

TWO SPACES REMAINING: ±973 SF & ±1,876 SF



ASSEMBLY



RECENTLY SIGNED LEASE WITH



LOCKEHOUSE

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HIGHLIGHTS

- Located below Stabilized 127 Unit Multi-family Property
- Adjacent to Sprouts Farmers Market, Chipotle, Chase Bank, and CVS Pharmacy
- Walking distance to popular restaurants and retail such as Limon, alaMar Kitchen & Bar, Split, Calavera, Mua Oakland, Kissel Hotel (Hyatt), and Lululemon
- Stunning historic facade
- Restaurant ready corner location with Type 1 shaft and grease interceptor in place

PROJECT DESCRIPTION

Address	3002-3010 Broadway, Oakland, CA
Total GLA	8,062 SF
Traffic Counts	Broadway - 19,128 ADT I-580 - 171,641 ADT

AVAILABLE SPACES *(Spaces Can Be Combined)*

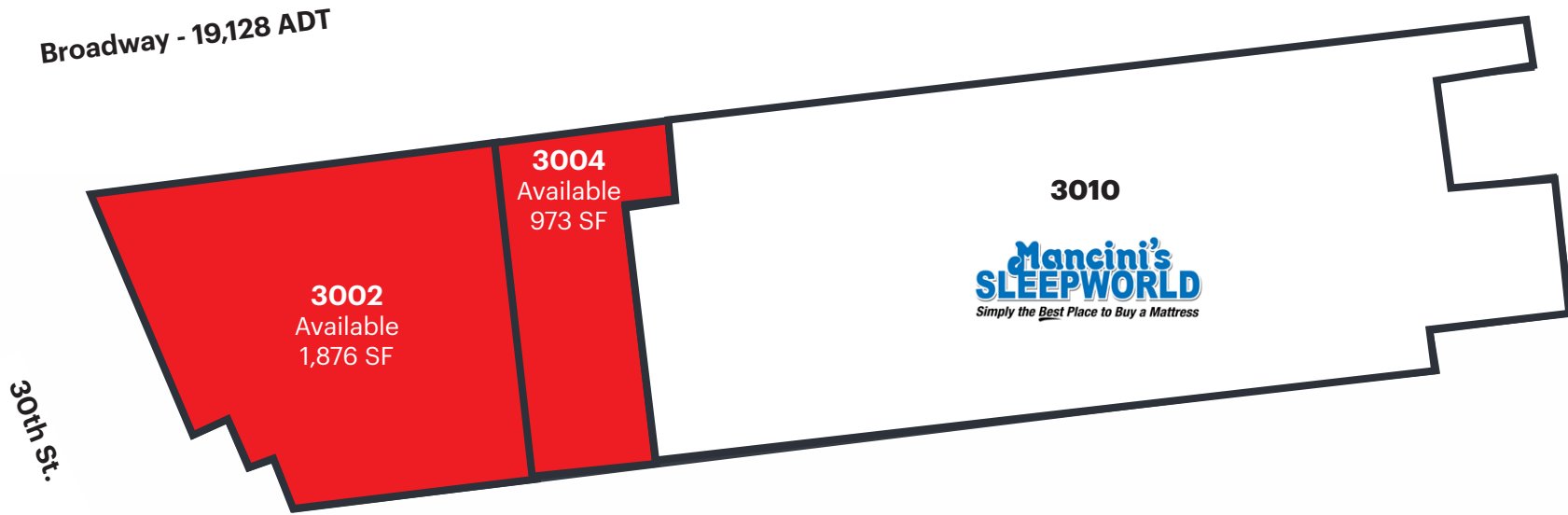
3002 Broadway	1,876 SF
3004 Broadway	973 SF
3010 Broadway	Leased to Mancini's Sleepworld

DEMOGRAPHICS

	3 Miles	5 Miles
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Population	283,322	537,745
MHHI	\$102,419	\$101,255
Daytime Population	263,679	446,084







 **SAMUEL MERRITT**
UNIVERSITY

 **Sutter Health**
Alta Bates Summit
Medical Center

OAKLAND
COFFEE

Z
CAFE
BAR

 **CAT**
TOWN

Webster

 **CHIPOTLE**
MEXICAN GRILL

SPROUTS
FARMERS MARKET

 **Summit** Bank

 **STARBUCKS**

CHASE

 **VOLOFIT**

 **TOUGH MUDDER**
BOOTCAMP

 **MERCEDES-BENZ**
OF OAKLAND

Broadway - 19,128 ADT

29th Street

 **CVS**
pharmacy

 **ASSEMBLY**

the SOUND
ROOM

JUDOKU
SUSHI

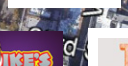
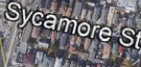
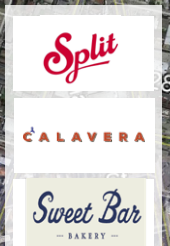
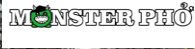
GROCERY
OUTLET

Piedmont Ave.

