



Alice

HOUSE

250 14TH STREET
OAKLAND, CA 94612



MARTIN

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SUMMARY

Alice House , Oakland, CA 94612

- Address:** 250 14th Street, Oakland, CA 94612
- Type:** Mixed-Use Development
- Retail:** 2,800 SF Restaurant Space and/or Retail
- Residential:** 79 Residential Units
- Available:** ±2,800 SF
- Parking:** For Residents
- Zoning:** LM-4, Mixed Commercial
- Delivery:** Q1 2020
- Seeking:** Seeking restaurant and/or one durable goods retailer. The space can be demised.

HIGHLIGHTS

- 3 Blocks from Oakland's jewel, Lake Merritt
- 4 Blocks from BART Station and the heart of downtown Oakland, including the City Hall building
- 47,991 residents living within 1 mile
- 67,027 employees working within 1 mile

The Martin Group and Bay Development are developing Alice House, a mixed-use project including 79 residential units and 2,800 square feet of restaurant space in Downtown Oakland, CA. The Project sits on the corner of 14th and Alice Street which is a main thoroughfare spanning from Lake Merritt, through Downtown Oakland, all the way to the Bay.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Estimated Population	47,991	268,972	507,809
Daytime Population	67,027	157,990	252,290
Avg. Household Income	\$80,820	\$109,092	\$118,388

