

# SEEKING URBAN GROCER

±8,355 SF Corner  
Up to 3,900 SF Mezzanine  
Up to 7,500 SF Basement  
± 19,755 Total Potential

## 14th/Webster Oakland, CA

New City Block Development  
Towering 41 Stories

633 Residences





# REJUVENATED

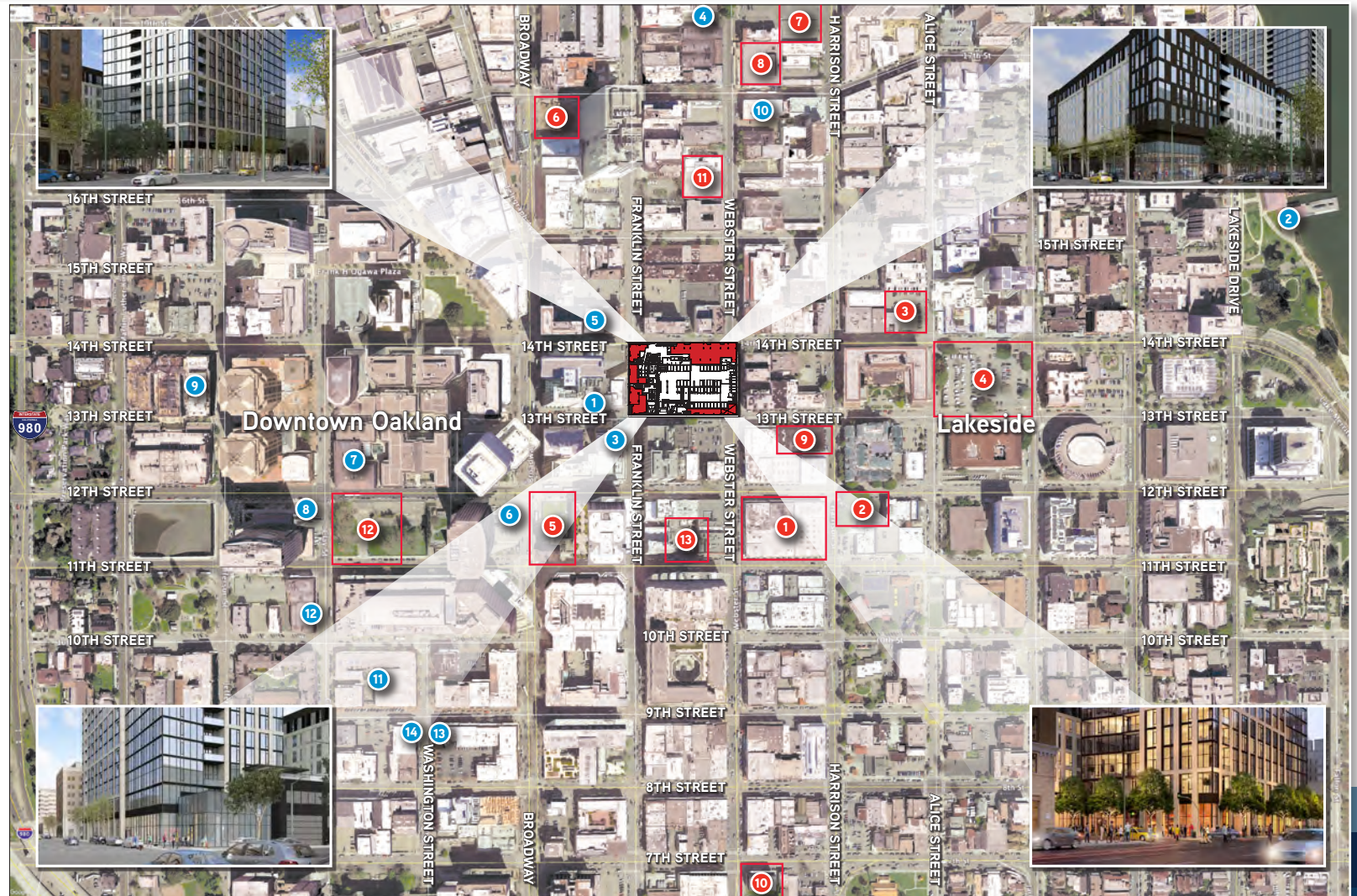
Downtown Oakland is fast becoming one of The Towns most vibrant areas with retailers, innovative cuisine and a creative art & music scene. The development of this spectacular high-rise with over 600 apartments, along with several other major residential projects within blocks, creates the need for an **Urban Neighborhood Market**. This is poised to be an outstanding feature for the building and for the thousands more people living, working and enjoying the rejuvenated Downtown.

