

RETAIL SPACE FOR LEASE

ALTA WAVERLY

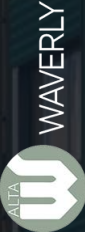
OAKLAND, CALIFORNIA

CHROMATA
RETAIL

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 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.

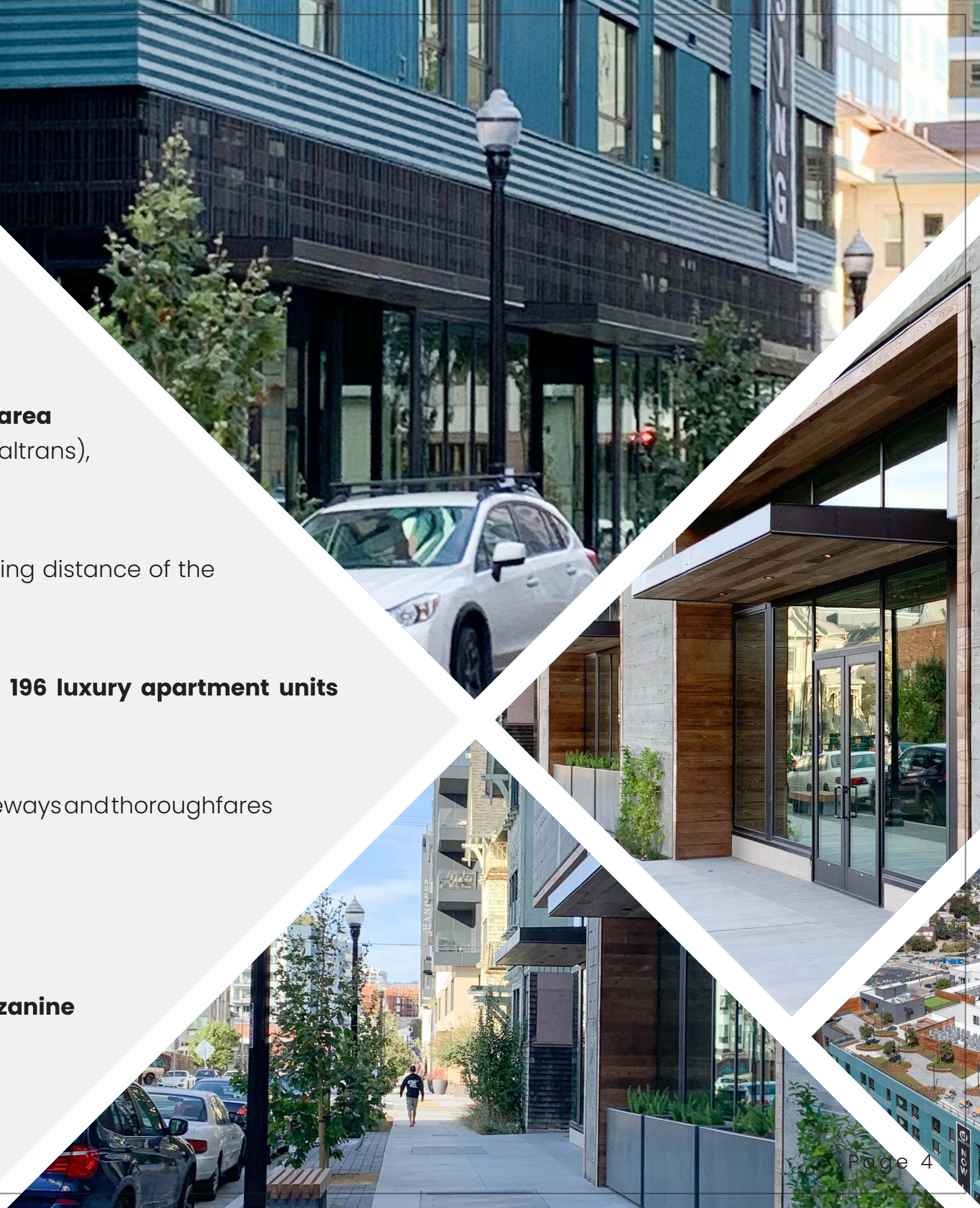
Located in a highly walkable urban setting, Alta Waverly offers seamless connectivity to public transportation, including BART, AC Transit, and major freeways such as I-580, I-980, and CA-24. The site includes 60 on-site parking spaces, 5 of which are ADA-compliant, with additional parking available 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.

