

UPTOWN STATION

2,269 - 14,777 SF
OF RETAIL SPACE FOR LEASE



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

OAKLAND RENAISSANCE

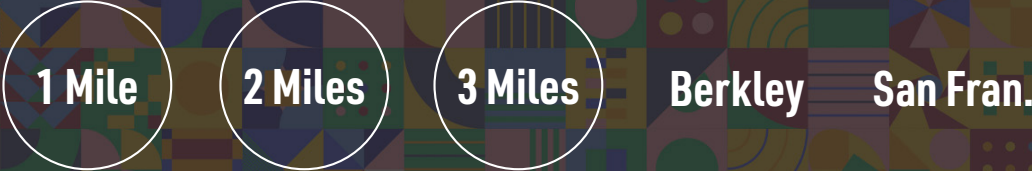
A new Bay Area mecca for creative talent, Oakland is at the center of a huge growth cycle as people continue to migrate to the East Bay for the sunny weather, vibrant art scene, stand-out restaurants, cultural attractions, energy and vitality. With a unique mix of diversity and top-tier schools and universities—Oakland’s foundational “doer” spirit is a perfect match for start-up culture.

An iconic and historic building, Uptown Station features high ceilings, exposed brick, and abundant natural light. Located in the heart of Oakland, the building provides direct access to the 19th Street BART station in addition to countless amenities just steps away.

30,361 HOUSEHOLDS
WITHIN A 1 MILE RADIUS



DEMOGRAPHICS



	1 Mile	2 Miles	3 Miles	Berkley	San Fran.
POPULATION	61,598	284,140	534,457	145,595	883,822
DAYTIME POPULATION	98,252	309,703	572,849	180,372	1,045,464
MEDIAN AGE	40.5	39.2	37.8	32.5	40.3
AVG. HOUSEHOLD INCOME	\$111,727	\$ 144,672	\$149,676	\$160,368	\$196,303



EXPLORE THE NEIGHBORHOOD

UPTOWN STATION

- 1. One Medical
- 2. Shake Shack Oakland
- 3. Square

RESTAURANTS

- 4. ABURAYA
- 5. Awaken Cafe & Roasting
- 6. Cafe Van Kleef
- 7. Diving Dog Brewhouse
- 8. Dogwood
- 9. DREXL
- 10. Drake's Dealership
- 11. Duende
- 12. Era Art Bar & Lounge
- 13. The Halal Guys
- 14. Hawker Fare
- 15. Ichiro
- 16. Itani Ramen
- 17. The Layover
- 18. Lion Dance Café
- 19. Little Giant Ice Cream
- 20. Lost & Found Beer Garden
- 21. Luka's Taproom & Lounge
- 22. Make Westing
- 23. Modern Coffee
- 24. Molcajete Cocina Mexicana
- 25. Palmetto
- 26. Roam Artisan Burgers
- 27. Trueburger
- 28. Xolo Taqueria
- 78. Sweet Greens
- 79. MIXT Greens

THEATERS

- 29. Fox Uptown Theater (3,000 Seats)
- 30. Paramount Theatre (3,040 Seats)

GROCERY

- 31. Whole Foods Market

FITNESS

- 32. 24 Hour Fitness
- 33. Club One
- 34. Great Western Power Company
- 35. Truve Fit

