

JOIN FANTASTIC TENANT:



2450 Valdez

27th & Broadway



\*Photography & Rendering Source: The Hanover Company

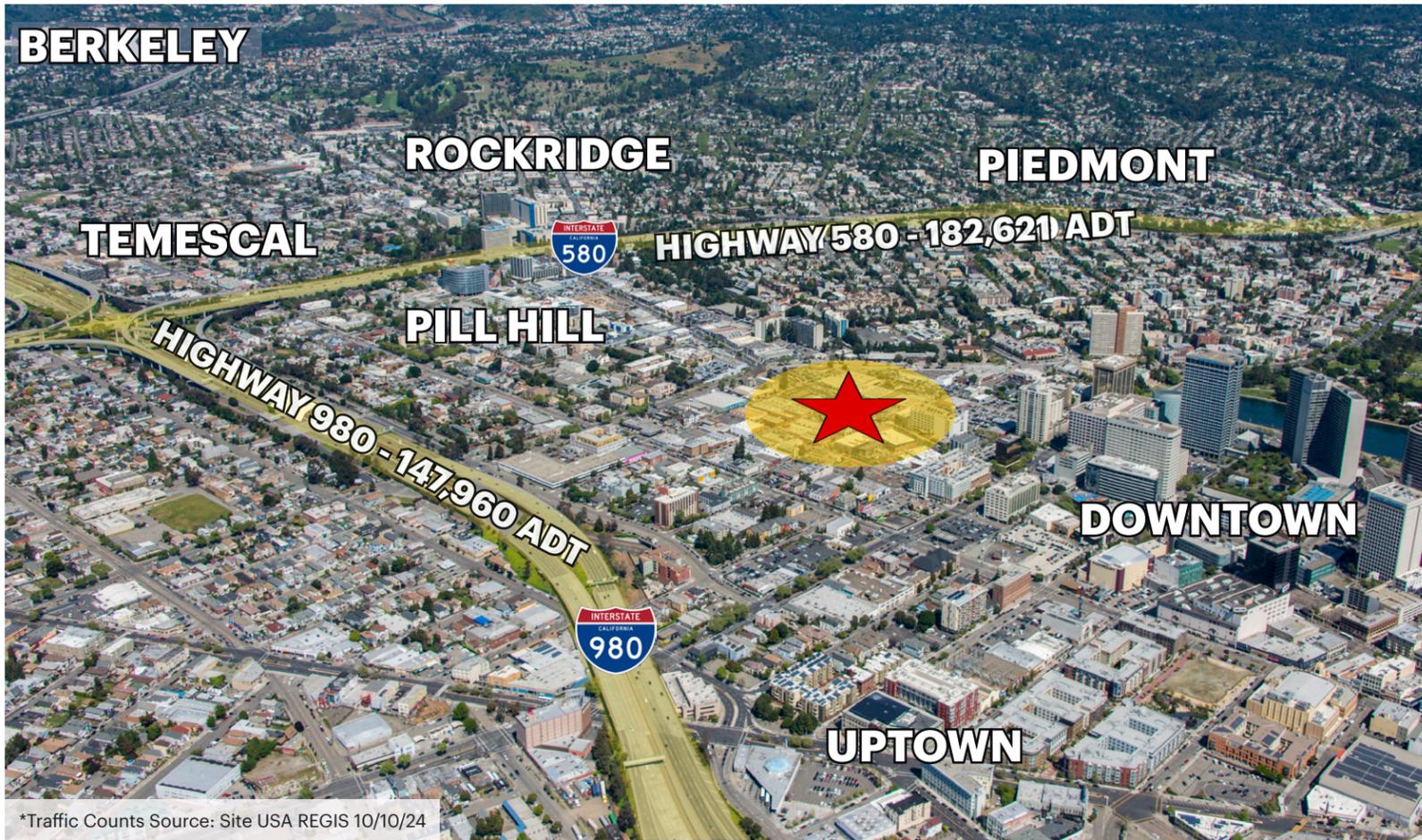
# 2450 Valdez AND 27th & Broadway | OAKLAND, CA

Be part of Oakland's most exciting new community - Retail & Restaurant Space now Available For Lease



**CHRIS HOMS**  
(650) 548-2687  
chris@lockehouse.com  
License #01901922

**BRENDAN WALSH**  
(650) 400-7010  
brendan@lockehouse.com  
License #02140273



\*Traffic Counts Source: Site USA REGIS 10/10/24

## 2450 VALDEZ AND 27TH & BROADWAY OAKLAND, CA

### THE OVERALL PROJECT

2450 Valdez and 27<sup>th</sup> & Broadway are two buildings connected by two wide public patios with commissioned artworks, and wide reworked bike lanes. Both are premier high density residential developments in the heart of the Broadway Valdez District, 4 Blocks from the 19<sup>th</sup> Street BART.

