

RETAIL SPACE FOR LEASE

# ALTA WAVERLY

OAKLAND, CALIFORNIA

THE MCGAREY GROUP  
CREATING PLACES ALIVE WITH POSSIBILITY

 **DIVARIS**  
GROUP OF COMPANIES

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# PROPERTY **Overview**

2302 VALDEZ ST | OAKLAND, CA | 94612

Alta Waverly stands prominently at the heart of Oakland's burgeoning Broadway/Valdez District, enjoying a central location that places it in the midst of a vibrant and evolving urban landscape. This prime position comes with a wealth of advantages, including a diverse array of restaurants and businesses in its immediate vicinity. Moreover, the presence of a well-established retail giant like Whole Foods nearby elevates the area's appeal as a regional shopping destination.

Surrounded by approximately 2,145 new residential units in various stages of planning or development, Alta Waverly finds itself at the epicenter of a growing community. With over 300 public parking spaces available on the block, convenience is seamlessly integrated into the experience. The site also offers exceptional connectivity through easy access to public transportation options such as BART and AC Transit, as well as major freeways like I-580, I-980, and CA-24.

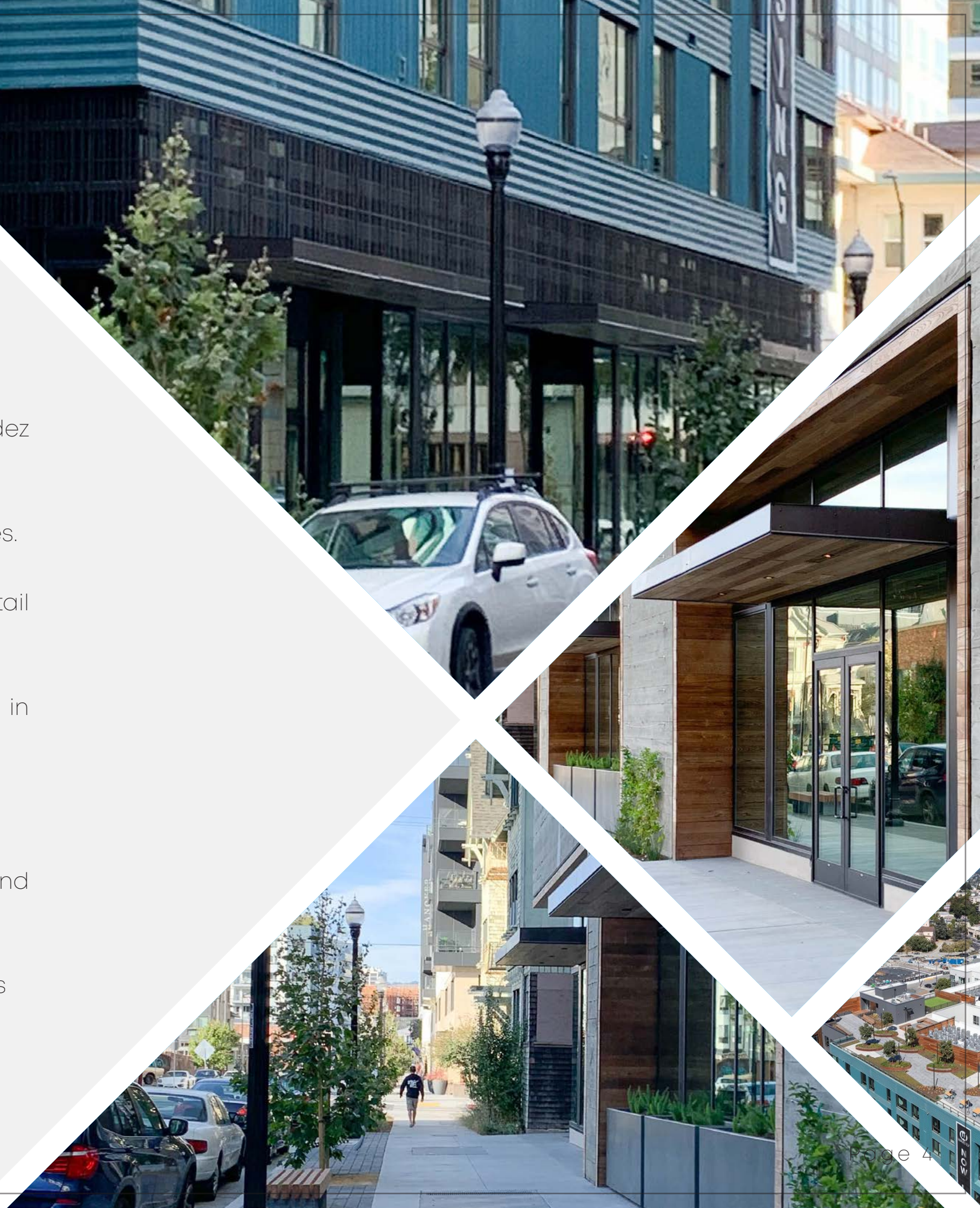
The strategic location of Alta Waverly is further amplified by its expansive reach, encompassing a daytime population of 320,772 people within a 3-mile radius. Spanning 14,502 square feet, the space available holds immense potential for restaurant and retail enterprises, poised to capitalize on the dynamic energy and extensive foot traffic that characterize this thriving urban locale.