DRUG STORES

- 36. CVS
- 37. Walgreens

MONUMENTS

- 38. Remember Them
- 39. Henry J. Kaiser Memorial Park
- 40. Lotus Memorial LLC

BANKS

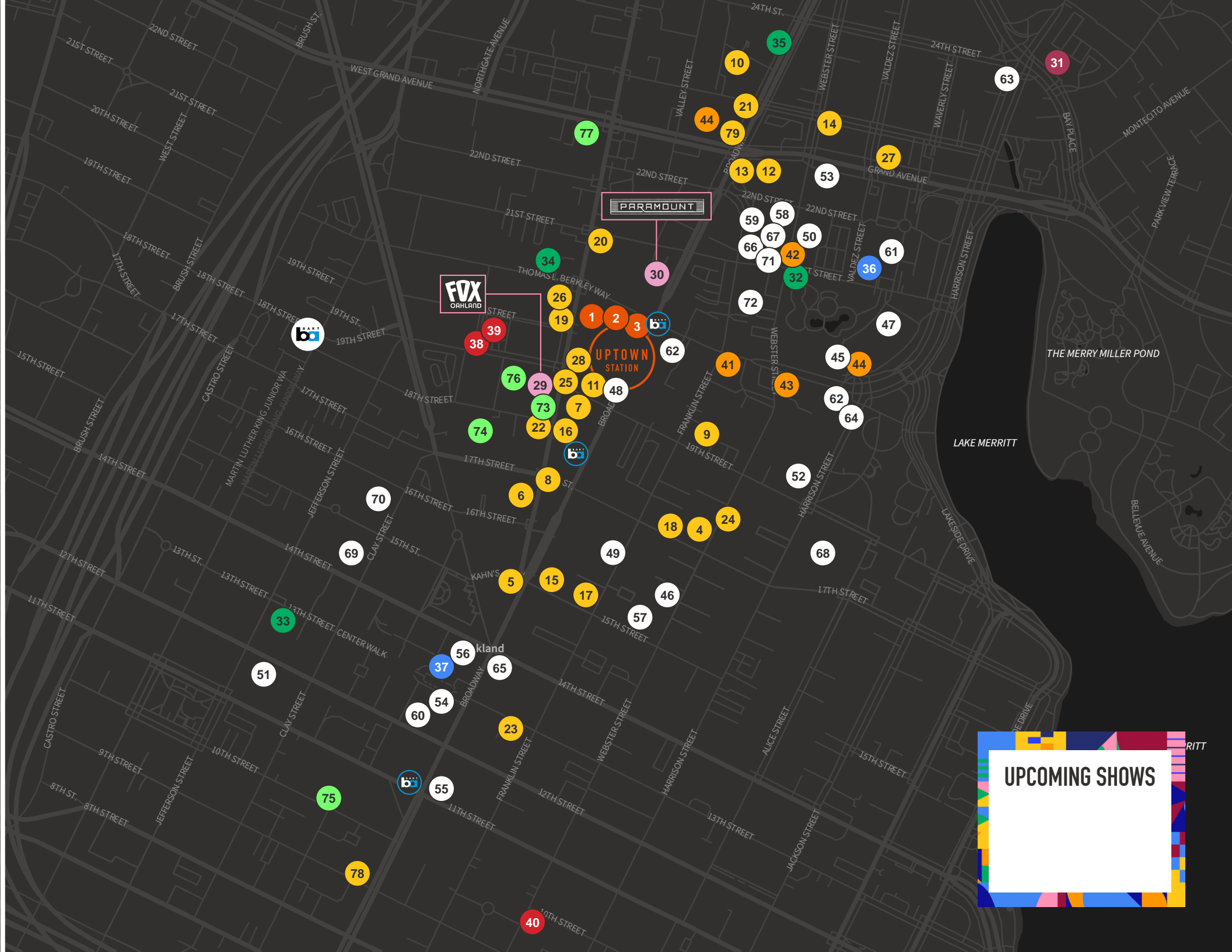
- 41. California Bank & Trust
- 42. City National Bank
- 43. Union Bank
- 44. U.S. Bank Branch

MAJOR EMPLOYERS

- 45. Invidica
- 46. Reusable Bag Ordinance
- 47. AECOM
- 48. Ask Media Group
- 49. AT&T
- 50. Bay Area Rapid Transit District (BART) Headquarters
- 51. Blue Shield of California
- 52. California Department Of Insurance
- 53. California Department of Transportation (Caltrans), District 4
- 54. The Clorox Company
- 55. Credit Karma
- 56. Delta Dental of California
- 57. Envision Academy of Arts & Technology
- 58. Everlaw
- 59. Federal Bureau of Investigation
- 60. Fivetran
- 61. Kaiser Permanente
- 62. Lawrence Berkeley Laboratory
- 63. Marqeta
- 64. Morgan Stanley
- 65. Oracle
- 66. Outlier AI
- 67. Pandora Media
- 68. The Permanente Medical Group
- 69. Pacific Gas & Electric Customer Service Office
- 70. State of California
- 71. Turnitin
- 72. Wells Fargo Bank

OTHER

- 73. Emporium Oakland
- 74. Oakland Ice Center
- 75. Oakland Convention Center
- 76. Oakland School For the Arts
- 77. Moxy Oakland Downtown





STEPPED IN HISTORY. REBUILT FOR THE FUTURE.

Uptown Station is the perfect place to foster creativity. With an abundance of natural light, this newly remodeled historic building features high-ceilings, exposed brick walls and a spectacular 85-foot atrium.