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**
- ✖ **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
- ✖ Featuring a distinct **13,707 SF ground floor space with 3,321 SF mezzanine** which can be demised to suit a variety of concepts





204,000 VPD

601 CITY CENTER

151,000 VPD



DOWNTOWN OAKLAND

FOX THEATER

OAKLAND MUSEUM OF CA

19th St BART Station

2201 BROADWAY
8 STORY OFFICE
450+ EMPLOYEES



2150 WEBSTER
10 STORY OFFICE
600+ EMPLOYEES

FARLEY'S
Mama's Boy
Veridian



PARKWAY THEATER

KAISER CENTER

LAKE MERRITT TOWER
10 STORY OFFICE
930+ EMPLOYEES



LAKE MERRITT

MARQETA
696 EMPLOYEES



HIGH WIRE

VESPR

TARTS DE FEYBESSE
CALIFORNIA



CHILDREN'S FAIRYLAND

BONSAI BOTANICAL GARDEN

ALTA WAVERLY
Local Area

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

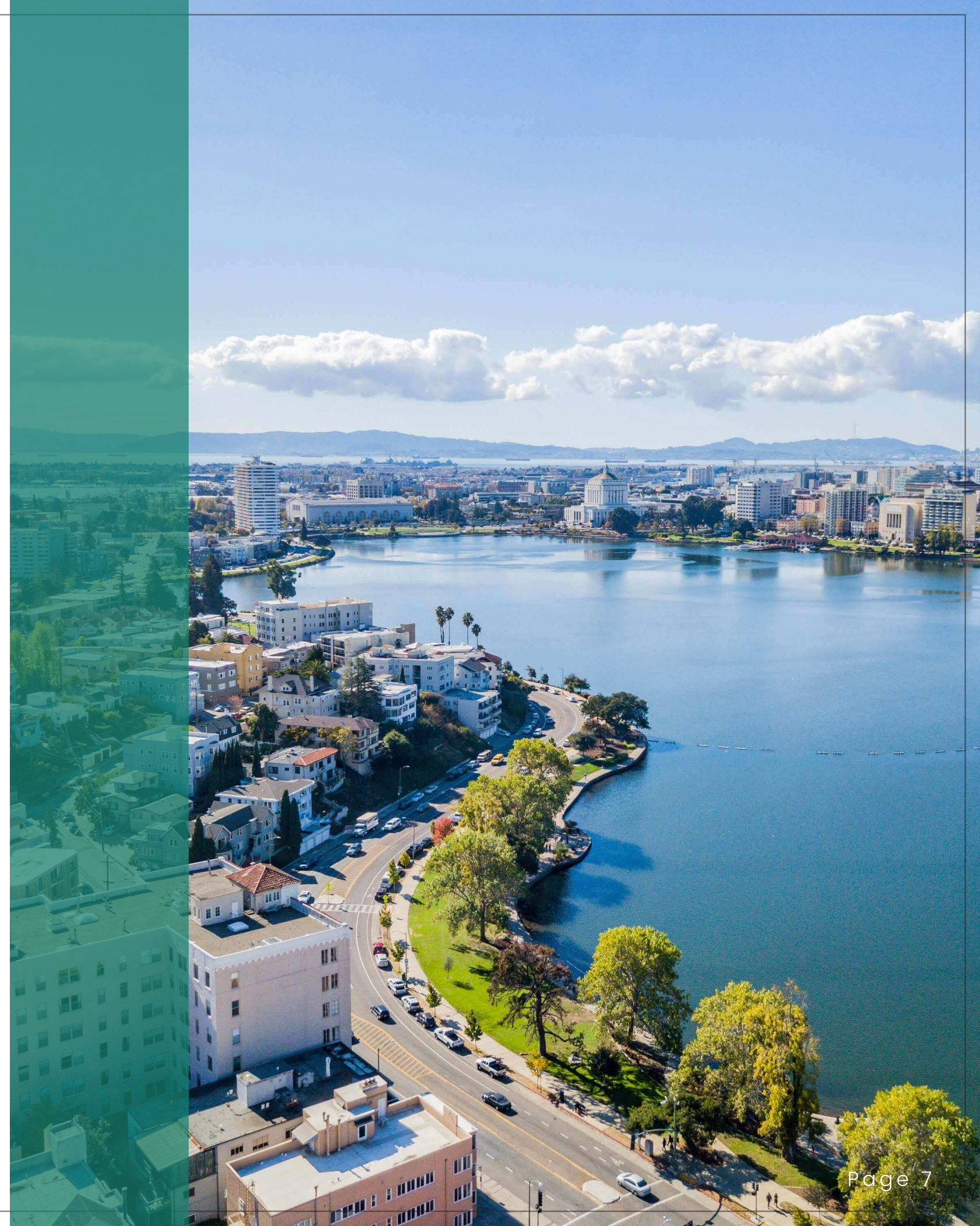
Total Employees

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.

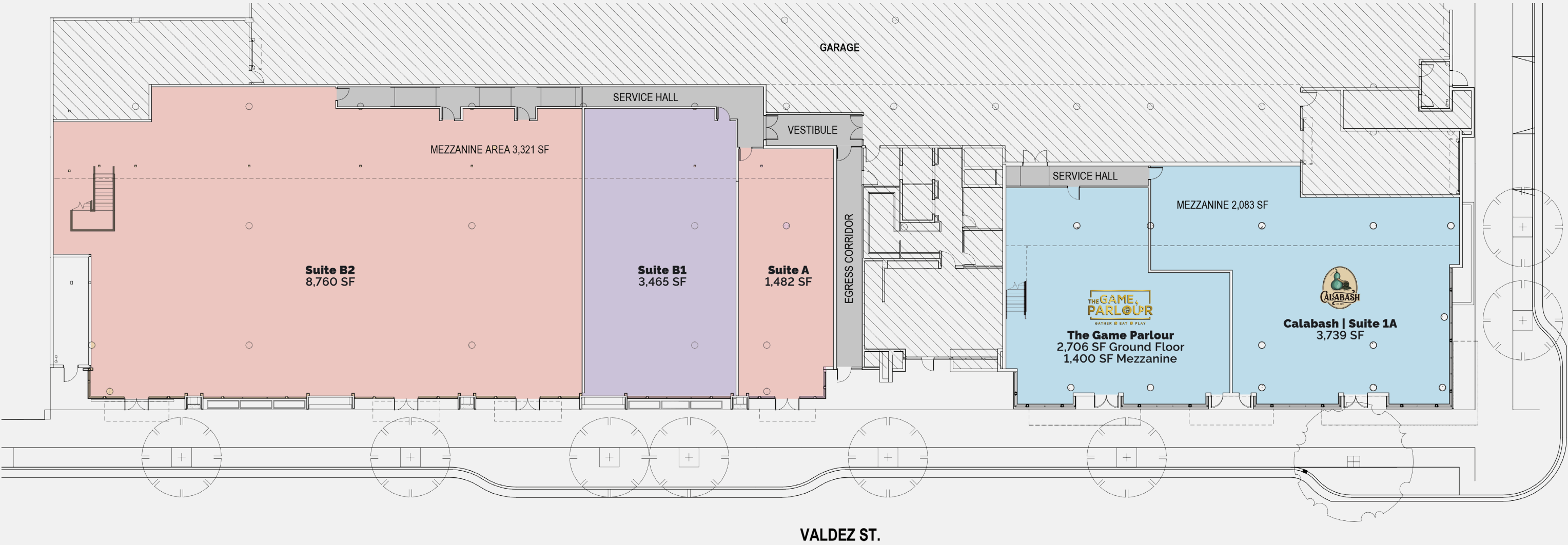
Additionally, Oakland's diverse economy contributes significantly to its economic resilience. The city has evolved from its historical roots in shipping and manufacturing to a more diversified economy that encompasses technology, healthcare, education, arts, and entertainment. The presence of well-known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

