



Retail Available at 1400 Broadway DOWNTOWN OAKLAND

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Colliers
INTERNATIONAL

Oakland

Named most diverse large city in the U.S. in 2016 by Value Penguin, as well as No. 13 for America's Fastest Growing Cities by Forbes and No. 3 on the top 10 downtowns that have made a comeback by Realtor.com.

Oakland is a dynamic shopping environment and has become an epicenter of fine dining. Its 55 distinctive shopping districts offer hundreds of locally-owned specialty and food shops, over 50 regional and national retailers, a growing gallery scene, and an unprecedented number of nationally recognized innovative chef-driven restaurants.

1400 Broadway offers potential retailers and restaurateurs the chance to take advantage of a hot market and be pioneers in Downtown Oakland's fast evolving retail scene. Be part of the change today!

Demographics

| | 2016 Total Day-time Population | White Collar Population | Median Age | College Educated |
|---------|--------------------------------|-------------------------|------------|------------------|
| .5 Mile | 57,411 | 66.3% | 45.3 | 59.08% |
| 1 Mile | 96,705 | 66.9% | 40.5 | 63.18% |
| 3 Miles | 304,435 | 68.9% | 38 | 69.62% |





Located at the Intersection of City Hall,
Telegraph Avenue, City Center, and Broadway,
1400 Broadway is at the heart of Oakland's
Central Business District.

- BART Access
- Eclectic mix of retail shops, business services, and restaurants
- East of access to major freeways and thoroughfares
- Prominently featured along Broadway with pedestrian and drive by visibility
- 12th St./City Center BART station — highest average daily exits outside of San Francisco



WALK SCORE - 99
Walkers Paradise



TRANSIT SCORE - 85
Excellent Transit



BIKE SCORE - 75
Very Bikeable

Downtown Development



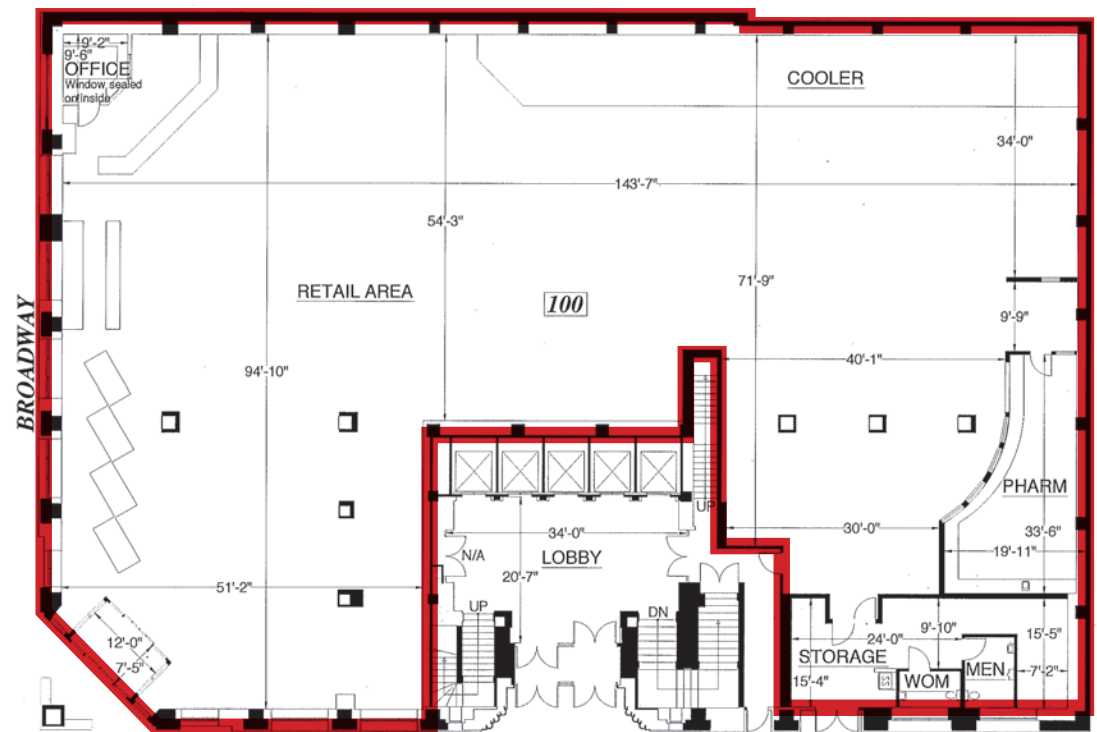
| Existing Developments | Units/SF |
|---------------------------|-------------------|
| State Building | 700,589 |
| Rotunda Building | 242,000 |
| Oakland City Hall Complex | 240,000 |
| Federal Building | 1,025,000 |
| 1300 Clay | 186,194 |
| 1200 Clay | 18,775 |
| 505 14th St. | 169,847 |
| 475 14th St. | 182,092 |
| 405 14th St. | 90,000 |
| City Center | 25,803 |
| 555 City Center | 487,224 |
| Tribune Tower | 88,120 |
| 436 14th Street | 136,000 |
| 1333 Broadway | 239,822 |
| 1330 Broadway | 328,427 |
| 1221 Broadway | 504,855 |
| 1111 Broadway | 553,210 |
| Oakland Convention Center | 80,000 |
| Marriott City Center | 482 rooms |
| Transpacific Centre | 325,000 |
| Westlake Building | 66,100 |
| TOTAL | 5,689,058+ |

