

# High Visibility Ground Floor Retail Space for Lease

3,929 sq. ft. at 1423 Broadway in the heart of downtown Oakland  
atop BART's 12th Street City Center station



## Space Description

1. 3,929 sq. ft. of ground-floor retail space
2. Entrances & frontage on Broadway and Frank H. Ogawa Plaza
3. Large sales floor +
  - 2 private offices
  - 2 restrooms
  - Large storage room
4. Just steps from a BART entrance
5. Neighboring 3 million sq. ft. of office space has a daytime population of nearly 67,000
6. Nearly 3,700 housing units are under construction within 1 mile



### Auto Avg. Daily Volume

I-980 @ 17th St.: 59,000  
17th St. @ Jefferson: 9,785



### BART's 12th St. City Center Station

Weekday Average Exits: 13,569  
Total Exits (May 2018): 337,980



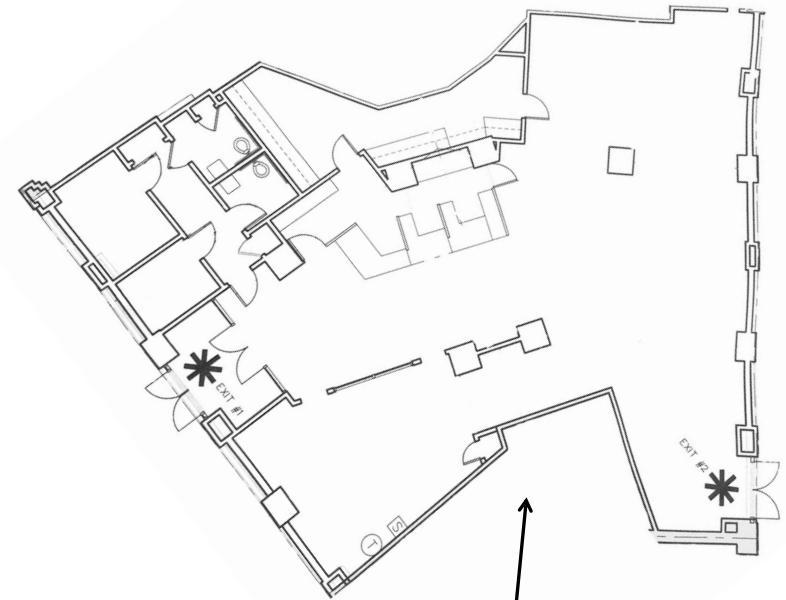
### AC Transit

More than 12 bus lines stop within 2 blocks of Frank H. Ogawa Plaza



### Broadway Shuttle

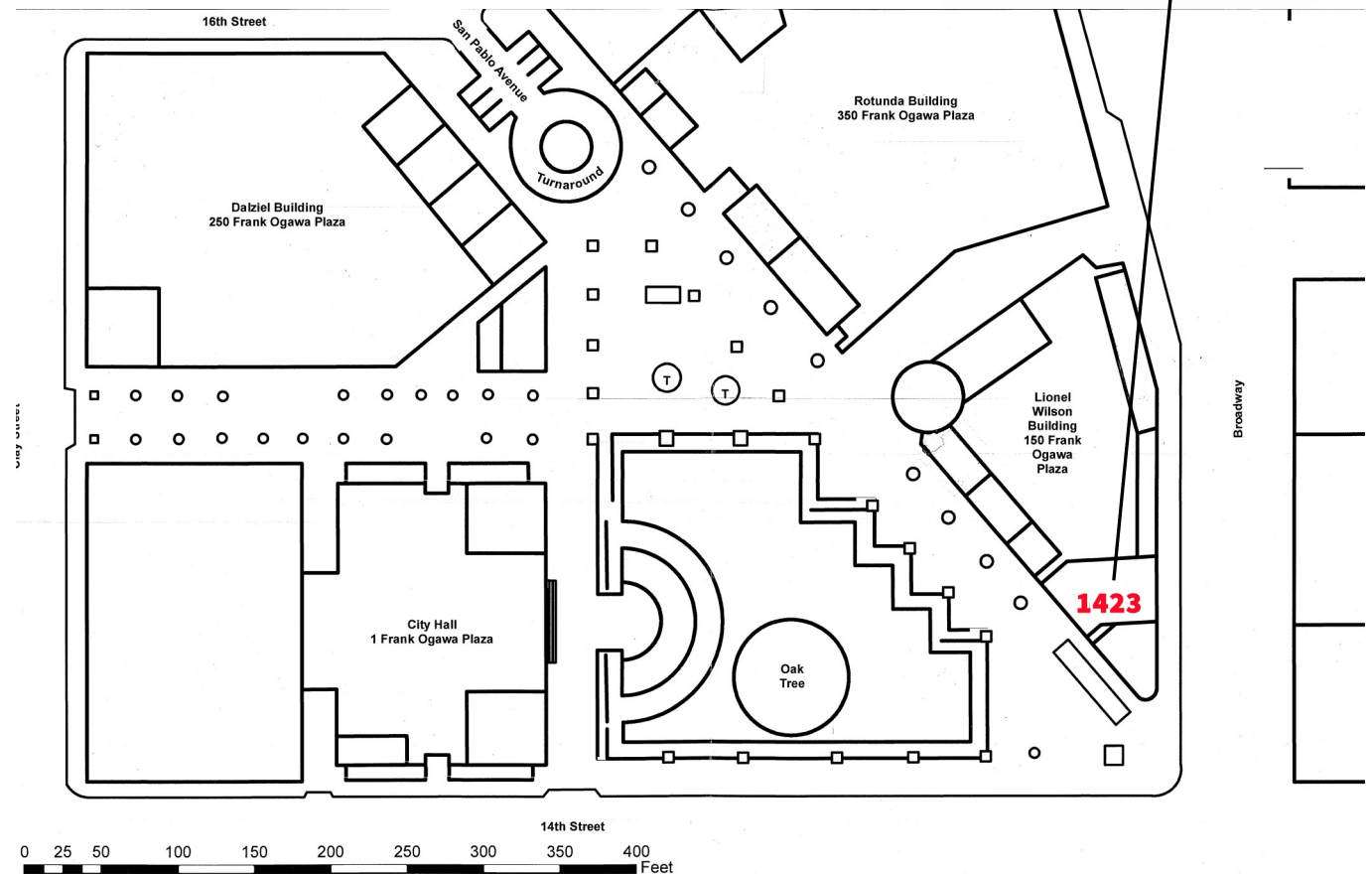
Annual ridership: 700,000+



## Neighborhood Demographics

### 1-Mile Radius

Daytime Population	66,699
Resident Population	44,845
Households	23,306
Owner Occupied	16%
Median Household Income	\$48,290
HHs with Income > \$100K	27%





Located at 14th and Broadway, Frank H. Ogawa Plaza is a pedestrian square and civic gathering spot in front of historic Oakland City Hall.

Frontage and entrances on both Broadway and Frank H. Ogawa Plaza double the visibility of the retailer in this space, which sits atop BART's 12th Street City Center station with an entrance just steps away.

