



# WEBSTER ELEVEN

O A K L A N D



**LOCKEHOUSE** MARTIN

**Brookfield**  
Property Partners

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# WEBSTER ELEVEN

## SUMMARY

### Webster Eleven, Oakland, CA 94612

**Address:** 301 12<sup>th</sup> Street, Oakland, CA 94612

**Traffic Counts:** Webster Street - 10,000 ADT  
12<sup>th</sup> Street - 8,000 ADT  
Harrison Street - 9,000 ADT  
11<sup>th</sup> Street - 8,000 ADT

**Type:** Mixed-Use Development

**Retail:** 24,239 SF Ground Floor Retail  
333 Residential Units

**Available:** ±2,031 - 7,851 SF

**Parking:** For Residents

**Zoning:** LM-4, Mixed Commercial

**Delivery:** Q4 2020

**Seeking:** Fitness, Fast Casual Restaurant, Bar,  
and Specialty Market

## HIGHLIGHTS

- Seeking Fitness, Specialty Market, Restaurant & Cafe
- Community Retail Opportunity in 333 unit Residential Development
- Downtown location, just two blocks to BART (4 minute walk)
- Near Popular Restaurants such as Shandong, Bare Knuckle Pizza, Lucky Duck Bicycle Café
- On main thoroughfare to the Alameda tunnel, and blocks from Oakland's Jewel - Lake Merritt
- Delivery Q4 2020

The Martin Group partnered with Brookfield to develop **Webster Eleven**, a mixed-use project including 333 residential units and 24,239 square feet of retail space in Downtown Oakland, CA. The Project encompasses an entire city block bound by 11<sup>th</sup> Street, 12<sup>th</sup> Street, Webster Street and Harrison Street.



<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Estimated Population</b>	40,263	259,686	501,654
<b>Daytime Population</b>	64,762	158,660	252,274
<b>Avg. Household Income</b>	\$74,982	\$106,892	\$117,975

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.