The buildings include ±60,000 SF of ground floor retail and 479 residential units. The projects are at the bullseye of the Trade Area and have excellent access from I-980 and I-580 freeways, Multiple AC Transit bus lines; Free B shuttle that travels along Broadway Valdez District to Uptown, Lake Merritt, and Jack London Square.



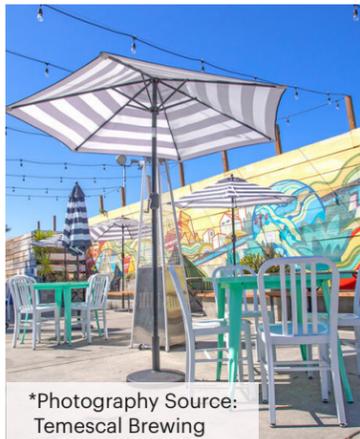
\*Photography Source: Modera Lake Merritt



\*Photography Source: SoulCycle



\*Photography Source: The Fit Fork



\*Photography Source: Temescal Brewing



\*Photography Source: Colonial Donuts



\*Photography Source: Visit Oakland



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### IT'S A LIFESTYLE

Shop, play, live, and work with a special focus on establishing the area as a retail destination.

### THE DISTRICT

The Broadway Valdez District Specific Plan articulates a new forward looking vision and planning framework that positions the area for growth and revitalization. It is about attracting **new investment**, **new businesses**, and **new development** to the area that will contribute to the transformation of this crucial segment of Broadway-Oakland's Main Street into a **vibrant, sustainable** and **economically prosperous district**.

# 2450 VALDEZ AND 27TH & BROADWAY

OAKLAND, CA



AREA DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	63,224	293,411	527,570
AVG. HOUSEHOLD INCOME	\$139,783	\$171,860	\$172,205
DAYTIME POPULATION	84,803	242,185	407,556

*\*Demographics Source: Site USA REGIS 10/10/24*

## PLAZA AND ART INSTALLATIONS

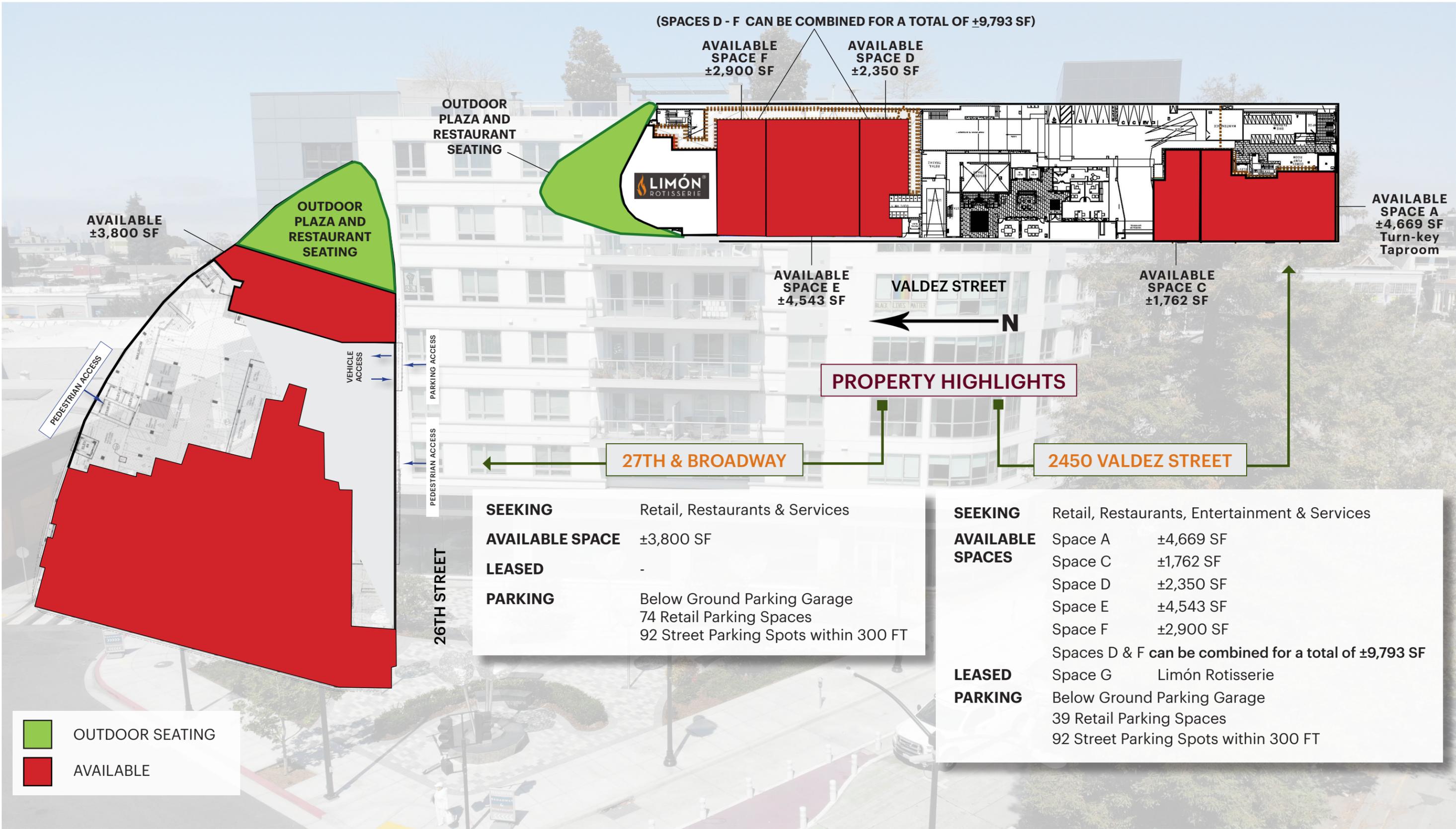
The expansive patio and landscaping make this a destination and meeting place. Art installations, which recall California poppies and the Oakland tree, have been commissioned for the plaza, and are lit at night by LED.