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

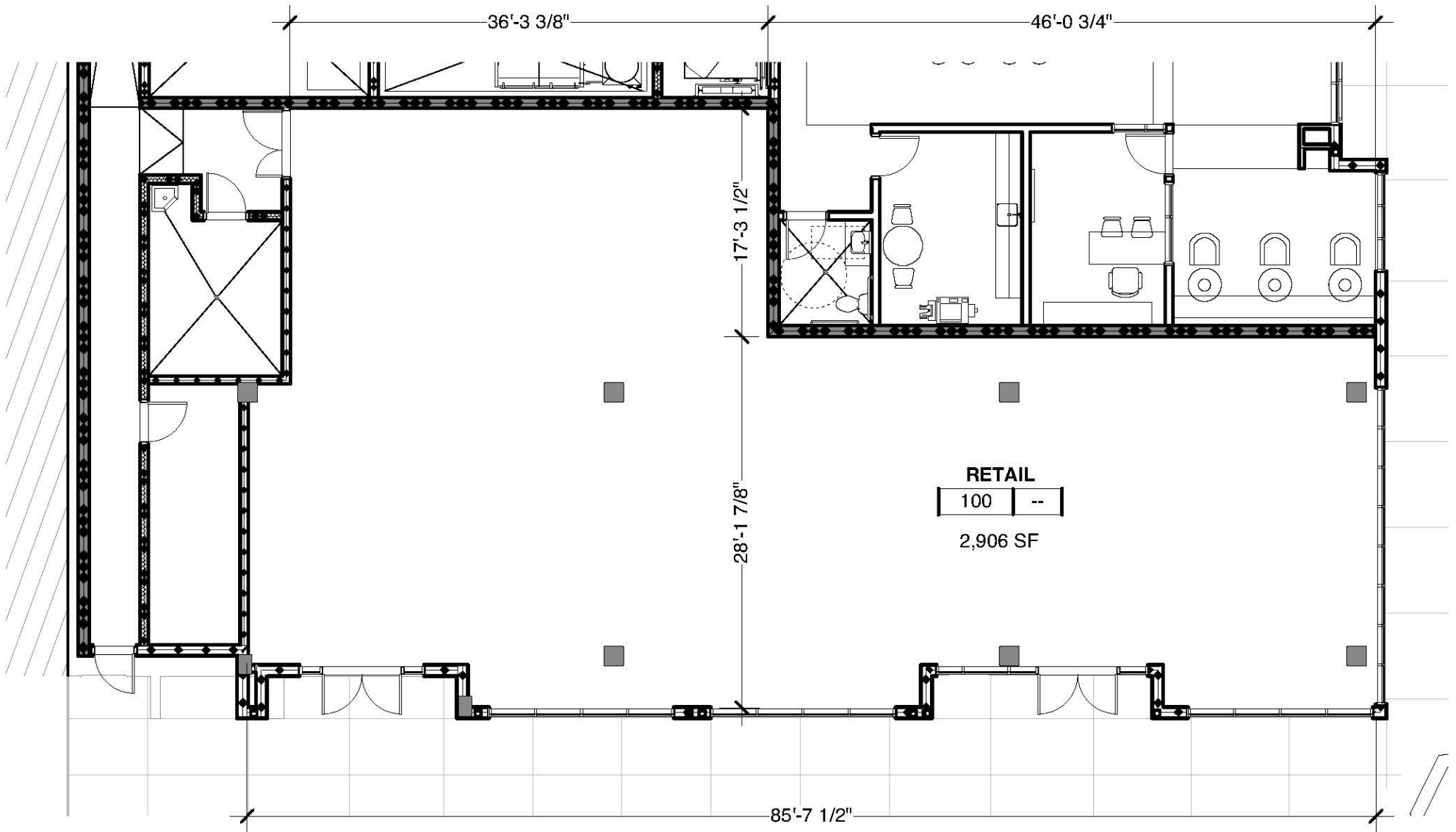


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RETAIL LEASING SITE PLAN



LOCKEHOUSE

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MARKET AERIAL



NEW OFFICE DEVELOPMENTS

<p>1 601 City Center ±600,000 SF office tower 24 floors</p> <p>3 2201 Valley Street ±760,000 SF office tower 27 floors</p> <p>5 Swig Option A) 1.4M SF of Office; Option B) 580 Units + 860K SF of Office</p>	<p>2 The Key at 12th ±334,000 SF office tower Ground floor retail</p> <p>4 Uptown Station ±356,000 SF office building Ground floor retail</p> <p>6 2 Kaiser Plaza <u>1,128,604 SF of Office</u></p>
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MULTI-FAMILY DEVELOPMENT OF DOWNTOWN OAKLAND

250 14th Street
Description: 16-story, 126 Residential Tower
Developer: The Marin Group & Bay Development
Status: Approved
Architect: BDE Architecture

1314 Franklin Street
Description: 634 units in a 40-story tower
Developer: Carmel Partners
Status: Under Construction
Architect: Solomon Cordwell Buenz

1100 Clay Street
Description: 262 units and 4,850 sf of retail
Developer: Strada Investment Group
Status: Approved
Architect: Kennerly Architecture & Planning

1433 Webster Street
Description: 176 units in a 25-story tower
Developer: RAD Urban Group
Status: Application under review
Architect: RAD Urban

1640 Broadway
Description: 254-unit, 33-story tower
Developer: Lennar Multifamily Communities
Status: Under Construction
Architect: Solomon Cordwell Buenz

1717-1721 Webster Street
Description: 250 units in a 24-story tower
Developer: Holland Partner Group
Status: Application under review
Architect: Solomon Cordwell Buenz

1911 Telegraph Ave (Uptown Parcel 4)
Description: 27-story tower with 281 residential units, with 60 affordable units, a 168-room hotel in two towers, 4,480 sf of arts space, 340 parking spaces and 56,450 sf of retail
Developer: Oliver McMillan, Lane Partners, Commune Hotels & Resorts, and Oakland developer Alan Dines' SUDA
Status: Undergoing city review
Architect: Gensler

2015 Telegraph Avenue
Description: 14-story tower with 14 units of ground floor retail
Developer: Lane Partners
Status: Application under review
Architect: Brick

2016 Telegraph Avenue
Description: 18-story tower with 230 units of ground floor retail
Developer: Lane Partners
Status: Application under review
Architect: Brick

Eastline - 2100 Telegraph Ave
Description: 800,000 sf of commercial, 400,000 sf of residential in 388 units, and 85,000 sf of retail
Developer: Lane Partners
Status: Application under review
Architect: Gensler