### Nearby Office Buildings

City of Oakland - City Hall, Dalziel & Wilson buildings

The Rotunda Building

Westlake Building

Elihu M. Harris State Office Building

Ronald V. Dellums Federal Building

City Center Complex

### Nearby Businesses

Pro Arts Gallery

Spoiled Boutique

UNIFY Financial Credit Union

Pan Theatre/Studio Fab

East Bay Community Foundation

Four Elements Fitness

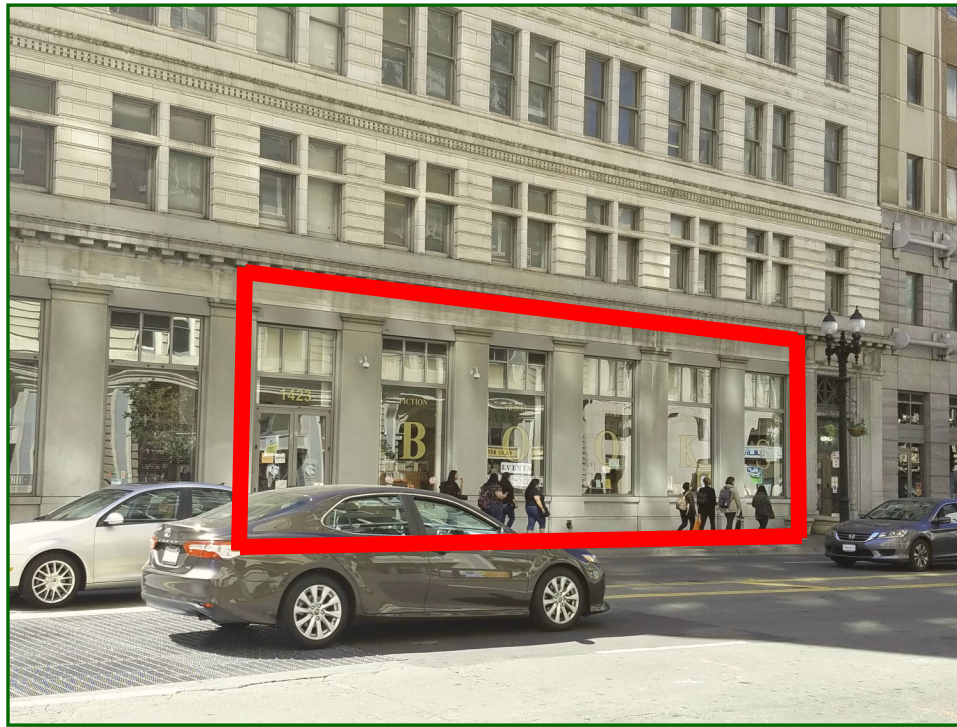
Ume Yoga

Wine Merchants

Awaken Café

Oaklandish

Walgreens





