

# THE BROADWAY

3093 Broadway, Oakland CA 94611

NOW OPEN



\*Photography Source: Martin Group

ONE SPACE REMAINING!



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# THE BROADWAY

- The Broadway at 3093 Broadway, is Oakland's newest commercial retail development serving the surrounding neighborhoods, including Rockridge, Montclair, Adam's Point, Crocker Highlands, and the City of Piedmont.
- Centrally located at the junction between the MacArthur Freeway (580) and the Grove Shafter Freeway (24).
- Situated along the major north-south thoroughfare that connects Jack London Square, Downtown, Oakland, Uptown and Pill Hill.



# NEIGHBORHOOD OVERVIEW (13,000+ Medical jobs within walking distance)



- 6,000+ Total Employees
- Average Nurses Salary \$135k/yr
- 274k Annual Visitors



KAISER PERMANENTE®

- 6,000+ Total Employees
- Average Nurses Salary \$145k/yr
- 250k+ Annual Visitors



193,708 ADT

BROADWAY - 15,481 ADT

PIEDMONT AVE. - 6,515 ADT

SITE

SPROUTS  
FARMERS MARKET



- 1,000+ Enrolled Students
- 250 Academic Staff
- \$45k/yr Tuition

THE  
BROADWAY

- 423 units
- 19,774 SF of retail

BROADWAY-WEBSTER MEDICAL PLAZA

- 12-Story, 98k SF Medical Office Building
