

For lease



2650 Broadway, Oakland

40,300 RSF Available



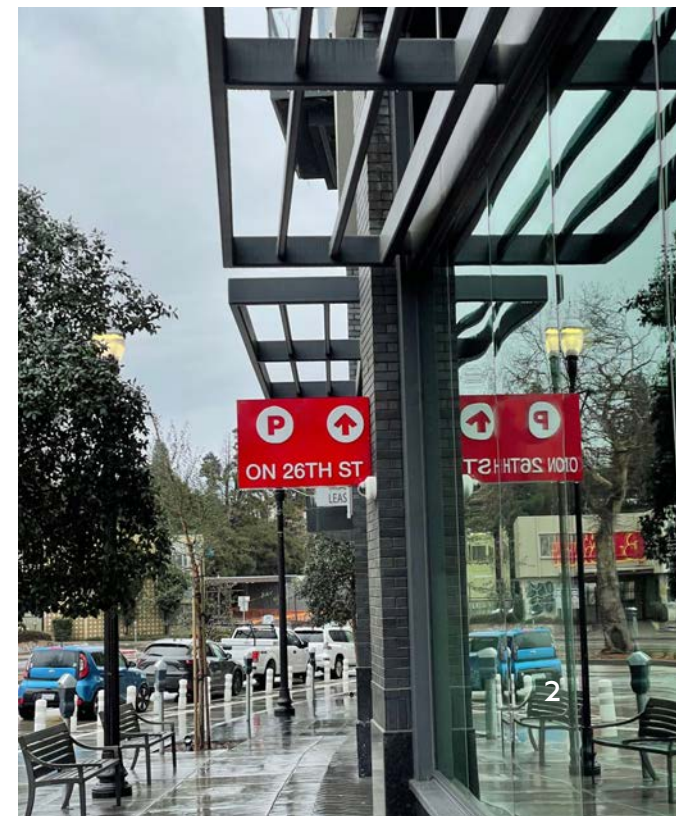
PROPERTY FEATURES

Advantages and Amenities

- Located on the border of Oakland's Pill Hill and Lake Merritt diverse neighborhoods
- Prominent corner location along the main thoroughfares of Broadway & 27th St.
- Walking distance to Oakland's downtown core and BART
- Guest parking available in basement garage

Property Specifications

Address	2650 Broadway, Oakland		
Available SF	40,300 SF	Parking	TBD
Ceiling Height	Main floor level: 20'-4" clear height	Loading	Yes
	Mezzanine floor level: 10'-9" clear height	Traffic	12,300 CPD on Broadway St. 9,500 CPD on 27th St.
	Basement floor level: 11'-10" clear height	Signage	TBD
		Contact Brokers	Negotiable Rate



OVERVIEW

Oakland's retail real estate market is a vibrant and emerging scene within the San Francisco Bay Area. Known for its rich cultural diversity and thriving arts community, Oakland offers unique opportunities for retail businesses looking to make their mark. The market is characterized by a mix of boutiques, trendy shops, and local businesses that cater to the city's diverse population.

With its unique character, affordability, and supportive community, Oakland's retail real estate market holds immense potential for businesses looking for an exciting and promising location. The city's ongoing revitalization efforts, affordable rental rates, and a strong sense of community engagement make it an emerging destination for businesses looking to establish a presence in a culturally rich and economically promising environment. With its diverse retail offerings, supportive community, and entrepreneurial spirit, Oakland is poised to become a major player in the Bay Area's retail real estate market.



REGIONAL AERIAL



LOCAL AERIAL



DEMOGRAPHICS

Population	1 mile	2 miles	5 miles
Estimated Population 2023	63,855	168,900	525,609
Projected Population 2028	67,060	171,607	513,880
Census Population 2020	60,339	167,906	536,648

Households	1 mile	2 miles	5 miles
Estimated Households (2023)	34,006	80,714	218,922
Estimated Avg. Household Income (2023)	\$124,931	\$147,595	\$166,207

Households	1 mile	2 miles	5 miles
High School Graduate	11.1%	11.6%	12.0%
Some College	13.6%	13.6%	13.7%
College Degree + (Bachelor Degree or Higher)	60.4%	59.6%	58.5%

Annual Consumer Expenditure	1 mile	2 miles	5 miles
Total Household Expenditure	\$2.79 B	\$7.56 B	\$22.51 B
Total Non-Retail Expenditure	\$1.5 B	\$4.06 B	\$12.08 B
Total Retail Expenditure	\$1.29 B	\$3.5 B	\$10.43 B



Premier Development By:

HANOVER

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