*\*Rendering Source: The Hanover Company 2/4/22*

# 2450 VALDEZ AND 27TH & BROADWAY

OAKLAND, CA



<b>SEEKING</b>	Retail, Restaurants & Services
<b>AVAILABLE SPACE</b>	±3,800 SF
<b>LEASED</b>	-
<b>PARKING</b>	Below Ground Parking Garage 74 Retail Parking Spaces 92 Street Parking Spots within 300 FT

<b>SEEKING</b>	Retail, Restaurants, Entertainment & Services	
<b>AVAILABLE SPACES</b>	Space A	±4,669 SF
	Space C	±1,762 SF
	Space D	±2,350 SF
	Space E	±4,543 SF
	Space F	±2,900 SF
	Spaces D & F can be combined for a total of ±9,793 SF	
<b>LEASED</b>	Space G	Limón Rotisserie
<b>PARKING</b>	Below Ground Parking Garage 39 Retail Parking Spaces 92 Street Parking Spots within 300 FT	

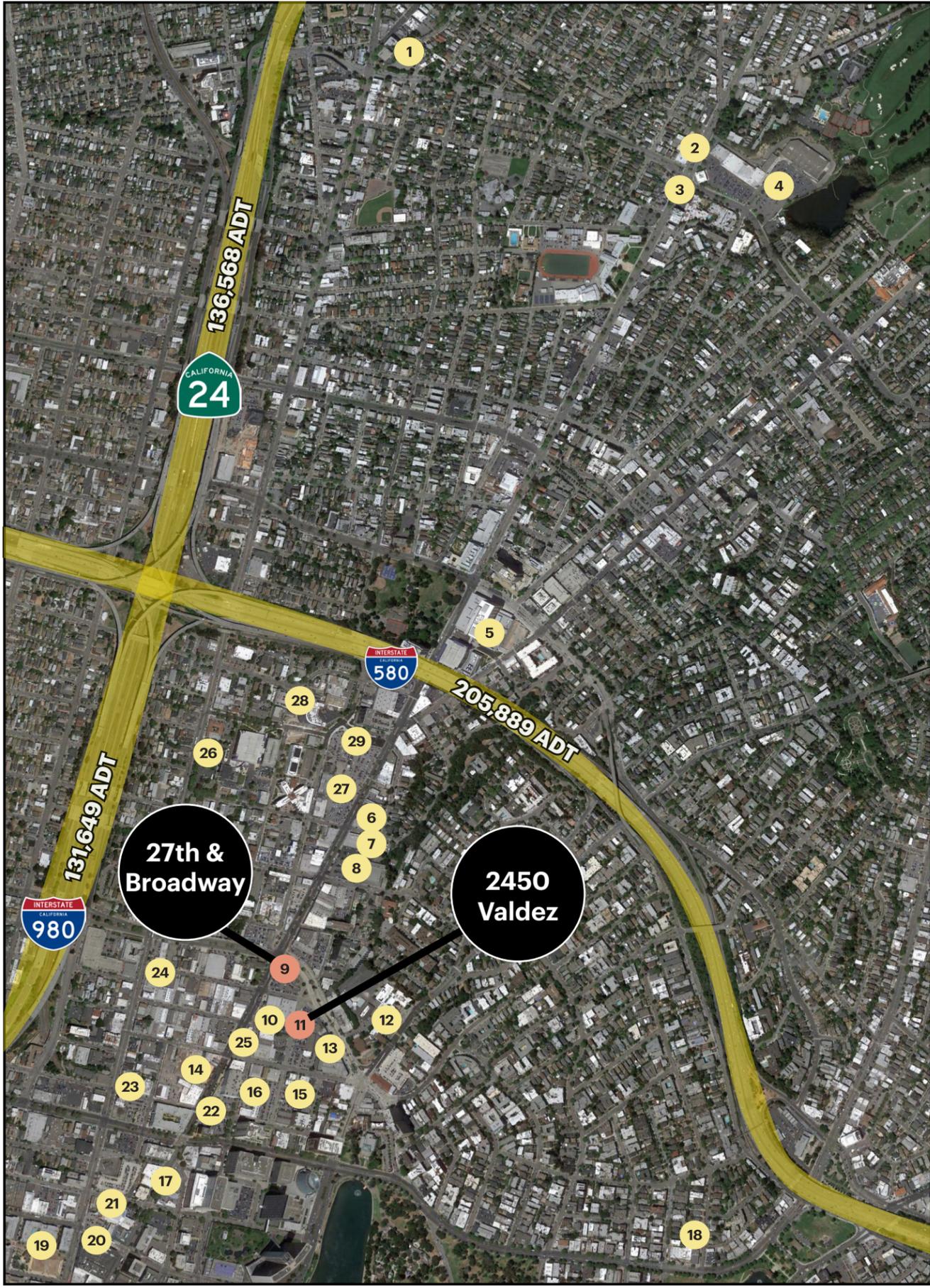
■ OUTDOOR SEATING  
■ AVAILABLE

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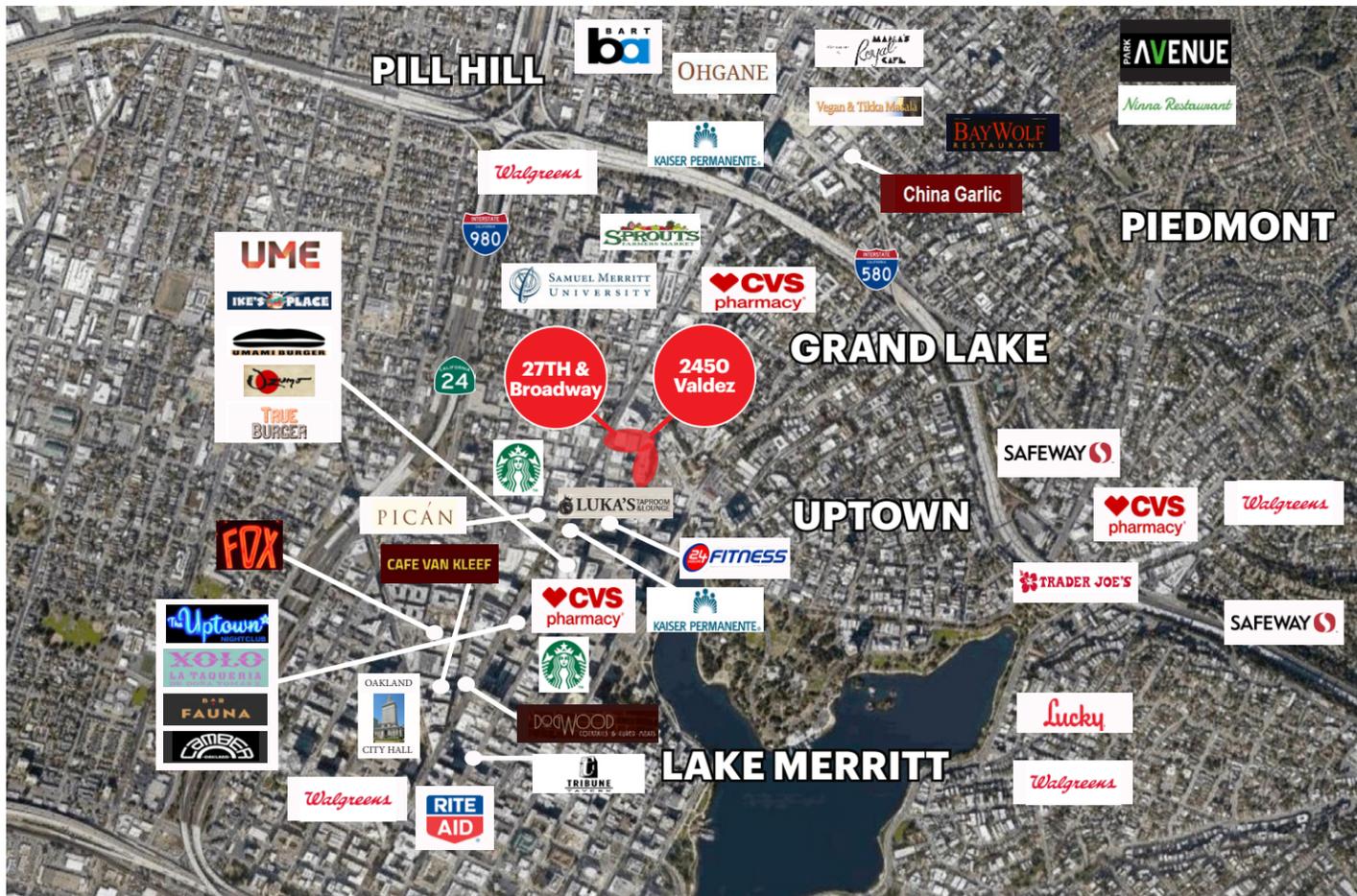
OAKLAND, CA

