

RETAIL SPACE FOR LEASE

# ALTA WAVERLY

OAKLAND, CALIFORNIA

THE MCGAREY GROUP  
CREATING PLACES ALIVE WITH POSSIBILITY

 **DIVARIS**  
GROUP OF COMPANIES

**CHROMATA**  
RETAIL



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# PROPERTY Overview

**2302 VALDEZ ST | OAKLAND, CA | 94612**

Alta Waverly is centrally located in Oakland's dynamic Broadway Valdez District, just moments from Lake Merritt, and surrounded by a vibrant, evolving urban neighborhood. This prime location offers a wealth of advantages, including proximity to a diverse mix of restaurants, shops, and local businesses.

Located in a highly walkable urban setting, Alta Waverly offers seamless connectivity to public transportation, including BART, AC Transit, and major freeways such as I-580, I-980, and CA-24. The site includes 60 on-site parking spaces, 5 of which are ADA-compliant, with additional parking available in nearby garages—providing convenient access for both drivers and transit users. Approximately 3,290 apartment units are located throughout Downtown Oakland, with 196 luxury apartments situated directly above the available retail space, placing Alta Waverly at the heart of a thriving and expanding community.

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. Alta Waverly features two retail spaces available for lease: a highly flexible 13,707 SF ground-floor space with a 3,321 SF mezzanine, which can be subdivided to suit a range of retail or restaurant concepts, and a separate 2,706 SF second-generation restaurant space with a 1,400 SF mezzanine.



# ALTA WAVERLY

## Highlights

- ✖ Central location in Oakland's developing **Broadway Valdez District**
- ✖ **6,000 Residents within blocks, 10.7M SF of office in surrounding area** and steps away from the California Department of Transportation (Caltrans), District 4 office
- ✖ **Alta Waverly boasts a Walk Score of 98** and is located within walking distance of the bustling Whole Foods
- ✖ Approximately 3,290 apartment units in Downtown Oakland and **196 luxury apartment units directly above the retail space at Alta Waverly**
- ✖ In addition to **60 on-site residential parking spaces, including 5 ADA-compliant stalls**, the site also offers convenient access to nearby parking garages for added flexibility.
- ✖ **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
- ✖ Two distinct retail opportunities are available: a **13,707 SF ground- floor space with a 3,321 SF mezzanine**, which can be demised to suit a variety of concepts, and a separate **2,706 SF second-generation restaurant space with a 1,400 SF mezzanine**