# ALTA WAVERLY

## Highlights

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- ✖ Central location in Oakland's developing Broadway/Valdez District
- ✖ Surrounded by a diverse mix of restaurants and businesses.
- ✖ In close proximity to Whole Foods, creating a regional retail draw
- ✖ Approximately 2,145 new residential units planned or in development surrounding the location
- ✖ Over 300 public parking spaces available on the block
- ✖ Easy access to public transportation (BART, AC Transit) and major freeways and thoroughfares (I-580, I-980, CA-24)
- ✖ Daytime population of 320,772 people within a 3 mile radius
- ✖ 14,502 SF available for restaurant and/or retail uses





OAKLAND  
MUSEUM  
OF CA

# ALTA WAVERLY Local Area

BONSAI  
BOTANICAL  
GARDEN

DOWNTOWN  
OAKLAND

601 CITY  
CENTER

FOX  
THEATER

LOWELL  
PARK

DE  
FREMERY  
PARK

MARSTON  
CAMPBELL  
PARK

204,000 VPD

151,000 VPD

2201 BROADWAY  
8 STORY OFFICE  
450+ EMPLOYEES

2150 WEBSTER  
10 STORY OFFICE  
600+ EMPLOYEES

KAISER  
CENTER

LAKE MERRIT TOWER  
10 STORY OFFICE  
930+ EMPLOYEES

MARQUETA  
696 EMPLOYEES

GRAND AVE



KOFFEE POT

PARKWAY  
THEATER

KISSEL  
UPTOWN OAKLAND



# Demographics

## 5 MIN DRIVE

73,162

Population

40.1

Median Age



1.9

Average  
Household  
Size

\$81,942

Median  
Household  
Income

### EDUCATION

9%

No High  
School  
Diploma



12%

High  
School  
Graduate



18%

Some  
