

# FOR LEASE

## 405 | 14TH STREET OAKLAND, CA

### RETAIL INQUIRIES:

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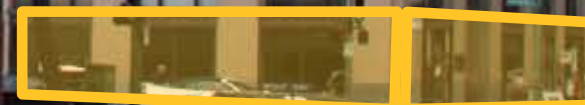
# ±1,700 SF

## Retail / Restaurant / Café

FINANCIAL  
CENTER  
BUILDING

### Join in the renaissance of Downtown Oakland!

405 14th is a landmark building with beautifully restored Art Deco facade and retail storefronts. Directly across the street will be the tallest tower in Oakland with 634 residential units, making this one of the most vibrant blocks in the area.



## DYNAMIC DOWNTOWN LOCATION

- > 12th St. BART - 1/2 block away
- > AC Transit - steps away
- > Broadway Rapid Transit route
- > Hampton Hotel (122 rooms, opening 2017) - 2 blocks away
- > Marriott Hotel - 3 blocks away
- > Convention Center/City Center - 3 blocks away
- > 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.

## DEMOGRAPHICS

	.5 Mile	1 Mile	3 Miles
2016 Total Population	16,339	40,395	254,892
2016 Total Daytime Population	57,575	93,453	303,896
2016 Total Daytime at Home Population	9,496	22,250	135,229
Median Age	46.3	40.8	38.0
Any College	62.0%	64.2%	70.6%

  
WALK SCORE: **100**  
*Walker's Paradise*

  
TRANSIT SCORE: **89**  
*Excellent Transit*

  
BIKE SCORE: **74**  
*Very Bikeable*



## WHAT'S HAPPENING



**103**  
restaurants & cafés  
**40+**  
galleries & cultural venues  
**35**  
major attractions & events  
**40**  
clubs & bars



The adjacent Fox Theater hosts  
**240,000** visitors annually



Oakland's First Friday draws over 15,000 visitors monthly and business increases in revenue up to 250%

## NEW DEVELOPMENTS

- 1314 Franklin**  
Carmel Partners  
634 Residential Units  
+/- 17,000 SF Retail
- 1100 Broadway**  
Ellis Partners  
310,000 SF Office  
10,000 SF Retail
- 1739 Webster Street**  
Holland Development  
250 Residential Units in a 240' Tower
- W12 - 301 12th Street**  
The Martin Group  
339 Residential Units  
23,000 SF Retail
- 170 Webster Street**  
Gerding Edlin  
206 Residential Units  
5,000 SF Retail
- 1640 Broadway**  
Lennar  
254 Residential Units  
4,700 SF Retail
- Uptown Station/ 20th & Broadway**  
CIM  
400,000 SF Office  
25,000 SF Retail
- 1900 Broadway**  
345 Residential Units  
Retail
- 250 14th Street**  
96 Residential Units  
3,200 SF Retail
- 250 17th St**  
74 Residential Units





Downtown / Uptown Oakland – Hotspots!

# 405 14<sup>th</sup> Street

## THINGS TO DO:

Fox Theatre  
Paramount Theatre  
Children's Fairyland  
Yoshi's  
Flight Deck  
Oakland Ice Rink  
African American Museum  
Oakland Museum of CA  
MOCHA