## # SIGNIFICANT DEVELOPMENTS

- 1 **W12**  
339 Residential Units, 23,000 SF Retail
- 2 **EBALDC**  
60 Residential Units, 1,500 SF Retail
- 3 **250 14th**  
65 Residential Units, 3,200 Retail
- 4 **226 13th**  
262 Residential Units, 13,000 SF Retail
- 5 **1100 Broadway**  
320,000 SF Office Tower, 10,000 SF Retail
- 6 **1640 Broadway**  
254 Residential Unit Tower, 5,000 SF Retail
- 7 **19th & Harrison**  
224 Residential Unit Tower, 5,000 SF Retail
- 8 **1700 Webster**  
206 Residential Unit Tower, 5,100 SF Retail
- 9 **1261 Harrison**  
185 Residential Unit Tower, 12,000 SF Retail
- 10 **325 7th**  
380 Residential Units, 9,000 SF Retail
- 11 **1721 Webster**  
250 Residential Units, 2,000 SF Retail
- 12 **1100 Clay Street**  
288 Residential Units Tower, 4,850 SF Retail
- 13 **378 11th Street**  
Hampton Inn, 121 Rooms

## # AREA RETAIL

- 1 **Mockingbird**  
Restaurant
- 2 **Lake Chalet**  
Restaurant
- 3 **Tribune Tavern**  
Restaurant
- 4 **Parlour**  
Restaurant
- 5 **Analog**  
Quick Serve
- 6 **Faz**  
Restaurant
- 7 **Club 1**  
Fitness
- 8 **Specialties**  
Bakery
- 9 **Paris Baguette**  
Bakery
- 10 **Howden Market**  
Grocery
- 11 **Swans Market**  
Quick Serve
- 12 **Le Cheval**  
Restaurant
- 13 **Desco**  
Restaurant
- 14 **District**  
Restaurant



# Downtown / Lake Merritt Station Plan

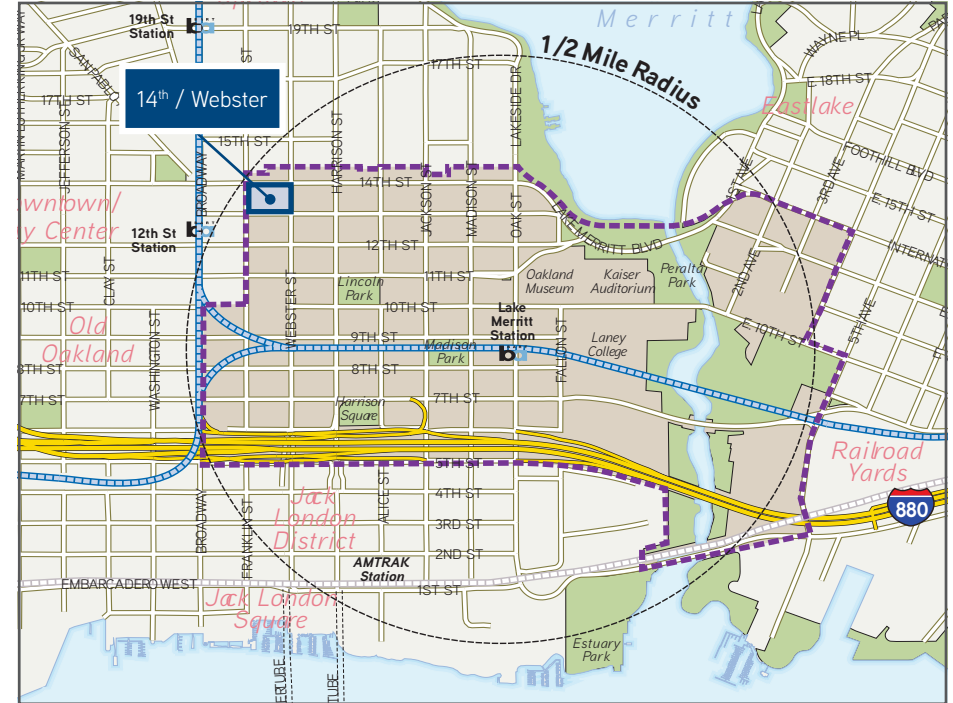
The Lake Merritt Station Area Plan, a Specific Plan for the area around the Lake Merritt BART Station in Downtown Oakland, was adopted in December 2014. The Plan envisions a high-intensity neighborhood around a rejuvenated Lake Merritt BART station with 4,900 new housing units, 1.23M SF of office, and abundant retail development. It seeks to reinforce and integrate the cultural and recreational resources that make the area around the transit station unique. The Plan identifies ways in which streets, open spaces, and other infrastructure in the area can be enhanced, and establishes regulations for development projects that further the area's vibrancy.