355K
SF of workspace

**UPTOWN
STATION**

3K
People capacity

41K
SF of ground
floor retail

FOOD & BEVERAGE MARKET REPORT

- The key to Oakland, CA as a restaurant market is bridging the gap between its four largest restaurant spending segments: City Lights, Trendsetters, Diverse Convergence, and Urban Chic.
- This location is prime for an all day counter service restaurant with neighborhood attributes like a delivery only menu, local organic products, happy hour, breakfast activation, live music and / or an interactive social experience.
- There is open white space in the cuisines of Breakfast Brunch, Diner, Mediterranean, Japanese Steakhouse, Korean BBQ and Pasta.

DOMINANT PATRON ID:
Trend Setter

COMPLIMENTARY ANTHROPOLIE SHOPPER

- Social Security Set
- City Lights
- Top tier

TO ACTUALIZE REVENUE POTENTIAL

- Delivery, To Go
- Breakfast (side note - Monday 1pm -5pm, Very little restaurant action)
- Unique Cuisine, Dinner Only, High End
- Comfort / Craveable Food Options
- Reservation System
- Live Music or Social Activation
- Happy Hour
- Late Night Activation Friday and Saturday
- Loyalty Programs
- Brand should be built to target the trendsetter psychographic

GAP ANALYSIS & POSITIONING

BASED ON A FOOD AND BEVERAGE MARKET EVALUATION, THE TOP REVENUE OPPORTUNITIES ARE IN THE FOLLOWING CATEGORIES:

01. Mediterranean, Greek, beer wine
02. Breakfast Brunch, Diner, Cocktail bar
03. Japanese Steakhouse, cocktail bar
04. Beer Garden
05. Korean BBQ, Wine Beer
06. Rotisserie Chicken
07. Fish & Chips, seafood, beer wine
08. Pizza, Pasta, small plates, cocktail bar
09. Dimsum, cocktail bar
10. Supper club, live music
11. Cocktail Bar Only
12. Falafel
13. Acai Bowls, Juice/smoothie
14. Cheese Shop, Wine Shop, Italian Deli
15. Salad
16. Southern, Bakery, Mac and Cheese

46

Of the top 50 national concepts are covered within 2.5 Miles

24

Of the top 50 national concepts are covered within .25 Miles

\$89K

Median disposable income per traveler to area

39%

Of people who visit/work within 10 miles away

35%

Of people who visit/work within 15+ miles away

27K

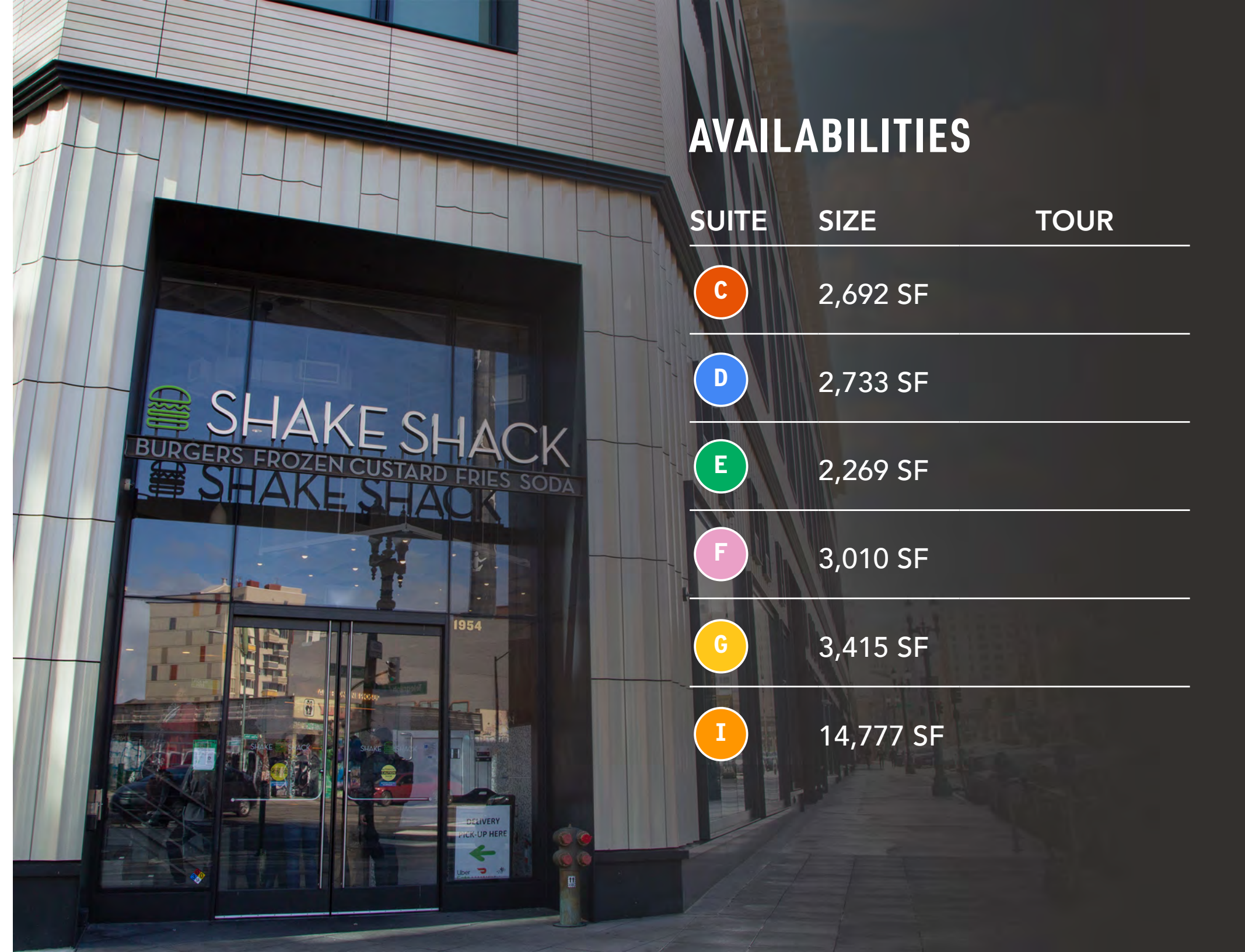
visits daily 1.5k ending in a positive transaction