## SUMMARY

- 22 new developments
- 2,950 residential units
- 650,402 SF retail



<b>1</b> 51st Telegraph (in planning) ± 200 residential units ± 25,000 SF commercial	<b>11</b> 2450 Valdez 224 residential units 24,465 commercial	<b>21</b> Paramount Theater
<b>2</b> Merrill Gardens 127 assisted living units 7,800 SF commercial	<b>12</b> Whole Food Market	<b>22</b> 2270 Broadway 223 residential units 8,000 SF commercial
<b>3</b> Temescal apartments 130 residential units 8,700 commercial	<b>13</b> Entire City Block mixed use project	<b>23</b> 459 23rd Street 97 residential units 9,000 SF commercial
<b>4</b> The Ridge 320,000 SF commercial	<b>14</b> Broadway West Grand 105 residential units 8,500 SF commercial	<b>24</b> 2538 Telegraph 97 residential units 8,000 SF commercial 9,000 SF commercial
<b>5</b> Kaiser Hopital 2,000 employees 1.36 billion in renovations	<b>15</b> 23rd & Valdez 193 residential units 31,000 SF commercial	<b>25</b> The Villas at Auto Row (2 of 2) 62 residential units 9,700 SF commercial
<b>6</b> 128 residential units 8,000 SF commercial	<b>16</b> 2315 Valdez 235 residential units 15,000 SF commercial	<b>26</b> Courthouse Condominiums 162 residential units 4,045 SF commercial
<b>7</b> New CVS Pharmacy 2964 Broadway 26,312 commercial	<b>17</b> Kapor Center 4 Floors with 4,400 SF commercial	<b>27</b> Shops at Broadway Sprouts Farmers Market 36,000 SF commercial
<b>8</b> Grocery Outlet	<b>18</b> 460 Grand Avenue 68 residential units	<b>28</b> Alta Bates Hospital 2,624 employees
<b>9</b> 27th & Broadway 255 residential units 37,400 SF commercial	<b>19</b> City of Oakland RFP Site Boutique Hotel Housing	<b>29</b> 3093 Broadway 432 residential units 22,000 SF commercial
<b>10</b> The Villas at Auto Row (1 of 2) 212 residential units 20,100 SF commercial	<b>20</b> Uptown Station Newberry Market 60,000 SF commercial	



**2450 VALDEZ AND 27TH & BROADWAY**  
OAKLAND, CA

**Two new premier mixed-use projects creating critical mass, at the epicenter of the Broadway Valdez district.**

**CONTACT**

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