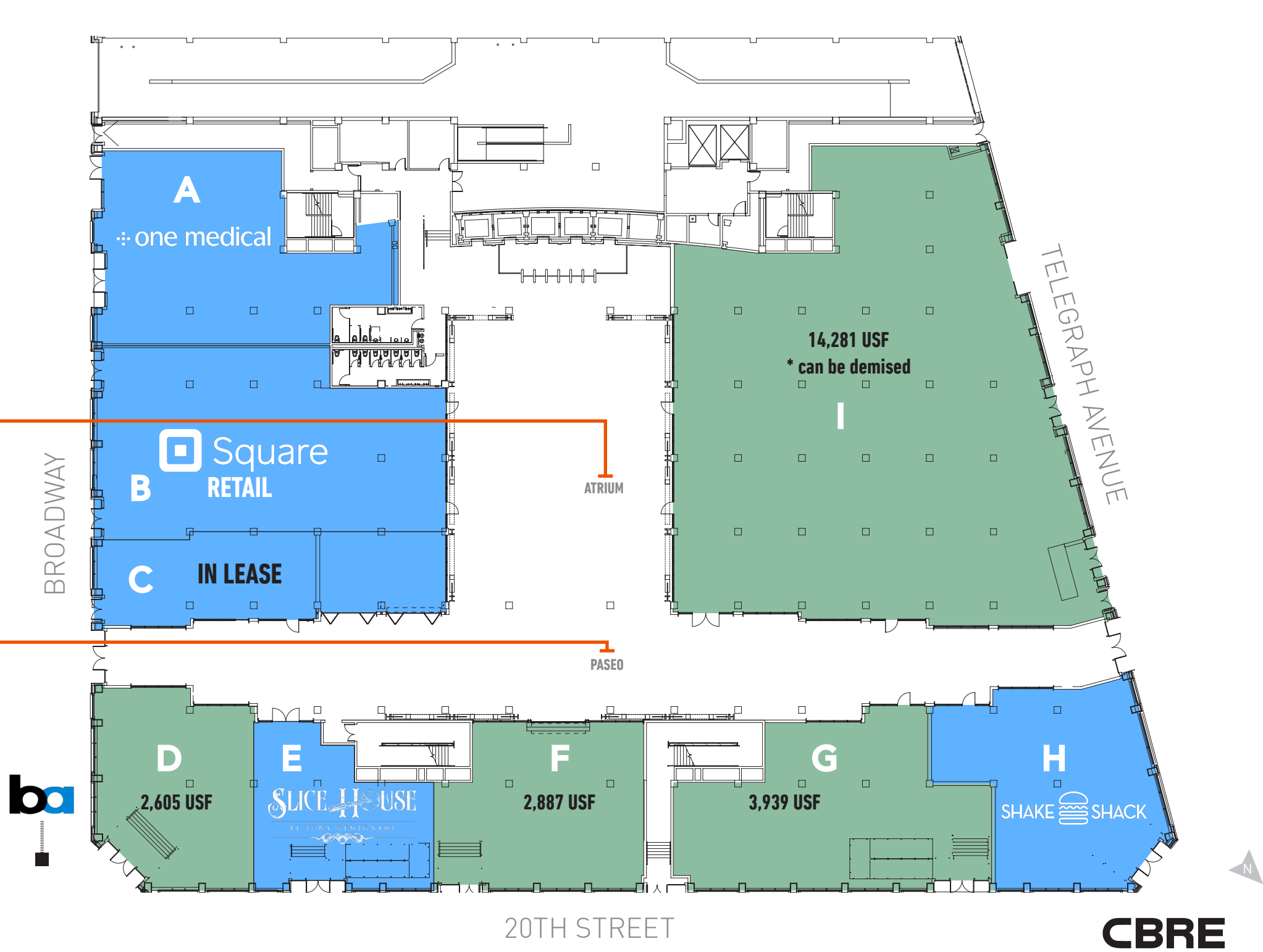


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SITE PLAN

	10 Minute Drive Time	20 Minute Drive Time
2018 Estimated Population	245,195	809,038
2018 Estimated Households	110,718	319,785
2018 Estimated Avg. Household Income	\$97,024	\$103,821
Bachelor's Degree and Higher	95,192 (51.7%)	267,457 (47.8%)
2018 Daytime Population (Employees)	149,874	373,037