1.5M

Trips into area, 25k daily ending in a positive transaction at a restaurant/ bar

BORNESCORE™ 85%

The BorneScore™ is a Food and Beverage based food market consulting company, which evaluates the probability of a concept's success beyond 3 years of operation. Of course, success is highly dependent on sound operations, marketing, and financial acumen, so our report assumes these factors are in place.



AVAILABILITIES

SUITE	SIZE	TOUR
C	2,692 SF	
D	2,733 SF	
E	2,269 SF	
F	3,010 SF	
G	3,415 SF	
I	14,777 SF	

SUITE C 2,692 SF



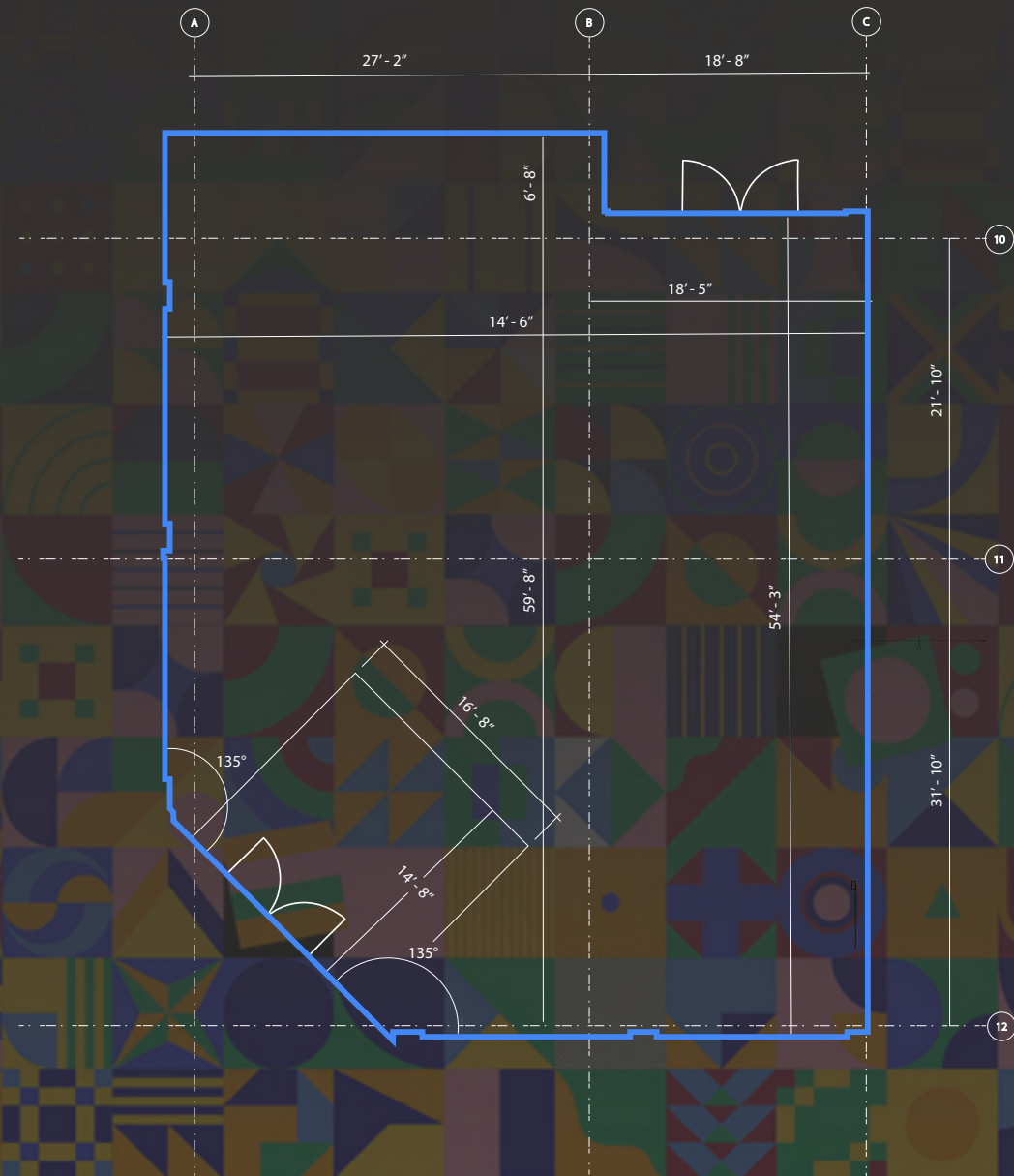
SUITE NOTES

- Adjacent to Broadway entrance
- Ideal Bar / Lounge space
- Opens to indoor plaza
- Ceiling height: 21' 3"
- Ideal Bar / Lounge space