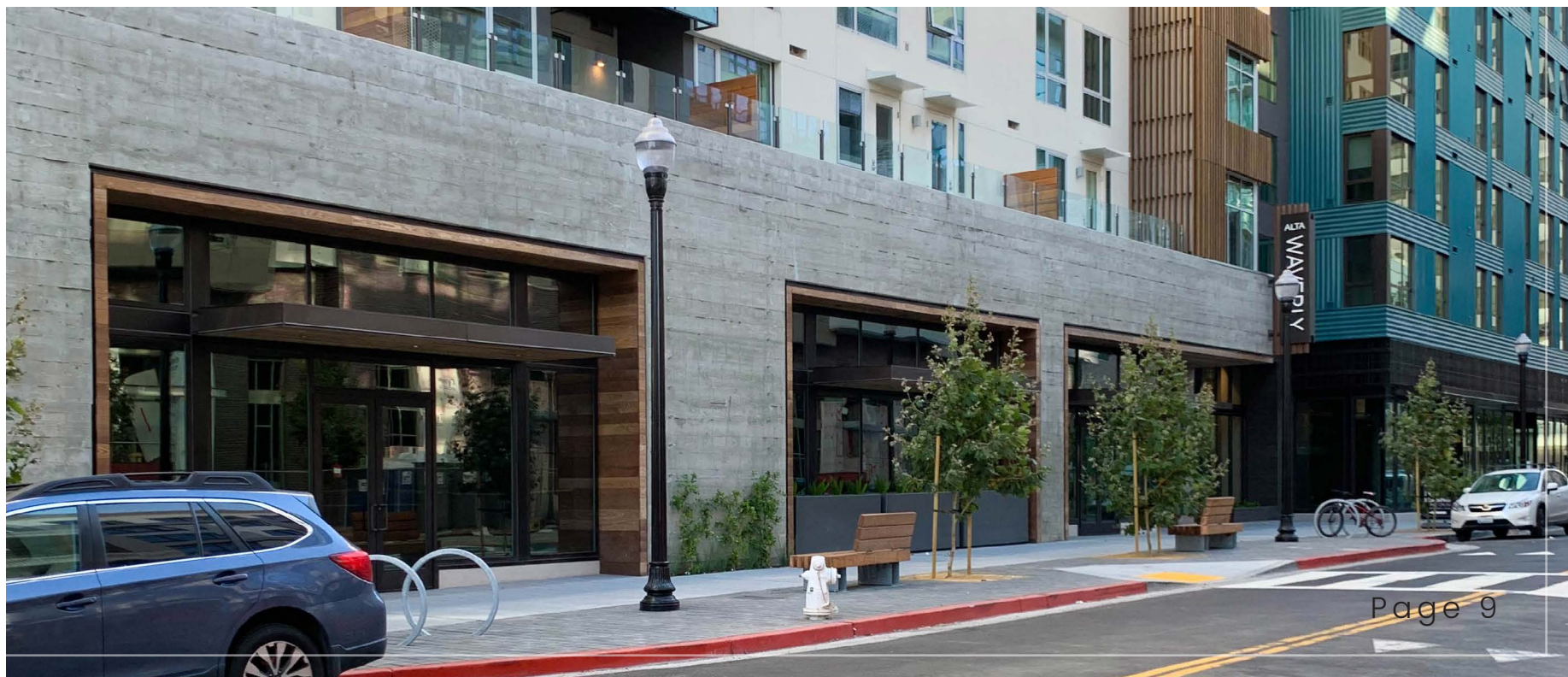
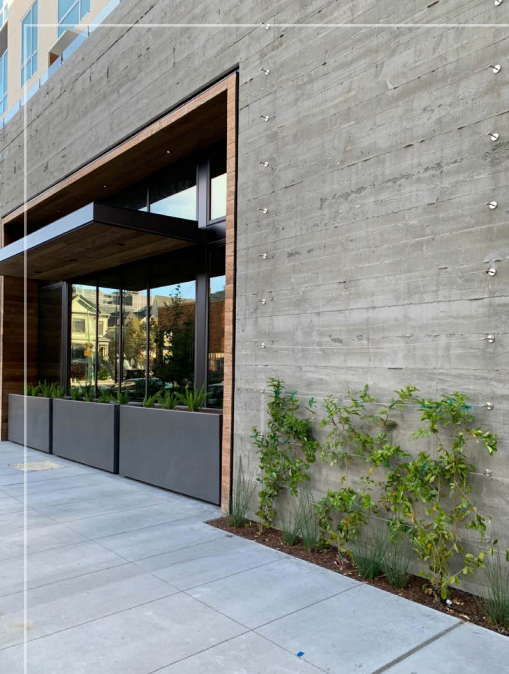


FIRST LEVEL

RETAIL



- LEASED
- AT LEASE
- AVAILABLE





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Bridget McGarey

The McGarey Group
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Kristel Railsback

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kristel@chromatare.com

CHROMATA
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