- 500+ Employees

# DOWNTOWN & UPTOWN OAKLAND DEVELOPMENT PIPELINE



**10,657**

RESIDENTIAL UNITS  
APARTMENT | CONDO | ETC



**890**

HOTEL ROOM TOTAL



**3,838,237**

OFFICE SF TOTAL



**388,056**

RETAIL SF TOTAL

## INSTITUTIONAL DEVELOPERS IN THE MARKET

MARTIN

LANE PARTNERS

CARMEL PARTNERS

LENNAR

ELLIS PARTNERS

TMG PARTNERS | TMC

Hines

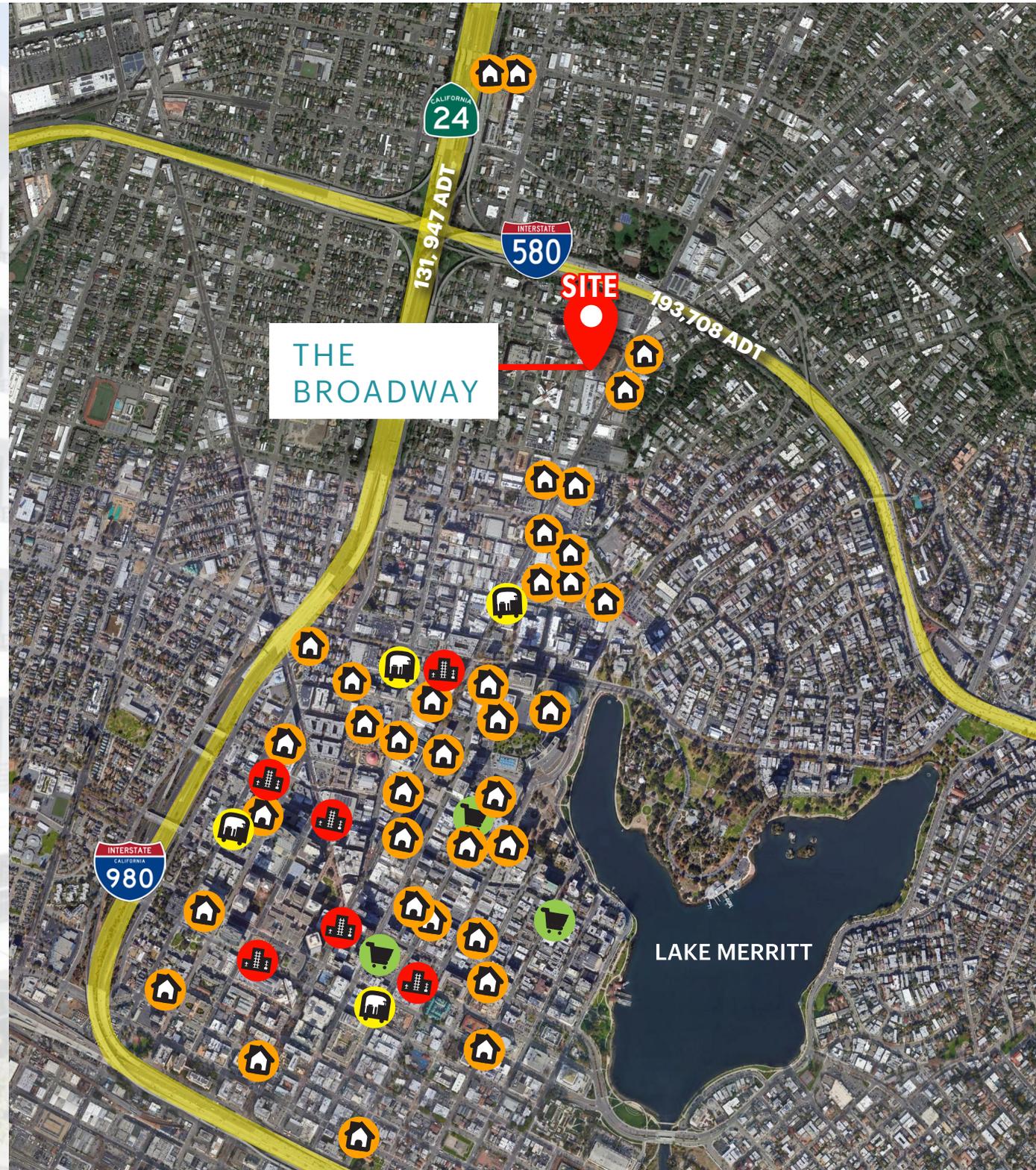
CIM

Trammell Crow Company

RAD URBAN

SHORENSTEIN

HOLLAND  
RESIDENTIAL



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# SITE PLAN

**Available Now**

**Retail B ±2,912 SF AVAILABLE**

*Ideal for Retail, Service, Restaurant & Fitness Uses*

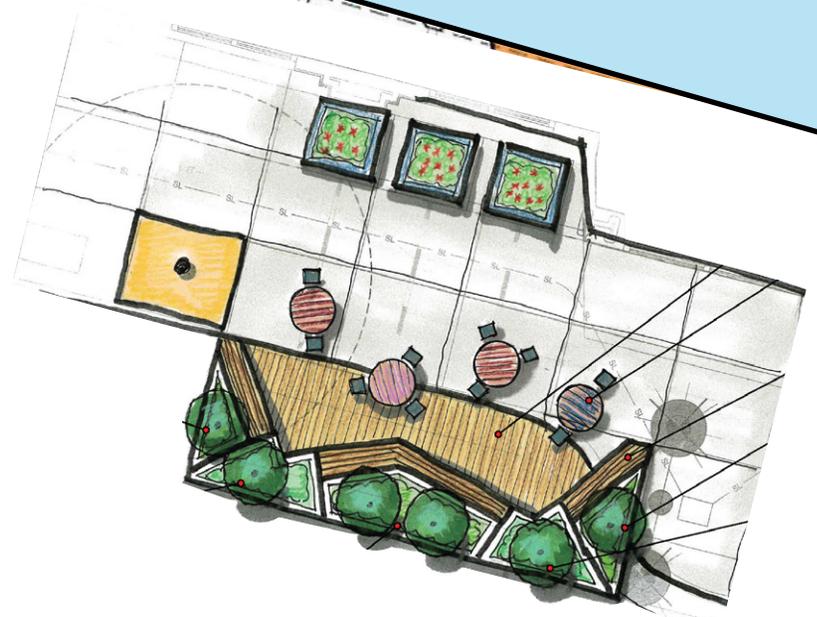
**Retail A ±10,792 SF LEASED**

**Retail C-1 ±2,468 SF LEASED**

**Retail C-2 ±3,531 SF LEASED**

**±20 Retail Parking Stalls**

Sample Rendering



# DEMOGRAPHICS



POPULATION  
3 MILES: 280,239



AVERAGE HOUSEHOLD INCOME  
3 MILES: \$173,001



BACHELOR'S DEGREE OR HIGHER  
3 MILES: 60.6%



HOUSEHOLD RETAIL EXPENDITURE  
3 MILES: \$6.04 B



# MARKET AERIAL



\*Traffic Counts Source: Site USA REGIS 9/7/23

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