SUITE D 2,733 SF

Broadway

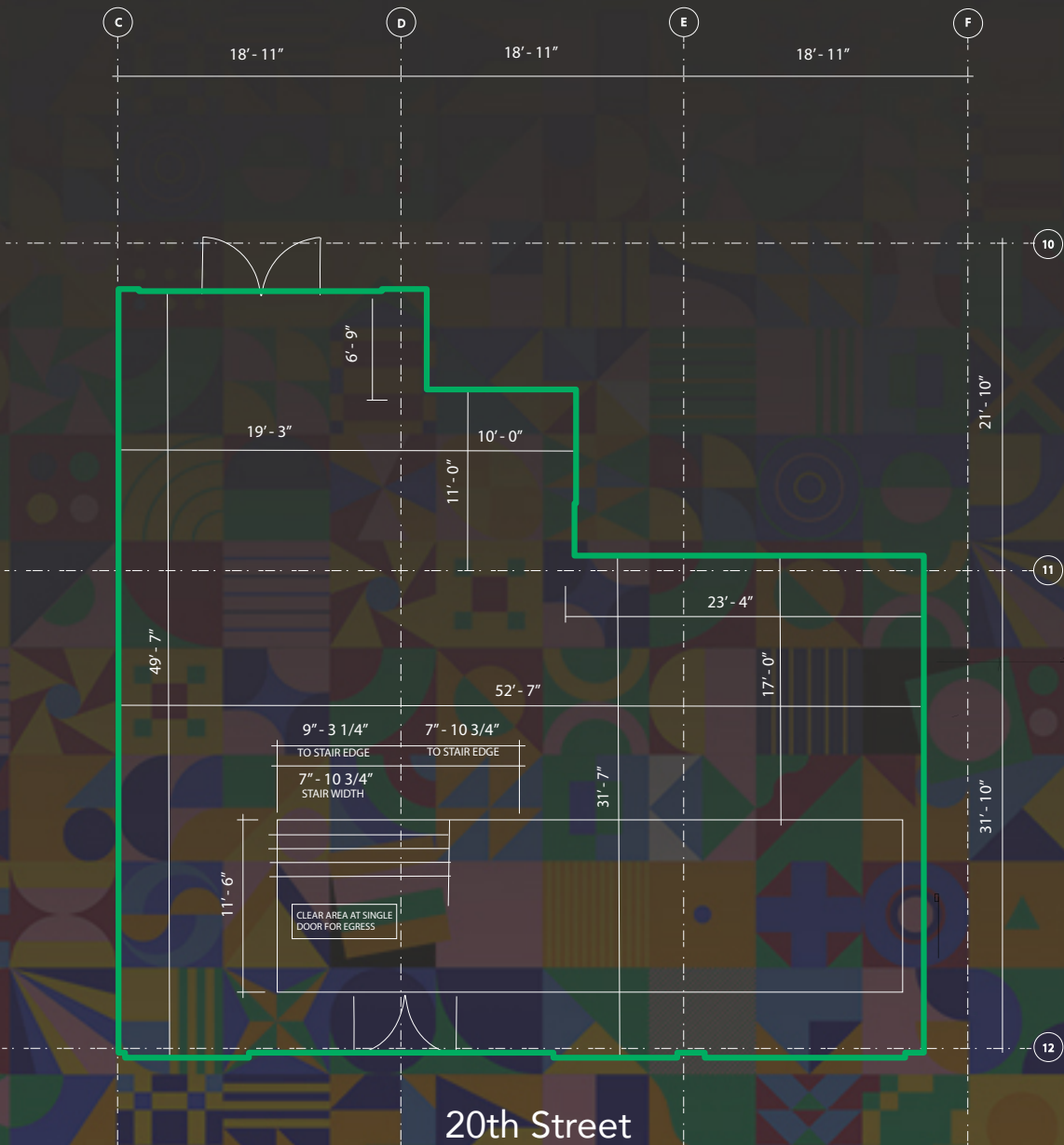


SUITE NOTES

- Hard corner visibility
- Incredible natural light
- Type One venting available
- Opens to interior paseo and plaza
- Ceiling height: 21' 3"