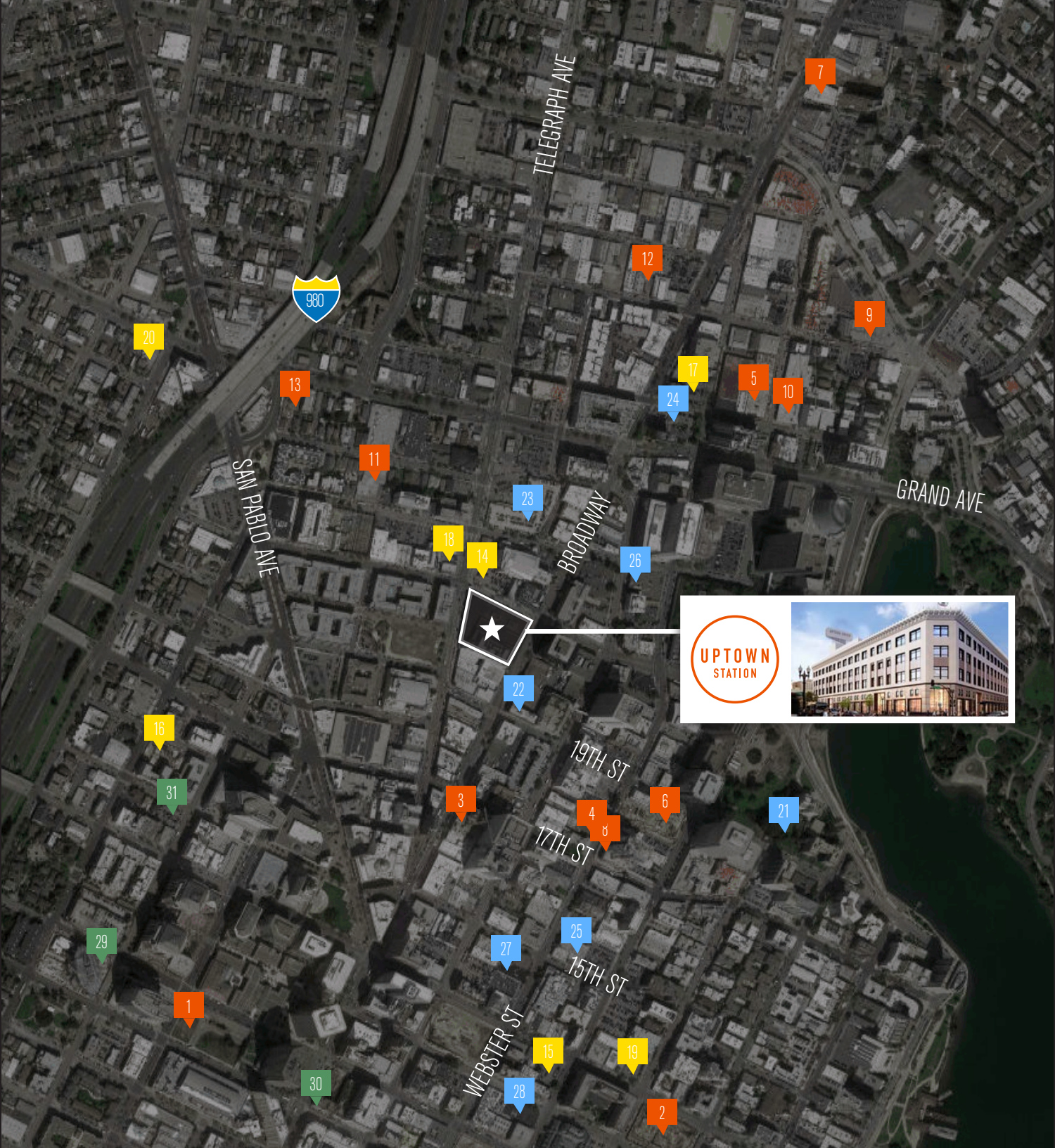


AREA OVERVIEW

Vibrant Uptown Oakland urban location

Public transportation — direct access from building into 19th Street BART station, AC Transit two blocks away and free Broadway shuttle on Broadway & 20th Street

Over 5,300 residential units under development in the immediate vicinity



RESIDENTIAL DEVELOPMENT

Project/Address Description

UNDER CONSTRUCTION

1	1100 Clay Street	288 Units
2	226 13th Street	258 Units
3	1640 Broadway	254 Units
4	1717-1721 Webster Street	250 Units
5	2315 Valdez Street	234 Units
6	301 19th Street, et al.	224 Units
7	2800 Broadway	218 Units
8	1700 Webster Street	206 Units
9	277 27th Street	200 Units
10	2302 Valdez Street	196 Units
11	585 22nd Street	78 Units
12	422 24th Street	72 Units
13	2126 Martin Luther King Jr. Way	62 Units

APPROVED

14	2016 Telegraph Avenue	230 Units
15	1331 Harrison Street	166 Units
16	1530 Martin Luther King Jr. Way	140 Units
17	2305 Webster Street	130 Units
18	2003 & 2015 Telegraph Avenue	114 Units
19	250 14th Street / 1429 Alice Street	79 Units
20	2201 Brush Street	59 Units

PROPOSED

21	222 19th Street	370 Units
22	1900 Broadway	345 Units
23	2100 Telegraph Avenue	338 Units + 885,000 SF Office
24	2270 Broadway	223 Units
25	1510 Webster Street	189 Units
26	2044 Franklin Street	184 Units
27	1433 Webster Street	176 Units
28	1261 Harrison Street	100 Units

OTHER MAJOR PROJECTS

29	601 12th Street	596,767 SF Class A Office
30	1100 Broadway	336,400 SF Class A Office
31	1417-1431 Jefferson Street	276-Room Marriott Hotel



THE MARKET

11,690,474 SF of
office space in CBD

Oakland airport served a record high
of just under 13.6 million passengers in
2018, up 4% from 2017

Oakland hosted 3.8 million visitors
in 2017 who spent \$668 million

The Oakland Convention Center —
64,000 SF of convention and
meeting space

4,000 hotel rooms,
with a 7.3% increase in
room demand/revenue



ACCESS

An average of
26,000+ daily weekday
entries & exits at
19th Street BART station;
27,000+ daily weekday
entires & exits at
12th Street BART station

The free B Line shuttle runs up
and down Broadway and offers
free connections from BART to the
San Francisco Bay Ferry,
Amtrak Capitol Corridor
and Jack London Square



ENTERTAINMENT

Paramount Theater
200,000 visitors annually

Fox Theater
250,000 visitors annually

Oakland Ice Center
68,700 visitors annually

Art + Soul Festival
30,000 visitors annually

Restaurant week 2018 -
82 participating restaurants

Oakland First Friday draws
over 10,000 - 15,000 visitors nightly
and business increases in
revenue 100% to 250%



Renderings by Steelblue



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