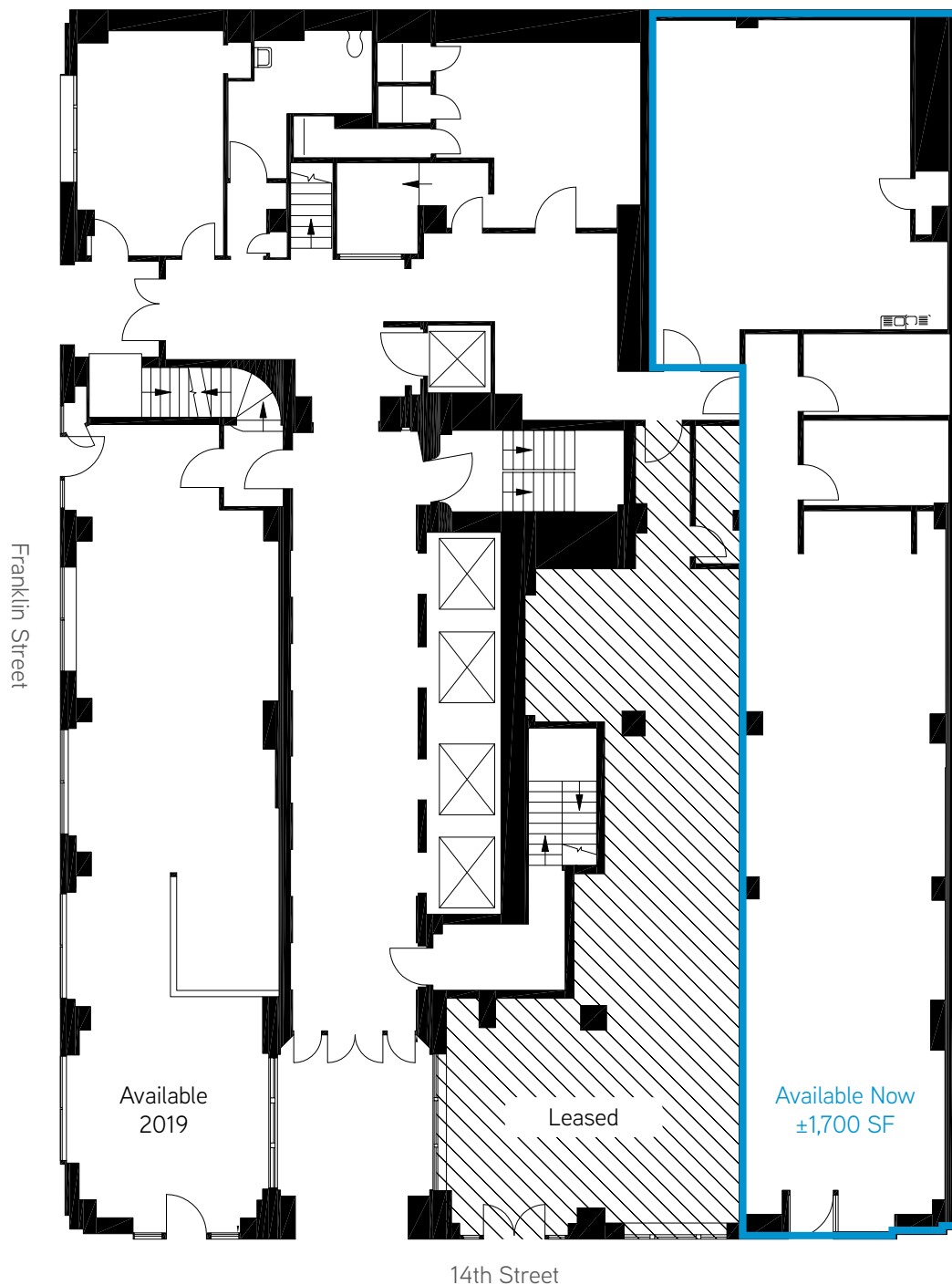
## EAT / DRINK:

Modern Coffee  
Analog  
Duende  
Aburaya  
Spice Monkey  
James & Giant Cupcake  
Peets Coffee  
Flora  
Brown Sugar Kitchen  
Bocanova  
Blue Bottle  
Benchmark Pizzeria  
Swan's Market

Starbucks  
Donut Savant  
Awaken Café  
Downtown Wine Merchant  
Blue Bottle Coffee  
Luka's Taproom  
Miss Ollie's  
Tamarindo  
The Trappist  
Rudy's Can't Fail Café  
Dogwood  
Drexel  
Itani Ramen







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