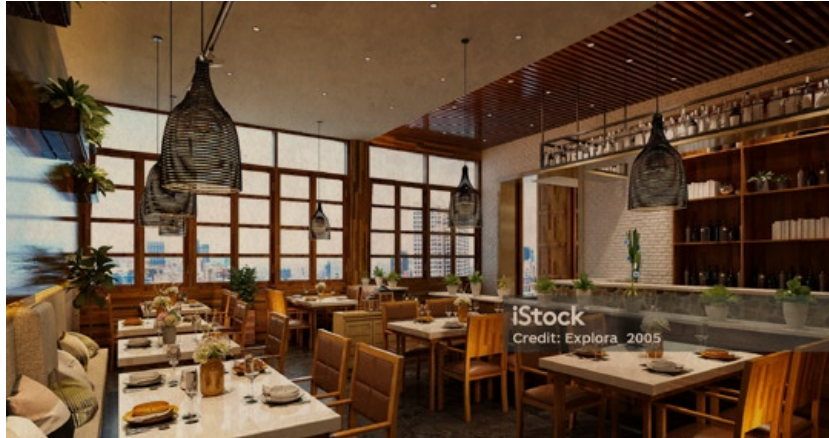


ESTD. **19** 1930  
**RANDWICK**  
OAKLAND, CA



**RETAIL / DINING OPPORTUNITY**



**CATHERINE MACKEN**  
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**JOHN CUMBELICH & ASSOCIATES**

**JohnCumbelich  
& Associates**

**PARTNER XTEAM**  
RETAIL ADVISORS



**Ideal location for fitness, coworking, dining, service provider or retail use.**

- Located at busy signalized intersection where Broadway and Piedmont Avenue meet
- Single story, stand alone building (5,100 sf + 650 sf mezzanine)
- 1 restroom
- High ceilings
- Abundant natural light
- Historic 1930's exposed brick facade with double roll up garage doors
- Close to Sprouts Farmers Market and Grocery Outlet
- Surrounded by retail, business and residential
- Large, diverse trade area





ESTD.

# 19

1930

# RANDWICK

OAKLAND, CA

## CENTRAL LOCATION



**GROCERY OUTLET**  
Bargain Market

**29TH ST**

**SHOPS AT BROADWAY**  
36,000 sf commercial



**THE BROADWAY**  
432 residential units  
22,000 sf commercial

**VOLOFIT xfinity**  
Mercedes-Benz



**BROADWAY**

**W MACARTHUR BLVD**



**RANDWICK**

**PIEDMONT AVE**

**BROADWAY**





**MOSSWOOD PARK**

KAISER PERMANENTE

THE WOLF commis

pet food express

GOOD WOLF COFFEE

OAKLAND YOGA STUDIO

HOT TASTE

dono

KAISER PERMANENTE  
2,000 employees

Sutter Health  
Alta Bates Summit  
Medical Center  
2,624 employees

HONDA

PPG PAINTS

**THE BROADWAY**  
432 residential units  
22,000 sf commercial  
**VOLOFIT xfinity**  
Mercedes-Benz

JUDOKU SUSHI

Samuel Merritt University  
2,000+ students

OAKLAND COFFEE

**ASSEMBLY**  
36,000 sf commercial  
**Mancinis**  
SLEEPWORLD

**SHOPS AT BROADWAY**  
36,000 sf commercial  
 CHIPOTLE STARBUCKS CHASE

GROCERY OUTLET  
Bargain Market

CAT TOWN

Volkswagen



**27TH & BROADWAY**  
255 residential units  
37,400 sf commercial  
**LIMÓN**

**2450 VALDEZ**  
224 residential units  
24,465 sf commercial

# RETAIL AERIAL



# BIRD'S EYE VIEW

RANDWICK AVE



JUDOKU  
SUSHI

BROADWAY - 12,724 ADT



PIEDMONT AVE - 6,515 ADT

PPG  
PAINTS

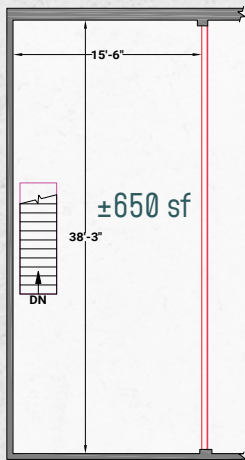
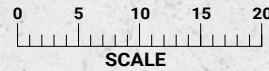