SUITE E 2,269 SF

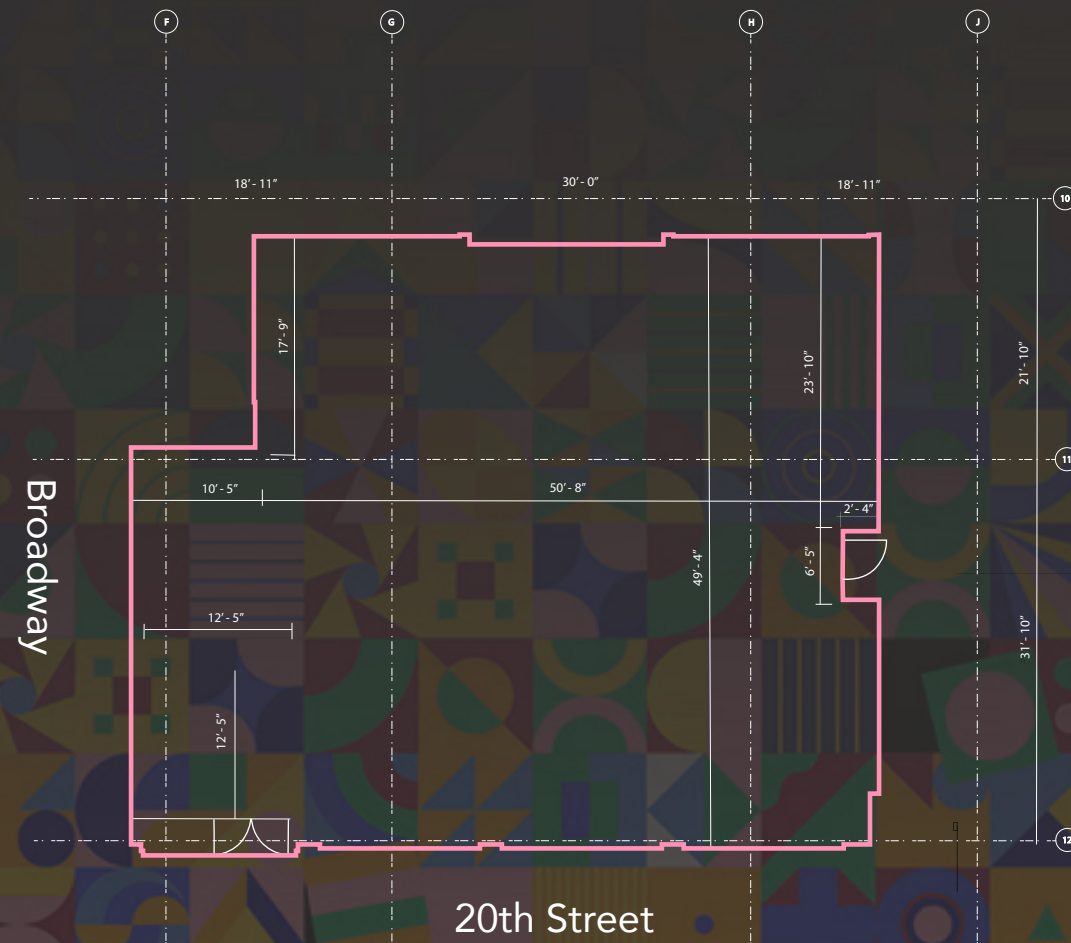


SUITE NOTES

- Ideal for 'grab and go' food use
- ADA lift in place
- Type One venting available
- Warm shell delivery
- Additional interior seating
- Ceiling height: 21' 3"