MARKET AERIAL



BEAUTY'S BAGEL SHOP





POPULATION

3 MILES	5 MILES
283,332	537,745



ESTIMATED HOUSEHOLDS

3 MILES	5 MILES
122,096	216,571



ESTIMATED AVERAGE HOUSEHOLD INCOME

3 MILES	5 MILES
\$138,063	\$134,441



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

3 MILES	5 MILES
\$1.49 M	\$1.46 M



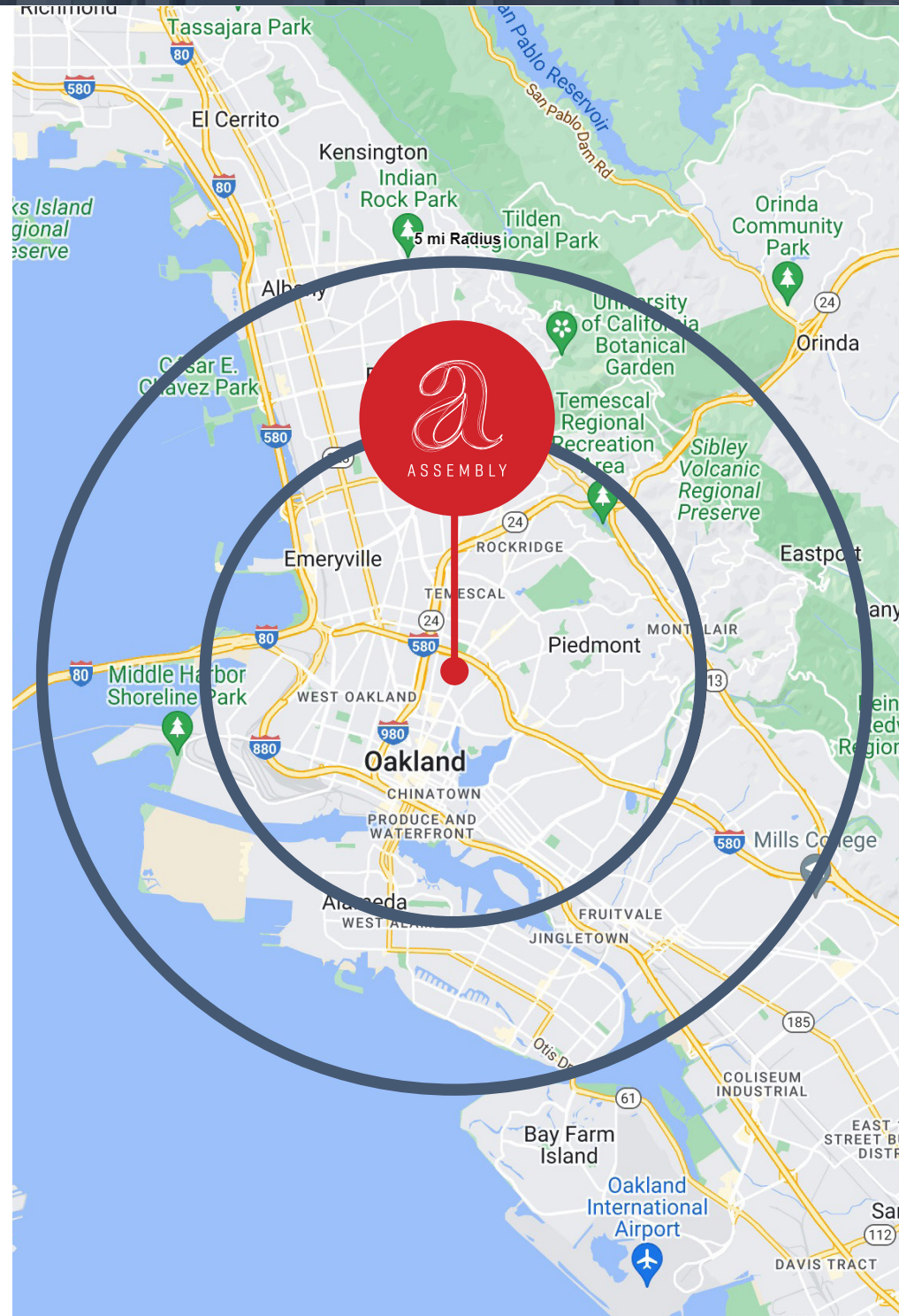
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

3 MILES	5 MILES
127,935	224,170



TOTAL RETAIL EXPENDITURES

3 MILES	5 MILES
\$5.06 B	\$8.79 B



LAST SUITE AVAILABLE ±973 SF | SEEKING CAFÉ, JUICE & RETAIL



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