2305 Webster Street
Description: 23-story tower with 130 units in and 3,000 sf of retail, could break ground late 2017
Developer: Avi Nevo
Status: Application under review
Architect: TDB

2401 Broadway
Description: 160-room hotel, 70 apartments and 15,000 sf of retail
Developer: JV between West Elm Hotels, the Signature Development Group and Jordan Real Estate Investments
Status: Approved
Architect: Bar Architects

459 8th Street
Description: 50 units in a 5-story building with 4,000 sf of retail
Developer: Signature Development Group
Status: Under Construction
Architect: YHLA Architects

2630 Broadway
Description: 7-story tower with 255 units in and 37,000 sf of retail
Developer: Hanover Company
Status: Under Construction
Architect: TCA

2270 Broadway
Description: 24-story tower with 283 units in and 6,000 sf of retail. Possible start Q3/17
Developer: Invesco
Status: Approved
Architect: MBH Architects

Jack London Square Towers
Description: Phase I, 7-story, 114 unit and Phase II, TBD
Developer: CIM Group
Status: Phase I - Approved, Phase II - TBD
Architect: Solomon Cordwell Buenz

Alexan Webster 2330 Webster/2315 Valdez
Description: 234 units in and 15,000 sf of retail, includes a parking garage with 242 public city stalls
Developer: Trammell Crow
Status: Under Construction
Architect: KIGY

Station on 12th - 301 12th St & 285 12th St
Description: 333 units and 23,570 sf of retail in a 7-story building, spanning 1 city block. 285 12th St will contain 60 units of affordable housing
Developer: The Marin Group & Brookfield
Status: Approved
Architect: BDE Architecture

226 13th Street
Description: 262-unit residential tower with 13,000 sf of retail
Developer: Holland Partner Group
Status: Approved
Architect: PYATOK

1510 Webster Street
Description: 158 condo units in a 25-story tower
Developer: Michael Liu and Chuan Huang
Status: Application under review
Architect: Heller Manus

1700 Webster St
Description: 158 condo units in a 25-story tower
Developer: Michael Liu and Chuan Huang
Status: Application under review
Architect: Heller Manus

301 19th St
Description: 224 units in a 7-story building with 3,700 sf of retail
Developer: Lennar Multifamily Communities
Status: Under Construction
Architect: LPAS

250 17th St
Description: 74 residential units in a 6-story tower
Developer: Simeon Properties
Status: Under Construction
Architects: Kotas Pantaleoni Architects

1900 Broadway
Description: 451 residential units and 9,724 sf of ground floor retail in a 36-story tower next to the 19th St BART station
Developer: Seth Hamalian
Status: Approved
Architect: Brick

Alta Waverly - 2302 Valdez St
Description: 196 market-rate apartments with up to 31,500 sf of retail in a 6-story building
Developer: Wood Partners
Status: Under Construction
Architect: PYATOK

2400 Valdez St
Description: 7-story tower with 225 units and 22,780 sf of retail
Developer: Hanover Company
Status: Under Construction
Architect: TCA Architects

277 27th Street
Description: Former Oakland Acura site, 437 residential units in 18-story tower with 65,000 sf of commercial space
Developer: Holland Partner Group
Status: Approved
Architect: HKS Architects