| Approved Developments | Units/SF |
|---------------------------|--------------------|
| 601 12th St. | 600,000 |
| 1100 Broadway | 320,000 |
| 1100 Clay | 262 rooms |
| 378 11th St | 114 room-hotel |
| 1314 Franklin St | 634 Units |
| 285 12th St & 301 12th St | 416 Units |
| 1640 Broadway | 254 Units |
| 2800 Broadway | 218 Units |
| 1510 Webster St | 189 Units |
| TOTAL OFFICE | 920,000+ SF |
| TOTAL RESIDENTIAL | 1,711 Units |



1400 Broadway

Floor Plan ±13,269 SF

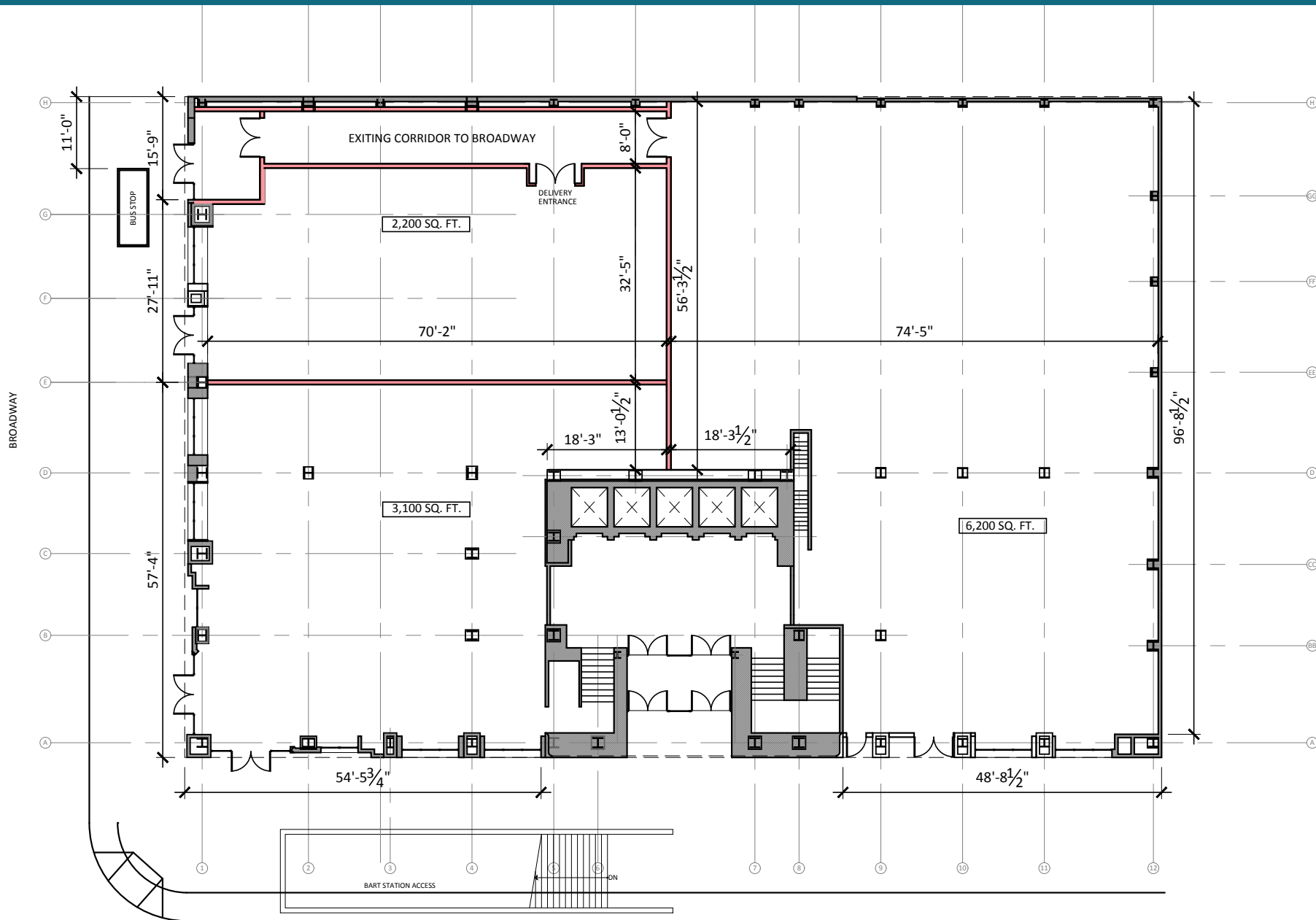


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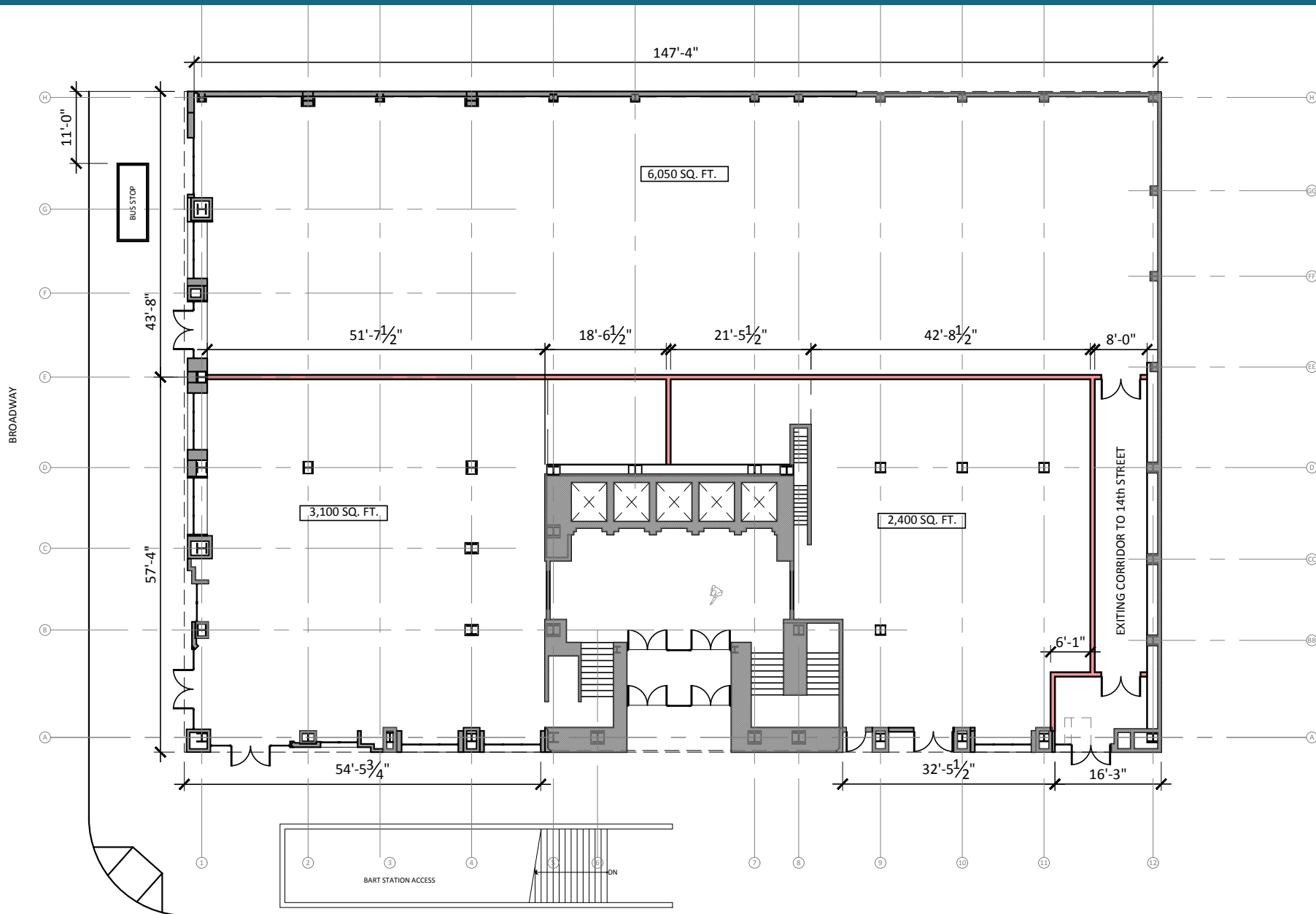
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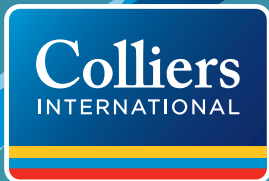
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Demising Plan – Option A



Demising Plan – Option B





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