ALTA WAVERLY  
**Local Area**

OAKLAND  
MUSEUM  
OF CA

LAKE MERRITT

BONSAI  
BOTANICAL  
GARDEN

CHILDREN'S  
FAIRYLAND

DOWNTOWN  
OAKLAND

601 CITY  
CENTER

FOX  
THEATER

19th St  
BART Station

2201 BROADWAY  
8 STORY OFFICE  
450+ EMPLOYEES

FARLEY'S  
Mama's Boy  
Pizzeria

HIVE  
OAKLAND

the  
Y

PARKWAY  
THEATER

KISSEL  
NETWORK OAKLAND

Orangetheory  
FITNESS

MA

KAISER  
CENTER

LAKE MERRITT TOWER  
10 STORY OFFICE  
930+ EMPLOYEES

MARQETA  
696 EMPLOYEES

W  
WAVERLY

PIZZERIA  
COMING SOON

VESPR  
TARTS DE FEYBESSE  
CALIFORNIA

WHOLE  
FOODS  
MARKET

LIMON  
ROTISSERIE

204,000 VPD

151,000 VPD

880

980



# Demographics

## 5 MIN DRIVE

53,710

Population



Average  
Household  
Size



Median Age

\$89,765

Median  
Household  
Income

### EDUCATION



12%

High  
School  
Graduate



17%

Some  
College



63%

College  
Degree

### BUSINESS



4,494

Total Businesses



55,519

Total Employees

## 10 MIN DRIVE

260,015

Population



Average  
Household  
Size



Median Age

\$106,457

Median  
Household  
Income

### EDUCATION



12%

High  
School  
Graduate



17%

Some  
College



62%

College  
Degree

### BUSINESS



14,834

Total Businesses



149,103

Total Employees

## 15 MIN DRIVE

546,510

Population



Average  
Household  
Size



Median Age

\$104,884

Median  
Household  
Income

### EDUCATION



13%

High  
School  
Graduate



19%

Some  
College



59%

College  
Degree

### BUSINESS



26,783

Total Businesses



245,249

Total Employees

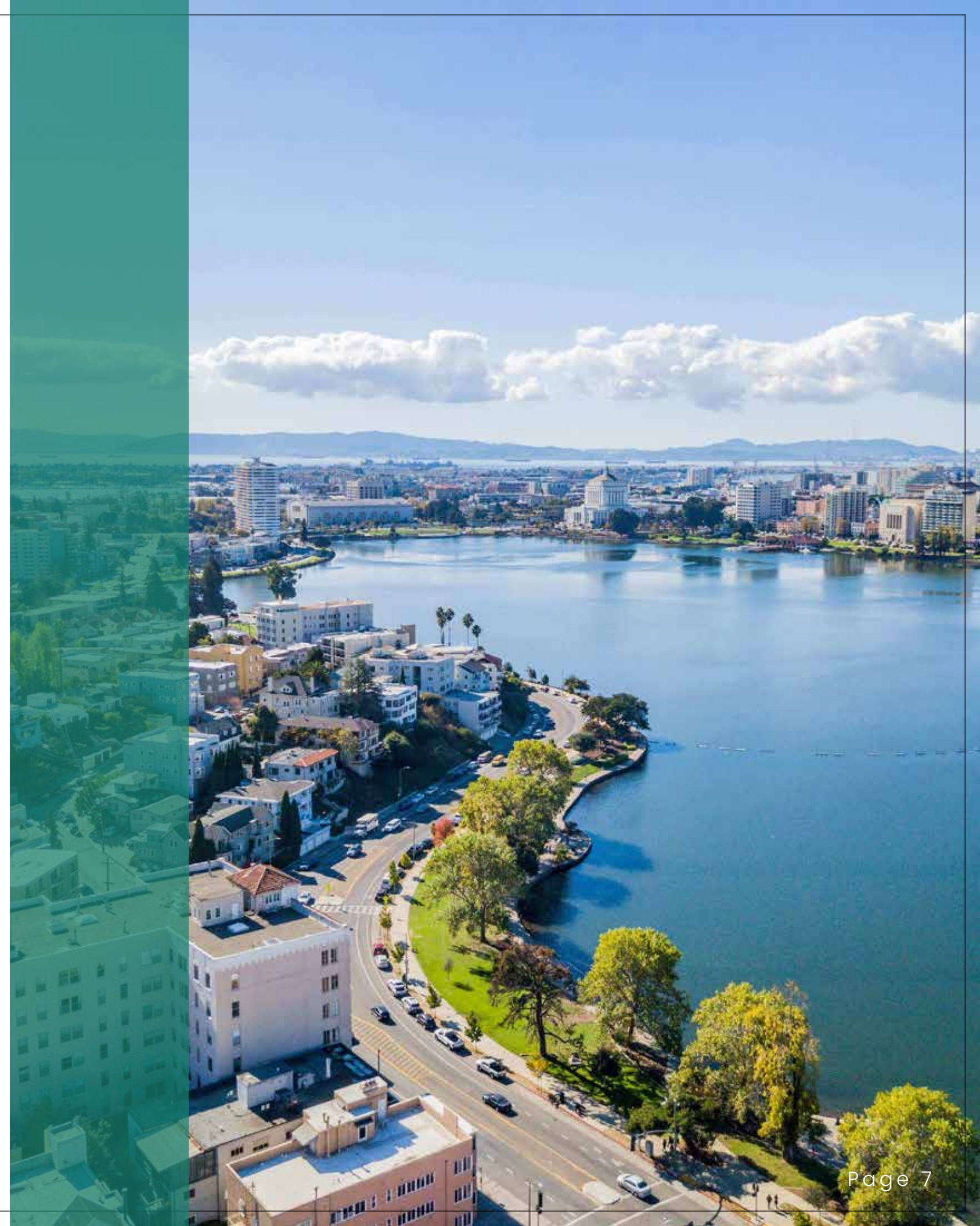


# THE LOCAL Economy

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.

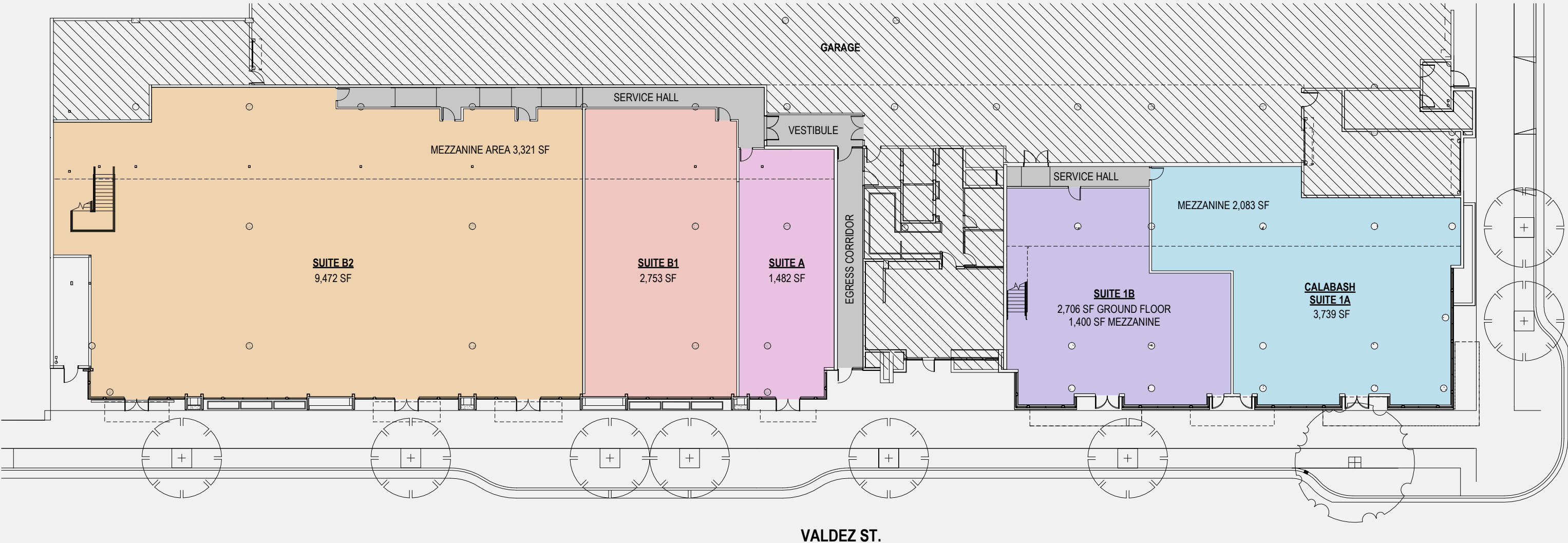
Additionally, Oakland's diverse economy contributes significantly to its economic resilience. The city has evolved from its historical roots in shipping and manufacturing to a more diversified economy that encompasses technology, healthcare, education, arts, and entertainment. The presence of well-known 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

# RETAIL











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