SUITE F 3,010 SF



SUITE NOTES

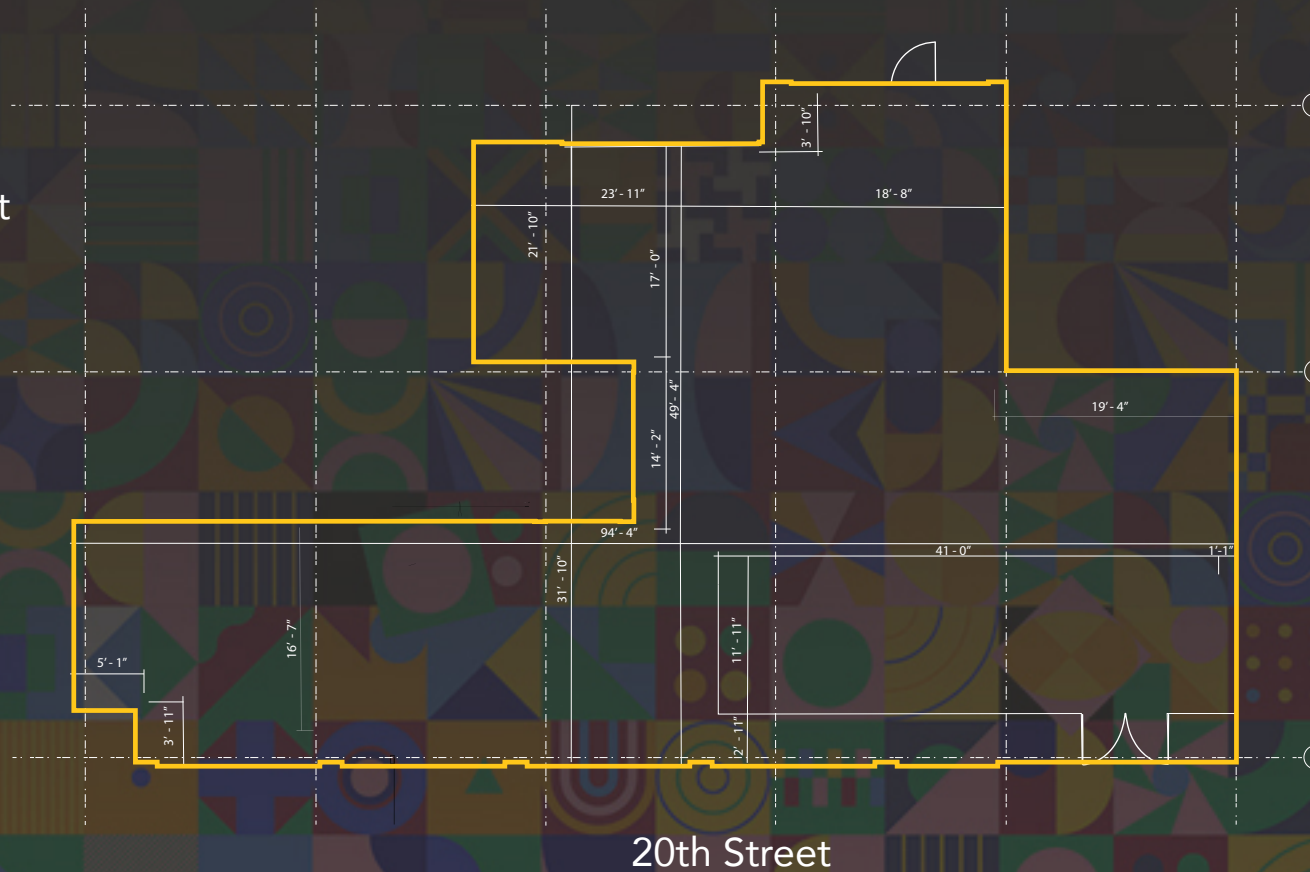
- Ideal fast casual food space
- Fully vented for Type 1 hood
- Warm shell delivery
- Incredible 'garage door' internal feature
- Abundance of additional interior seating
- Ceiling height: 21' 3"