MARK RYAN  
FINE ART SERVICES

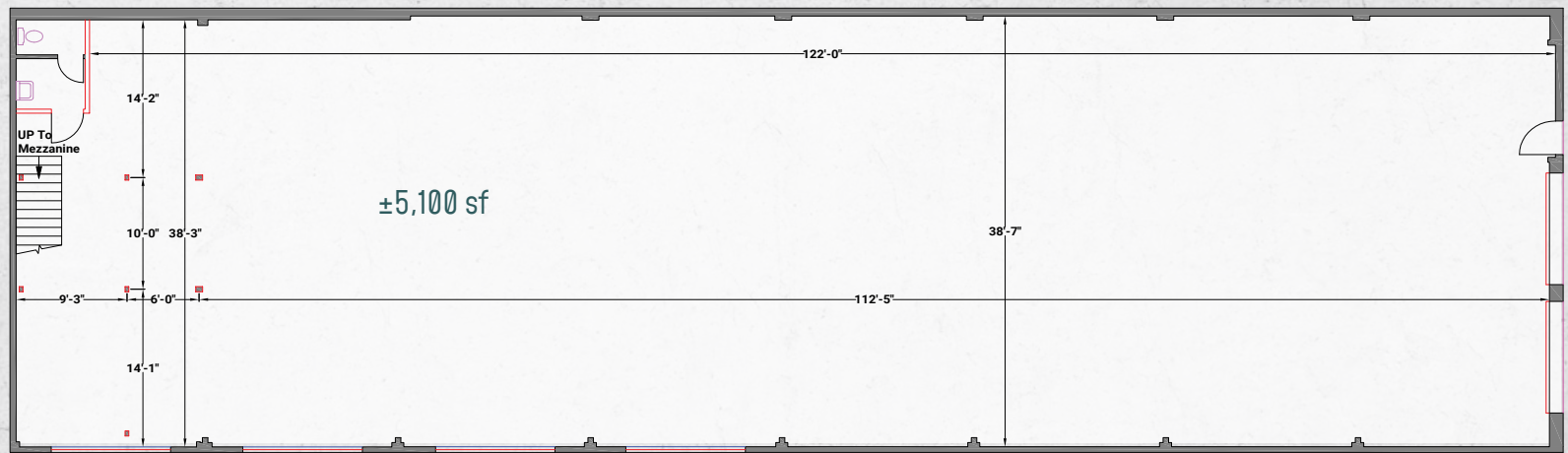




# FLOOR PLAN



Mezzanine



Ground Floor

RANDWICK AVE

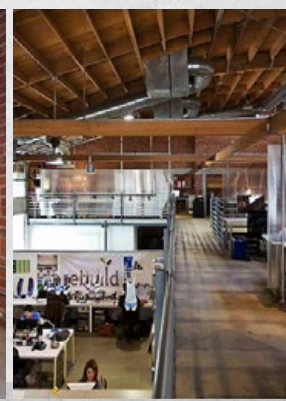
## PROPERTY HIGHLIGHTS

- ±5,100 sf plus ±650 mezzanine
- Single Story Standalone Building
- Exposed Brick Facade.
- 1 Restroom
- High Ceilings
- Bright, Sunny & Open



ESTD. **19** 1930  
**RANDWICK**  
OAKLAND, CA

# USER INSPIRATION



JohnCumbelich  
& Associates

PARTNER **XTEAM**  
RETAIL ADVISORS

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JOE KUVETAKIS | [joe@cumbelich.com](mailto:joe@cumbelich.com) | 925.935.5400 x124  
JOHN CUMBELICH & ASSOCIATES



## North Oakland is understated, integrated, and unique.

North Oakland is a densely populated area of the neighborhoods between Uptown, Berkeley and Emeryville. The main thoroughfares are Telegraph Ave and Broadway.