College



61%

College  
Degree

### BUSINESS



6,251

Total Businesses



71,642

Total Employees

## 10 MIN DRIVE

323,457

Population

39.5

Median Age



2.2

Average  
Household  
Size

\$100,650

Median  
Household  
Income

### EDUCATION

9%

No High  
School  
Diploma



13%

High  
School  
Graduate



18%

Some  
College



60%

College  
Degree

### BUSINESS



18,204

Total Businesses



180,108

Total Employees

## 15 MIN DRIVE

620,919

Population

37.7

Median Age



2.4

Average  
Household  
Size

\$98,797

Median  
Household  
Income

### EDUCATION

10%

No High  
School  
Diploma



14%

High  
School  
Graduate



19%

Some  
College



57%

College  
Degree

### BUSINESS



30,671

Total Businesses



308,250

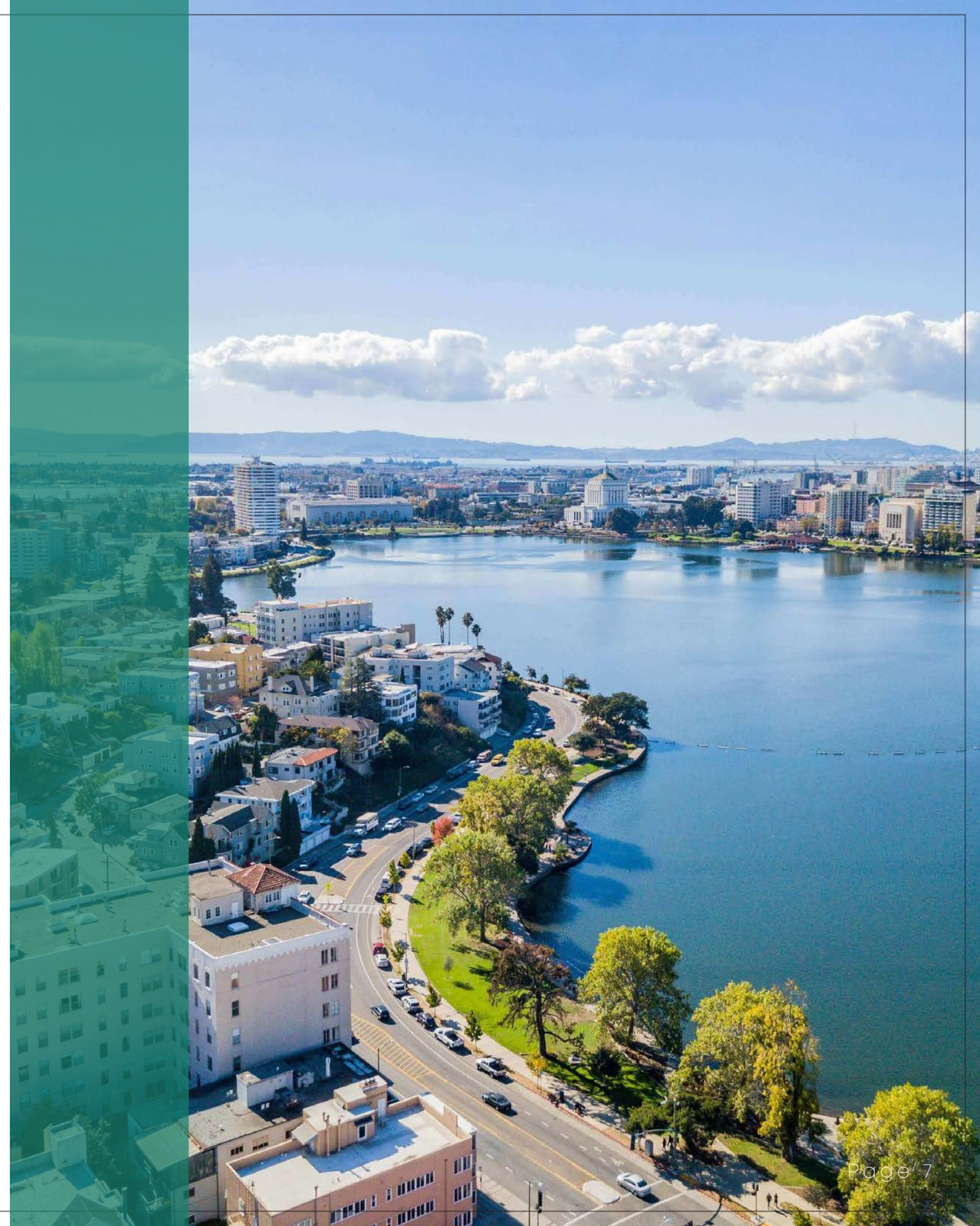
Total Employees

# THE LOCAL **Economy**

The Oakland, California market boasts a range of economic strengths that position it as a dynamic and thriving hub within the larger San Francisco Bay Area. One of its key strengths lies in its strategic geographic location. Situated adjacent to San Francisco and with excellent transportation infrastructure, including major highways, a bustling port, and proximity to a major international airport, Oakland serves as a vital gateway for trade and commerce. This accessibility enhances the city's appeal to businesses looking to establish a strong logistical presence on the West Coast.