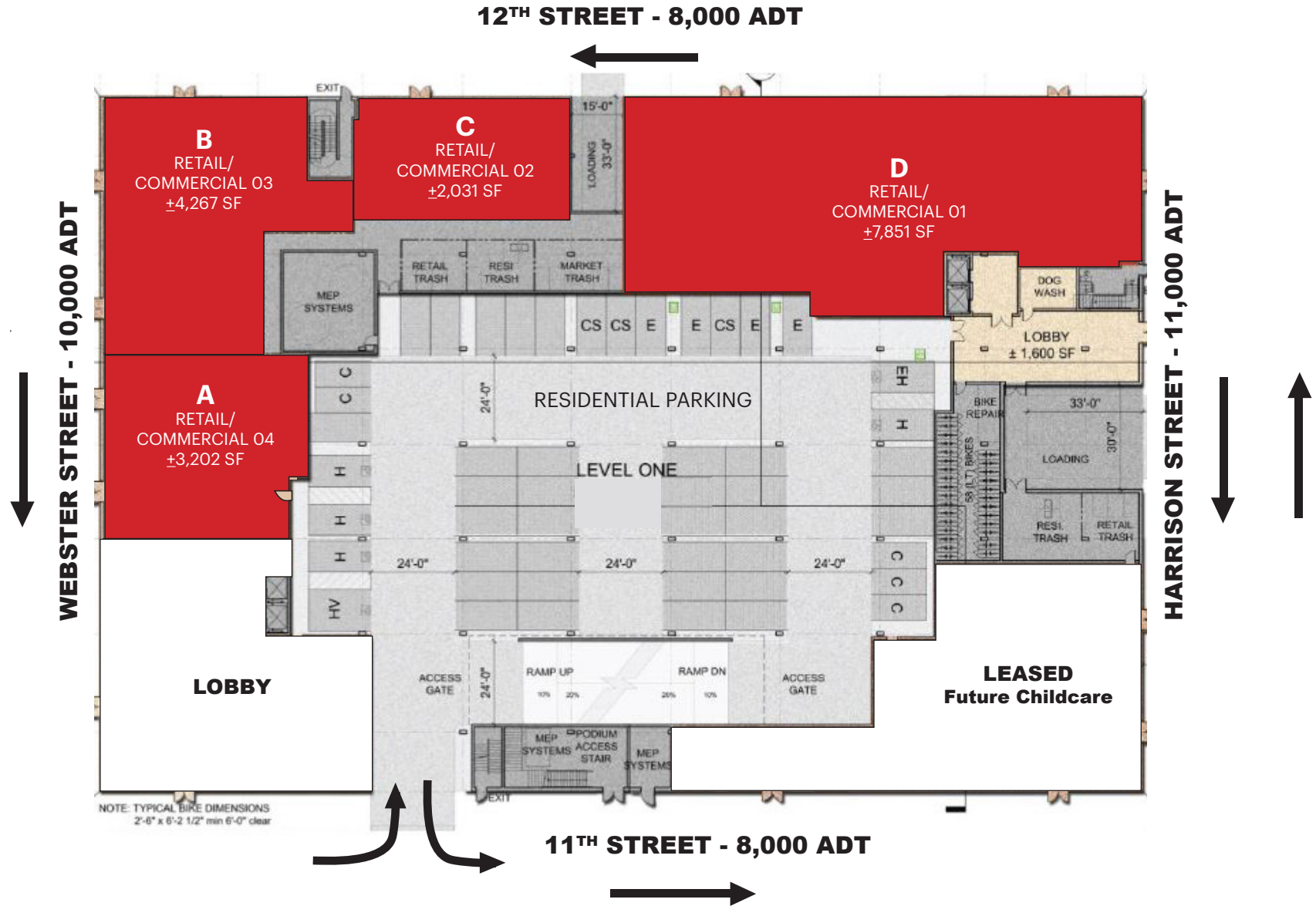


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## RETAIL LEASING SITE PLAN



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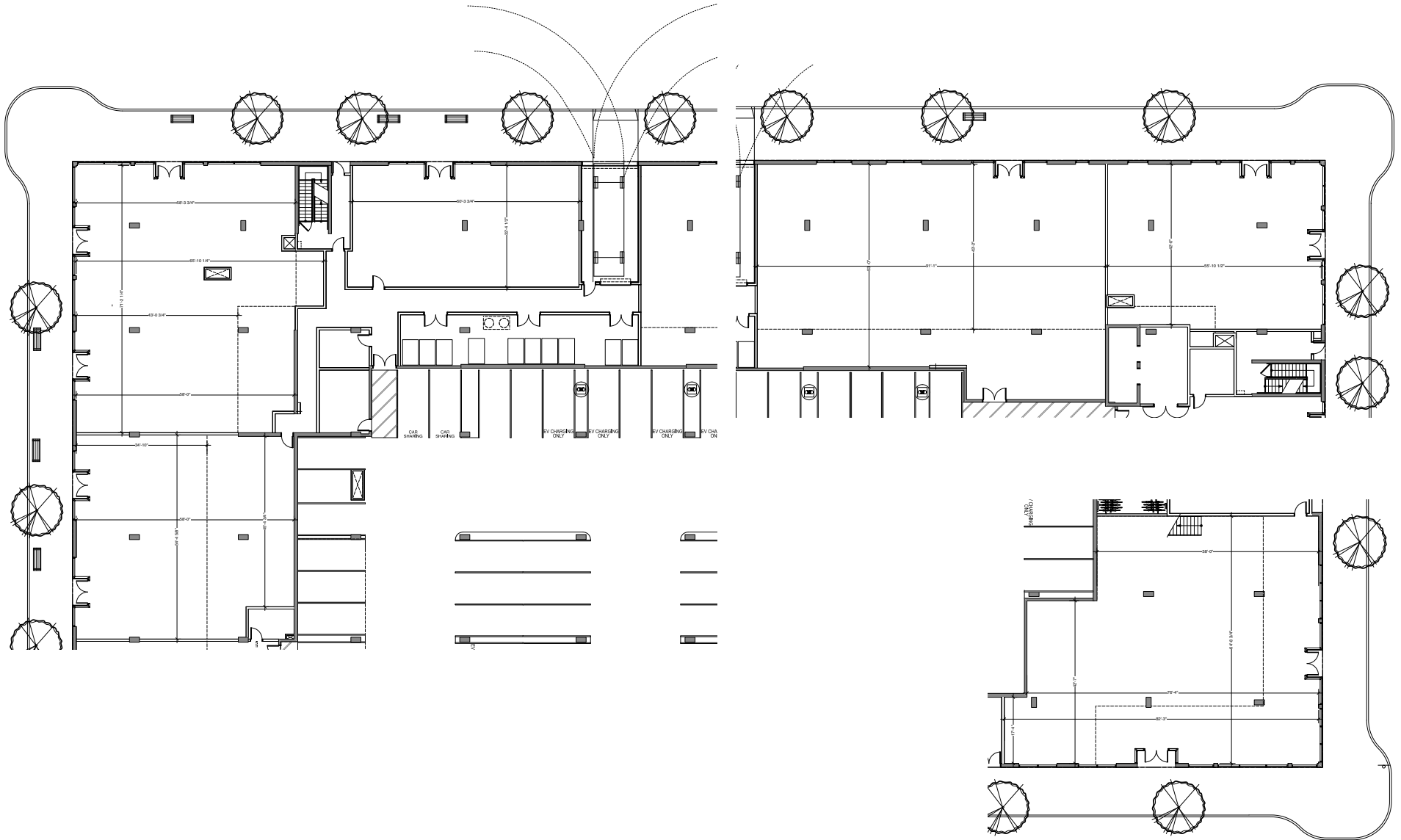
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## MARKET AERIAL