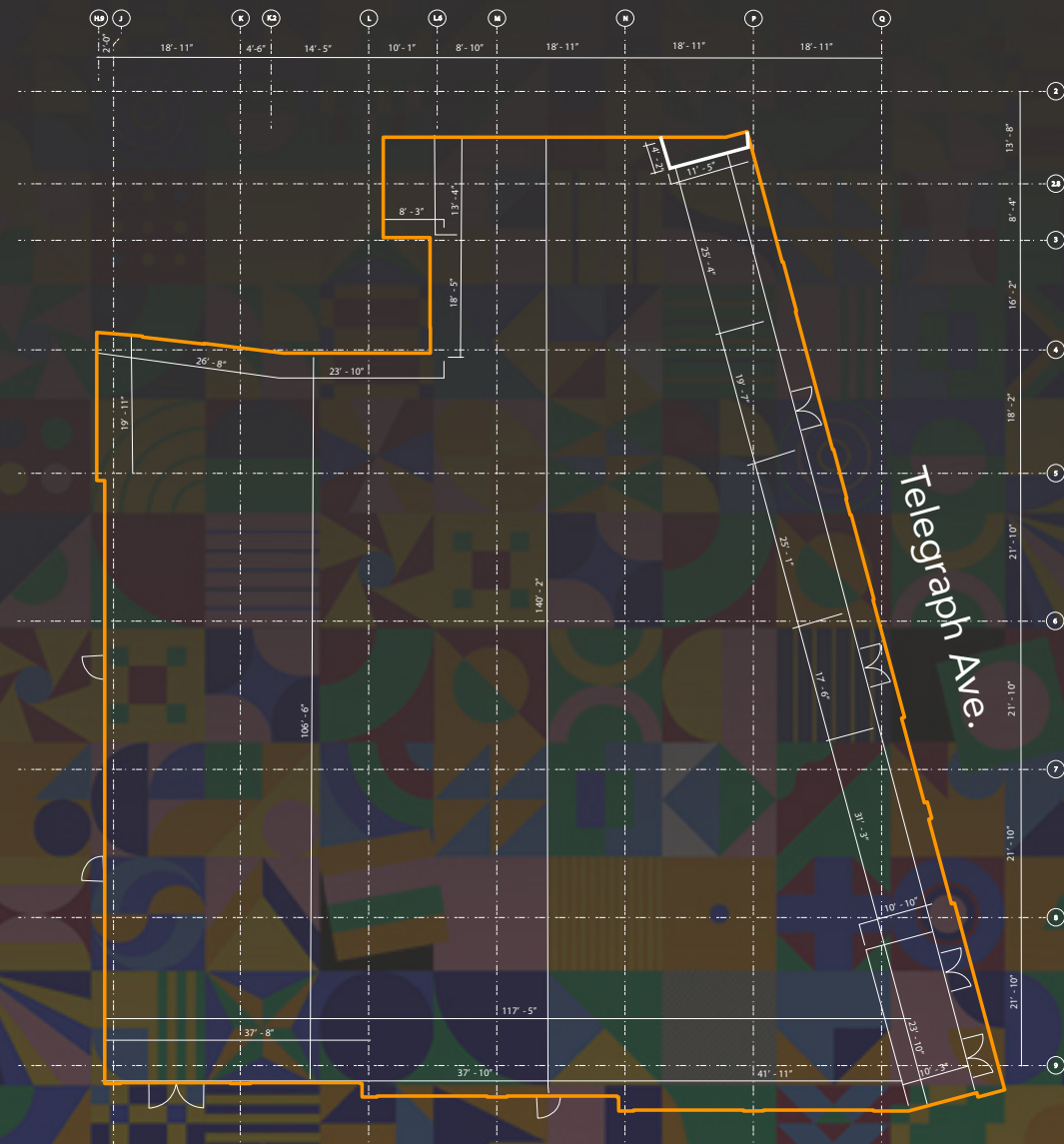
SUITE G 3,939 SF

SUITE NOTES

- Ideal fast casual food space
- Type one venting
- Warm shell delivery
- Perfect 'counter seating' layout
- Adjacent to Shake Shack
- Ceiling height: 21' 3"



SUITE ① 14,777 SF



SUITE NOTES

- Large format opportunity
- Ideal for entertainment or retail
- Incredible natural light
- Line of site to Fox Theatre
- Adjacent to pending loading zone
- Ceiling height: 21' 3"



UPTOWN STATION

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