## PROJECT AREA

The approximately 315-acre Plan Area is generally bound by 14th Street to the north, I-880 to the south, Broadway to the west, and 5th Avenue to the east. The Lake Merritt Station Planning Area encompasses a diverse community of residents, students, employees, and commercial business owners in the heart of Downtown Oakland, including Chinatown, Laney College, the Oakland Museum of California, and Alameda County Courthouse and offices.

## BUS RAPID TRANSIT

New innovative hybrid-electric buses will be running from 19th Street to San Leandro, arriving every 7 minutes at peak times, with pick-up and drop-off points a block away.



# VIBRANT SHOPPING. DINING. LIVING.





# Demographics

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

Over 6,000,000 SF of existing office space, approximately 6,000 residential units (with another 1,500 in planning / development)

## Accessibility

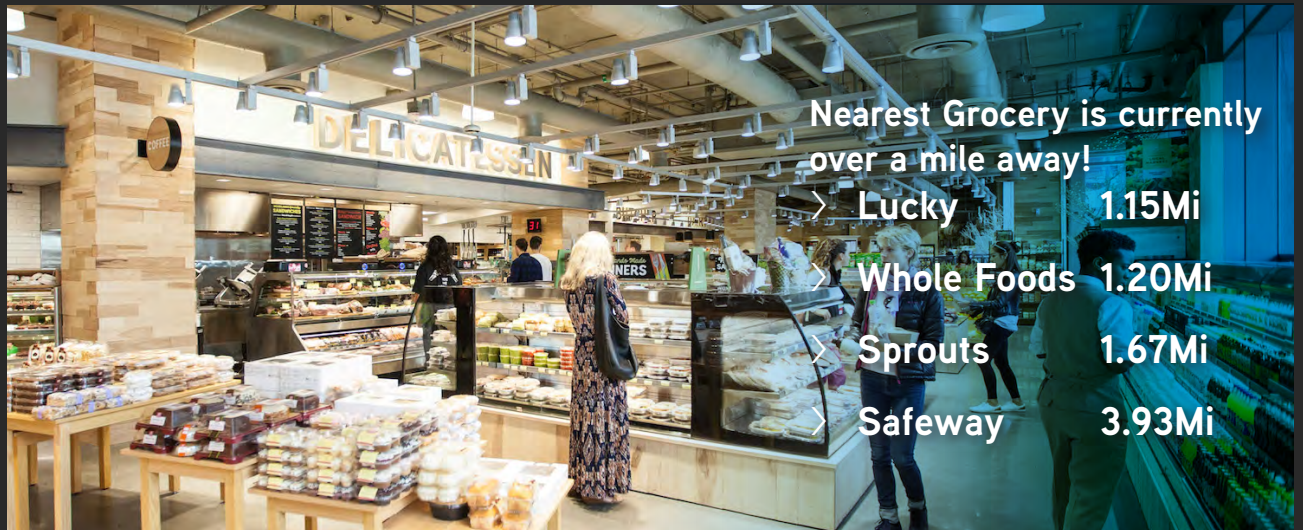
**Walk Score** – 99 out of 100

**Transit Score** – 87 out of 100

**Bike Score** – 80 out of 100

Within walking distance of:

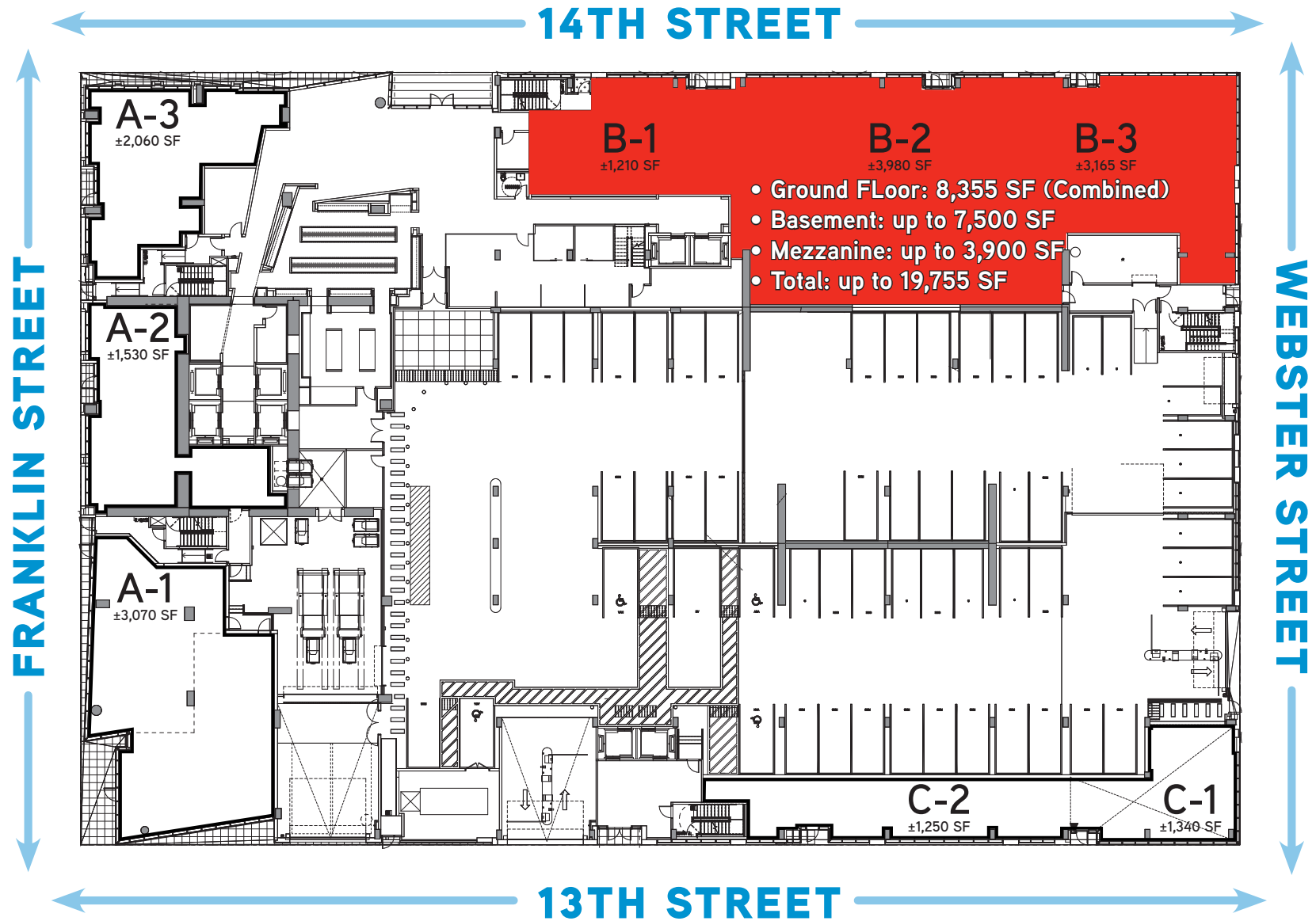
- › 12th St. BART - 1 block away
- › AC Transit – nearby
- › The Fox Theatre and Paramount Theatre
- › Hundreds of restaurants, bars and local retailers



**Nearest Grocery is currently over a mile away!**

- › Lucky 1.15Mi
- › Whole Foods 1.20Mi
- › Sprouts 1.67Mi
- › Safeway 3.93Mi

# Floor Plan







**JAMIE FLAHERTY EVANS**

Associate-Retail Services

[jamie.flahertyevans@colliers.com](mailto:jamie.flahertyevans@colliers.com)

+1 510 334 8606

CA LICENSE #: 01432663

**RAMSEY WRIGHT**

Senior Associate

[ramsey.wright@colliers.com](mailto:ramsey.wright@colliers.com)

+1 510 433 5819

CA LICENSE No. 01496757

**SOLOMON ETS-HOKIN**

Senior Vice President

[solomon.etsshokin@colliers.com](mailto:solomon.etsshokin@colliers.com)

+1 510 433 5840

CA LICENSE #: 01248264

14<sup>th</sup> & Webster  
Oakland, CA



Accelerating success.