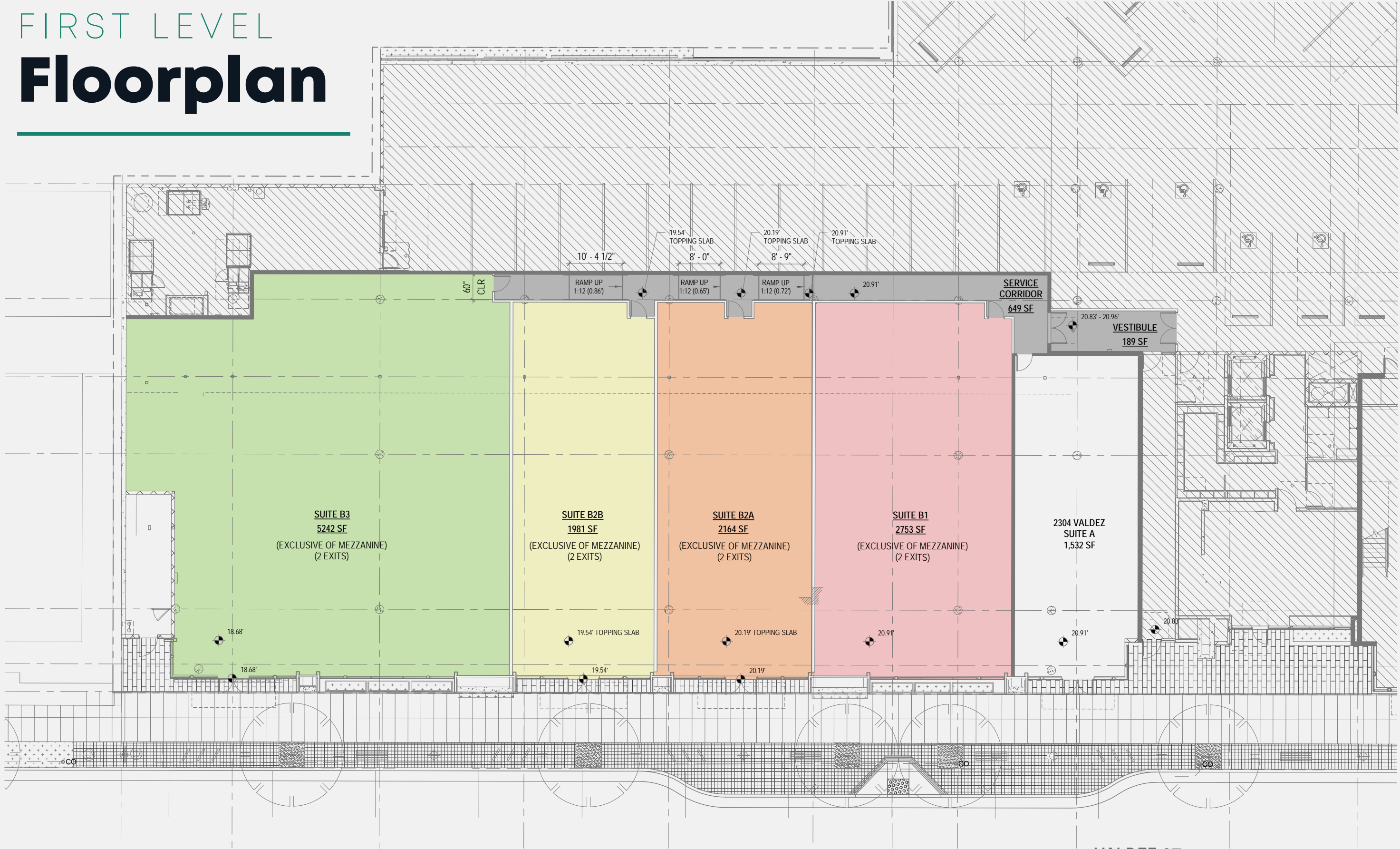
Additionally, Oakland's diverse economy contributes significantly to its economic resilience. The city has evolved from its historical roots in shipping and manufacturing to a more diversified economy that encompasses technology, healthcare, education, arts, and entertainment. The presence of well-known companies and startups alike, particularly in the tech sector, has driven job growth and innovation. This diversification not only makes the economy less susceptible to shocks in any single sector but also creates a vibrant ecosystem that fosters cross-industry collaboration and talent exchange.

Furthermore, the local government's efforts to support small businesses and entrepreneurs contribute to Oakland's economic vibrancy. Initiatives such as streamlined permitting processes, business development programs, and grants for startups encourage innovation and the growth of local enterprises. This focus on fostering a conducive environment for small businesses helps create a resilient economic foundation that can withstand challenges and promote long-term growth.



FIRST LEVEL

# Floorplan







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