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## CLOSE-UP AERIAL



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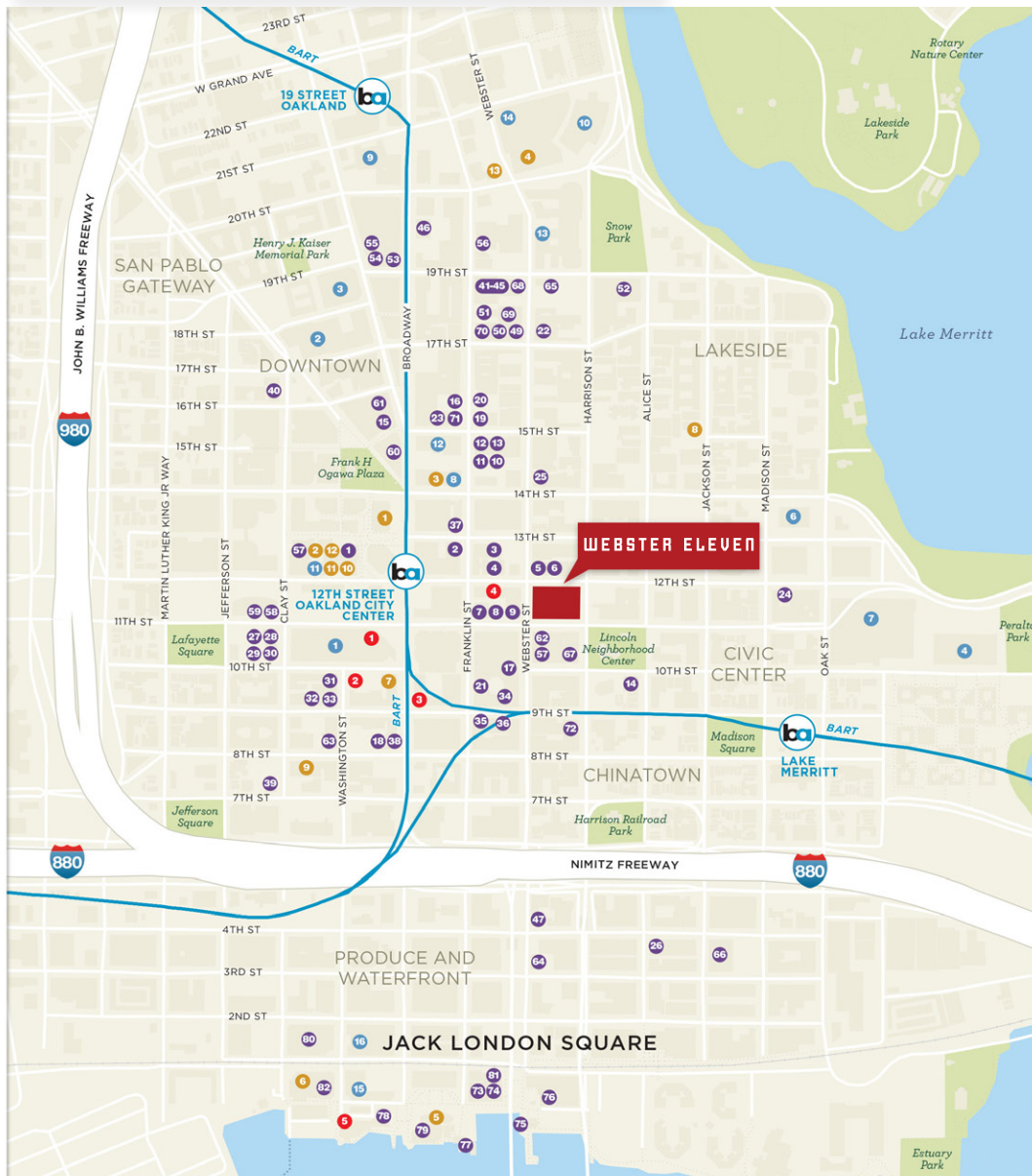
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# WEBSTER ELEVEN