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BAY AREA TOP EMPLOYERS



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DOWNTOWN OAKLAND BOOMING



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OAKLAND DEVELOPMENT

**DOWNTOWN & UPTOWN OAKLAND
DEVELOPMENT PIPELINE**



7,857
RESIDENTIAL UNITS
APARTMENT | CONDO | ETC



890
HOTEL ROOM TOTAL



3,838,237
OFFICE SF TOTAL



188,056
RETAIL SF TOTAL

INSTITUTIONAL DEVELOPERS IN THE MARKET

MARTIN

LANE PARTNERS

CARMEL PARTNERS

LENNAR

ELLIS PARTNERS

TMG PARTNERS | TMC

Hines

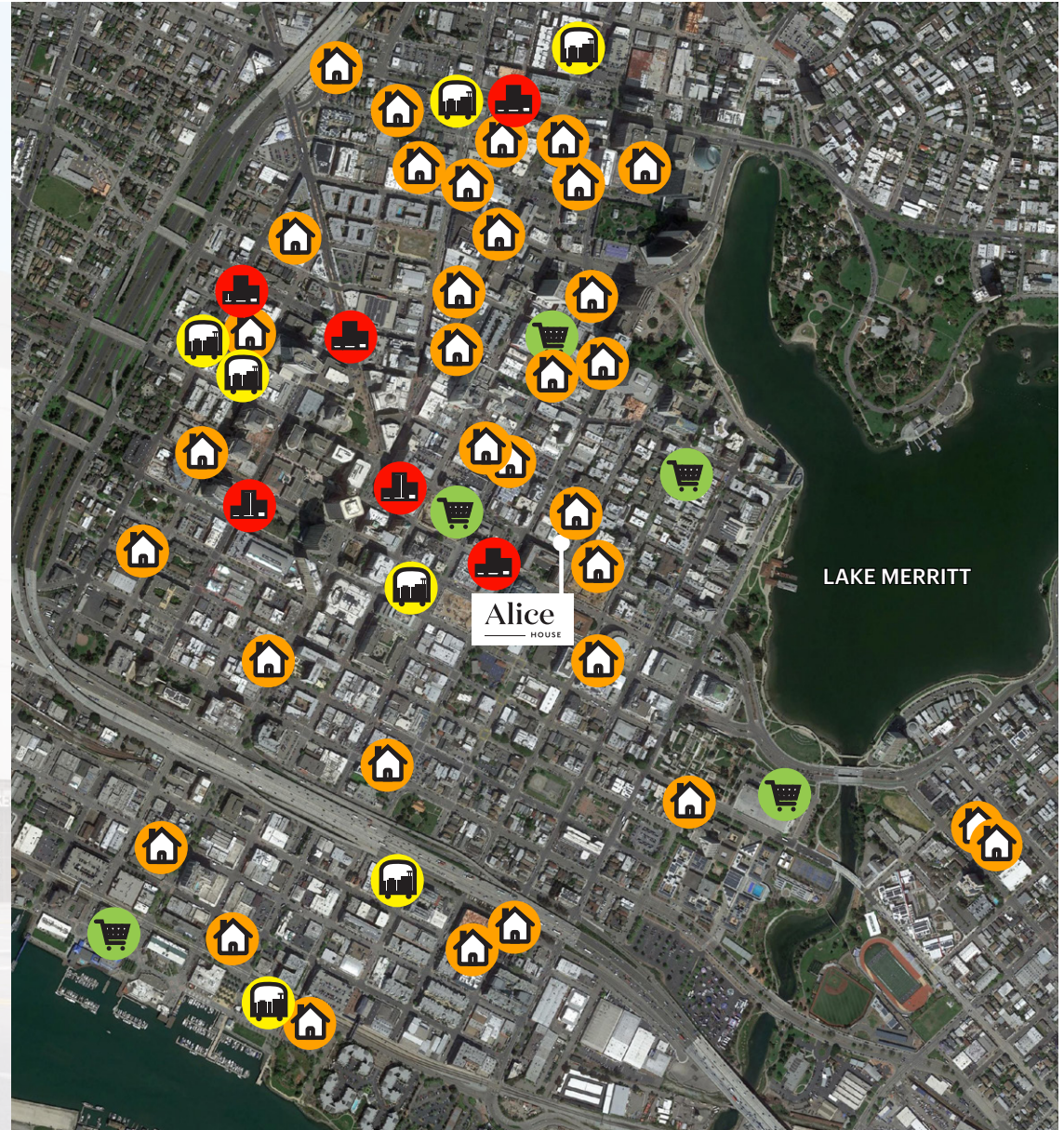
CIM

Trammell Crow Company

RAD URBAN



HOLLAND
RESIDENTIAL



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