**To schedule a tour or for more information, please contact:**

Thang Nguyen

Real Estate Agent

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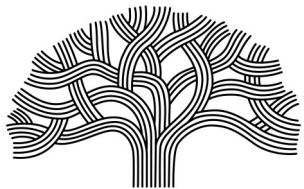
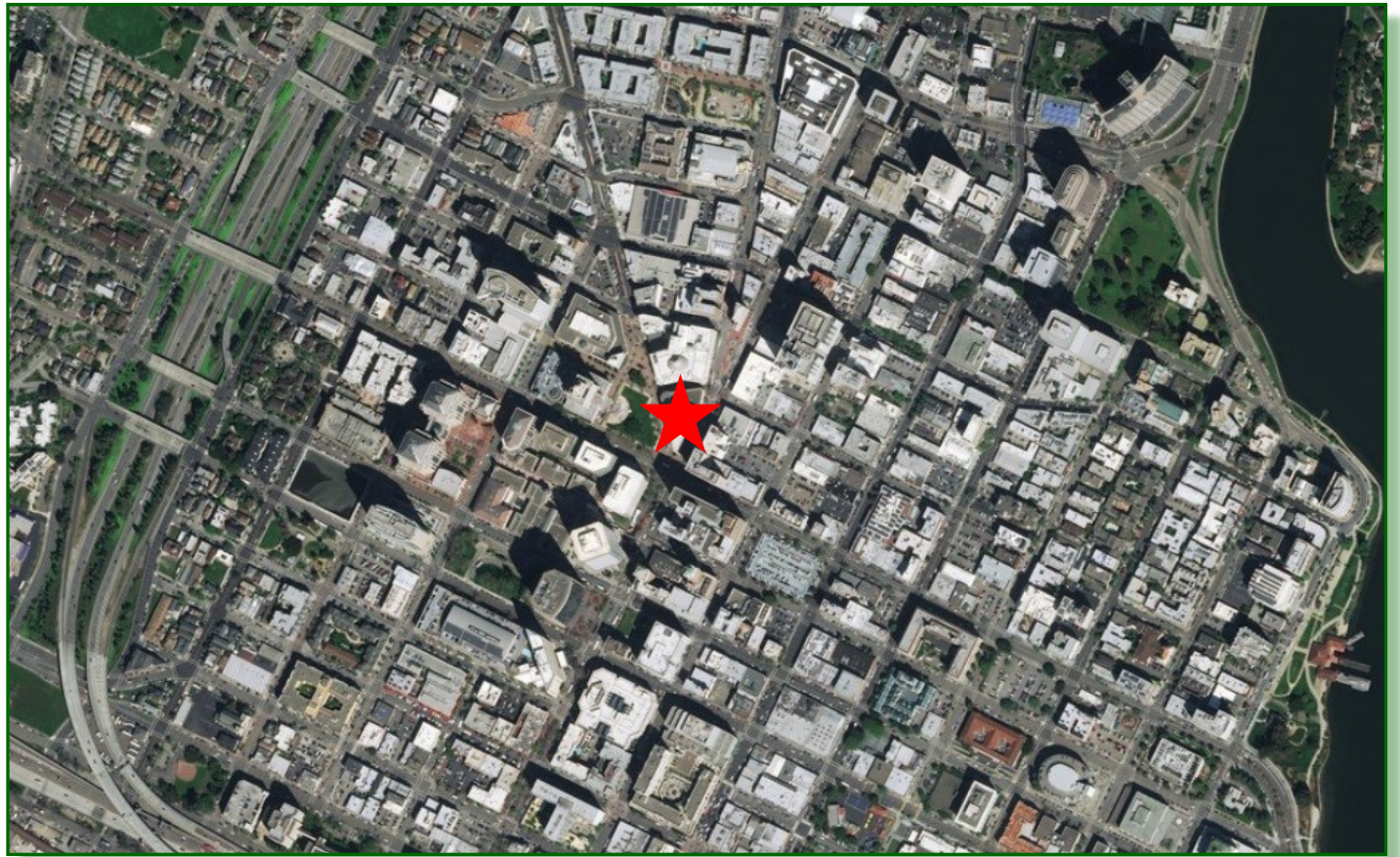
**Monthly Charges:**

Rent: \$3.00 per square foot

Common area maintenance: \$0.15 per square foot

Rates are Triple Net

The City is open to users looking to demise the space into smaller foot-prints. However, tenant improvements would be at leasee's expense.



CITY OF OAKLAND

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