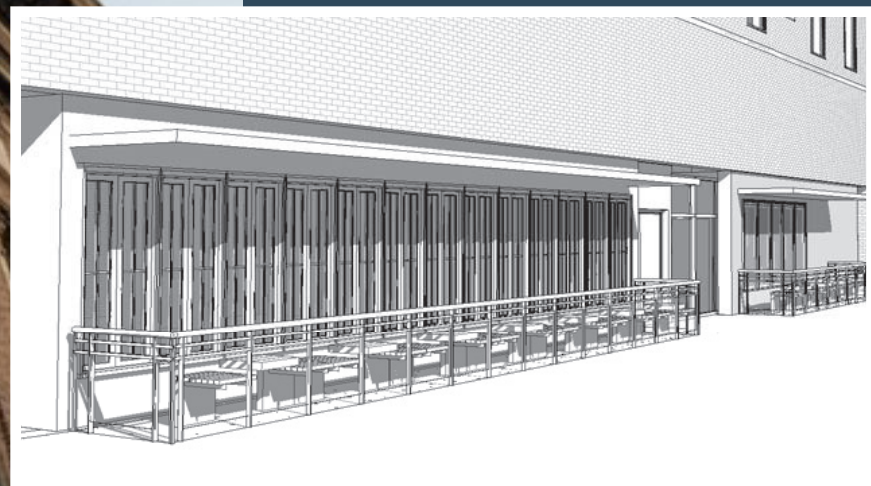




Accelerating success.



392 11th Street

±1,660 SF Bar/Lounge/Restaurant Opportunity
with additional ±300 SF of outdoor dining

DOWNTOWN OAKLAND



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Downtown Oakland is experiencing a renaissance – new boutiques, bars and restaurants are opening weekly and many new developments that will bring in thousands more people are expected to be completed within the next three years. 392 11th St is a former hotel currently being converted into long term apartments for young professionals who live active lifestyles and is in the Downtown Specific Plan, which encourages a complete ‘mixed-use’ neighborhood of vibrant retailers, dining and living.



- Previously a second generation restaurant
- Premises was previously approved for a 47 license
- New façade improvements pending
- Funds may be available for interior improvements through the city of Oakland’s “Tenant Improvement Program - Downtown”
- Fig & Poe Café – opening 2017 in the building
- Hampton Hotel – 114 rooms, opening 2017 on the vacant lot next door
- Outside seating available, pending City of Oakland approval - estimated at ±300 SF (20-22 tables)
- Within walking distance of over 6,000,000 SF of existing office space, approximately 6,000 residential units (with another 1,500 in planning/ development), the Fox Theatre and Paramount Theatre, as well as 12th Street BART and local transportation.



Demographics

	1 Mile	3 Miles	5 Miles
Population	48,562	262,927	504,888
Daytime Pop.	70,712	158,911	273,540
Avg HH Income	\$58,721	\$82,085	\$89,846

Accessibility

Walk Score - 99 out of 100

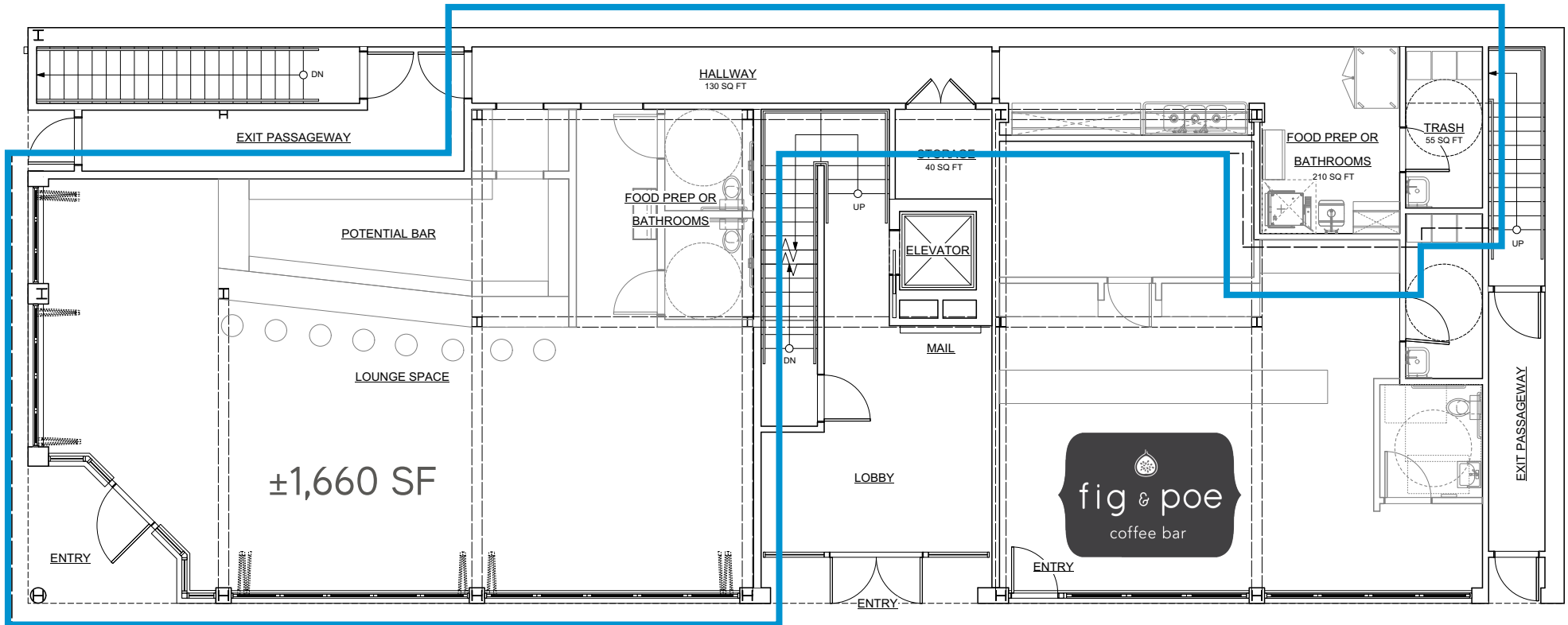
Bike Score - 86 out of 100

Transit Score - 75 out of 100

12th St. BART - 1 block away

AC Transit - Across the street

392 11th Street DOWNTOWN OAKLAND



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