The area has become a vibrant commercial hub of restaurants, bars, business and shops.

The surrounding residential neighborhoods consist of mostly 20th-century bungalows along tree-lined streets with mid-sized apartment complexes and multi-family homes are scattered throughout the area.

The site enjoys close proximity to major employer Kaiser Permanente, an easy 2-mile commute to Downtown Oakland and a 4-mile commute north to the UC Berkeley campus.

Over the last decade the area has seen strong growth in residential, retail and dining venues.

DIVERSE SHOPPING, DINING & SERVICES  
LARGE DAYTIME POPULATION  
WALKABLE SCORE 94 – A WALKER'S PARADISE  
FAST GROWING TRADE AREA





ESTD.

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# RANDWICK

OAKLAND, CA

## THE BAY AREA



SAN FRANCISCO

MARIN

EMERYVILLE

DOWNTOWN OAKLAND

UPTOWN

PILL HILL

SITE

162,000 ADT



154,000 ADT



TELEGRAPH AVE

TEMESCAL

W MACARTHUR BLVD

BROADWAY

PIEDMONT AVE

PIEDMONT AVE



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# RANDWICK

OAKLAND, CA

## OAKLAND, CA

Having earned the title "Brooklyn of the West" and, Oakland is one the fastest evolving urban areas in the region. There are 294,592 residents, with an average annual household income of \$166,983 and a daytime population of 54,198 within three miles of the site





**1-MILE 3-MILE 5-MILE**

**POPULATION**

2023 Estimated Population	47,430	294,592	523,651
2028 Projected Population	49,154	307,214	542,625
2020 Census Population	48,262	298,364	531,566
2010 Census Population	40,309	259,268	473,842
Projected Annual Growth 2023 to 2028	0.7%	0.9%	0.7%
Historical Annual Growth 2010 to 2023	1.4%	1.0%	0.8%
2023 Median Age	37	37	38
Adjusted Daytime Demographics Age 16 Years +	32,433	254,198	392,332

**HOUSEHOLDS**

2023 Estimated Households	22,586	127,483	213,166
2028 Projected Households	24,419	138,870	230,542
2020 Census Households	22,654	127,758	213,965
2010 Census Households	19,552	116,118	198,899
Projected Annual Growth 2023 to 2028	1.6%	1.8%	1.6%
Historical Annual Growth 2010 to 2023	1.2%	0.8%	0.6%

**RACE & ETHNICITY**

2023 Estimated White	46.7%	42.1%	41.7%
2023 Estimated Black or African American	19.7%	14.9%	12.8%
2023 Estimated Asian or Pacific Islander	14.8%	25.5%	25.3%
2023 Estimated American Indian or Native Alaskan	0.8%	0.7%	1.0%
2023 Estimated Other Races	18.1%	16.8%	19.2%
2023 Estimated Hispanic	17.6%	15.9%	18.9%

**1-Mile 3-Mile 5-Mile**

**INCOME**

2023 Estimated Average Household Income	\$150,514	\$166,983	\$169,144
2023 Estimated Median Household Income	\$119,960	\$126,519	\$130,695
2023 Estimated Per Capita Income	\$72,451	\$73,193	\$69,598

**EDUCATION (AGE 25+)**

2023 Estimated Elementary (Grade 0 -8)	2.8%	4.3%	5.8%
2023 Estimated Some High School (Grade 9-11)	4.5%	3.4%	4.1%
2023 Estimated High School Graduate	9.2%	10.4%	11.6%
2023 Estimated Some College	14.0%	13.1%	13.4%
2023 Estimated Associates Degree Only	5.7%	5.4%	5.2%
2023 Estimated Bachelors Degree Only	35.9%	33.4%	31.2%
2023 Estimated Graduate Degree	28.0%	30.0%	28.6%

**BUSINESS**

2023 Estimated Total Businesses	2,499	17,379	25,817
2023 Estimated Total Employees	21,006	167,411	236,586
2023 Estimated Employee Population per Business	8.4	9.6	9.2
2023 Estimated Residential Population per Business	19.0	17.0	20.3
2023 Estimated Residential Population per Business	24	33	39