## NEIGHBORHOOD AMENITIES



## SURROUNDING AMENITIES

### Dining

- |                                |                                       |
|--------------------------------|---------------------------------------|
| 1 Panda Express                | 42 Mama's Vietnamese Restaurant       |
| 2 Tribune Tavern               | 43 Parlour                            |
| 3 Hot Pot House                | 44 Davan Thai Cuisine                 |
| 4 Chef Lin Top Cafe            | 45 Burger Gourmet                     |
| 5 Tay Ho                       | 46 Donut Savant                       |
| 6 Binh Minh Quan               | 47 Seawolf                            |
| 7 Nature Vegetarian            | 48 Pho 84                             |
| 8 Hunan Restaurant             | 49 Stag's Lunchette                   |
| 9 Spices 3 Restaurants         | 50 Liba Falafel                       |
| 10 Asian Grill                 | 51 Lunchbox                           |
| 11 Ichiriki Japanese           | 52 Oasis Stores 611                   |
| 12 Adam's Mediterranean        | 53 Duende                             |
| 13 Bissap Baobab               | 54 Flora                              |
| 14 Classic Guilin Rice Noodles | 55 Xolo                               |
| 15 Genji                       | 56 Bay Fung Tong Tea House Restaurant |
| 16 Ma Me House                 | 57 Shandong Restaurant                |
| 17 Gum Kuo Restaurant          | 58 Specialty's Cafe & Bakery          |
| 18 The Trappist                | 59 Peet's Coffee & Tea                |
| 19 Abura-ya                    | 60 Awaken Cafe                        |
| 20 Garden House                | 61 Caffe Teatro Oakland               |
| 21 Tian Jin Dumplings          | 62 Shooting Star Cafe                 |
| 22 Molcajete                   | 63 Caffe 817                          |
| 23 Ichiro                      | 64 Blue Bottle Coffee                 |
| 24 Mad Oak Bar                 | 65 Modern Coffee                      |
| 25 Kamdesh Afghan Kabab House  | 66 World Ground Cafe                  |
| 26 Chop Bar                    | 67 Kim Huong                          |
| 27 El Gusano                   | 68 Aroma Cafe                         |
| 28 Galeto Brazilian Steakhouse | 69 Coloso Coffee                      |
| 29 Le Cheval                   | 70 Qulture Collective                 |
| 30 Siam Bay Authentic Thai     | 71 The Hatch                          |
| 31 Rosamunde Sausage Grill     | 72 Suchimu Crib                       |
| 32 Cosecha                     | 73 Forge                              |
| 33 Hen House                   | 74 Bocanava                           |
| 34 Sobo Ramen                  | 75 Il Pescatore Ristorante            |
| 35 New Idea                    | 76 Haven                              |
| 36 Kasago Sushi                | 77 Kincaid's Bay House                |
| 37 Golden Lotus Vegetarian     | 78 Lungomare                          |
| 38 Tamarindo Antojeria         | 79 Scott's Seafood Restaurant         |
| 39 Mexicali Rose               | 80 Yoshi's Oakland                    |
| 40 Phuong Nam                  | 81 Miette Patisserie & Coniferie      |
| 41 Yama Sushi                  | 82 Ben & Jerry's                      |

### Retail

- 1 Walgreens
- 2 Radioshack
- 3 Rite Aid Pharmacy
- 4 CVS Pharmacy
- 5 Baia Pasta
- 6 BevMo!
- 7 Smart & Final
- 8 Nature's Best Foods
- 9 Specialty Foods Inc
- 10 Wells Fargo Bank
- 11 Chevron Federal Credit Union
- 12 Citibank
- 13 Chase Bank

### Hotels

- 1 Oakland Marriott City Center
- 2 The Washington Inn Hotel
- 3 Courtyard by Marriott
- 4 Clarion Hotel
- 5 Waterfront Hotel

### Entertainment

- 1 Oakland Convention Center
- 2 Oakland Ice Center
- 3 Fox Theatre
- 4 Kaiser Convention Center
- 5 Children's Fairyland
- 6 Oakland Public Library
- 7 Oakland Museum of California
- 8 House of Music Oakland
- 9 The Paramount Theatre
- 10 Kaiser Center
- 11 Active Sports Clubs
- 12 Earth Tribe Yoga
- 13 ChiroFitness
- 14 24 Hour Fitness
- 15 Jack London Square Farmers Market
- 16 Regal Cinemas Stadium 9



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## DOWNTOWN OAKLAND BOOMING

NEIGHBORHOOD AROUND STATION ON 12<sup>TH</sup> EXPERIENCING MOST ACTIVE DEVELOPMENT IN DECADES



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## BAY AREA TOP EMPLOYERS



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