

CENTER 21



Ground Floor Retail in the Heart of Oakland

2101 WEBSTER ST. & 2100 FRANKLIN ST.

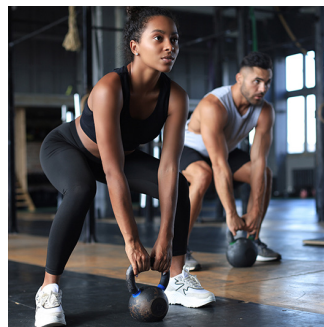
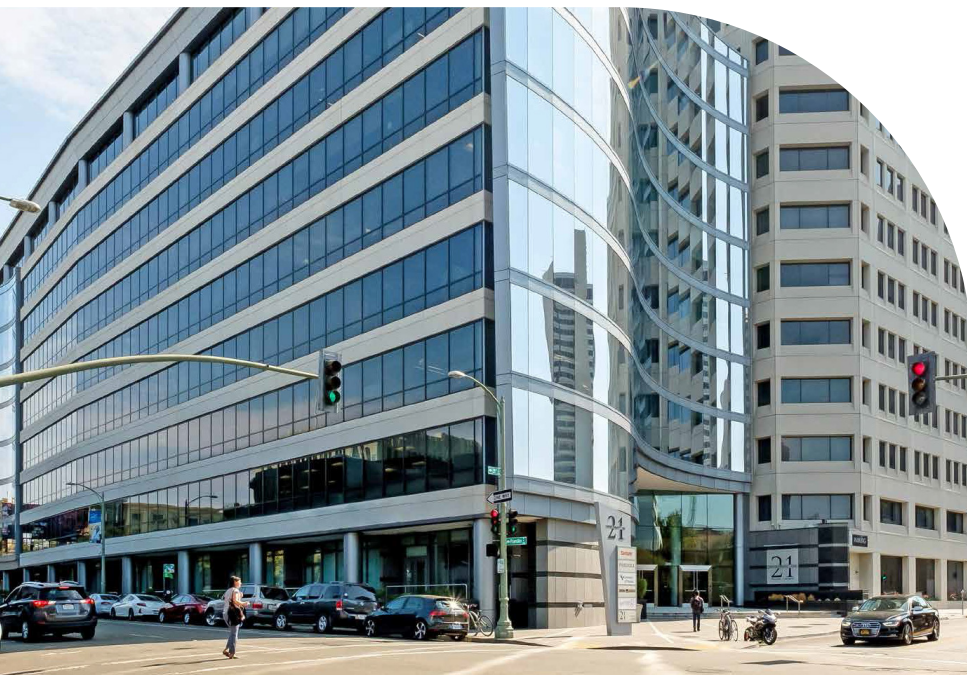


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CHROMATA
RETAIL

OVER 6,000 SF RETAIL OPPORTUNITY AVAILABLE

700K SF Class A Office Building in the Vibrant Uptown District



NEIGHBORING OFFICES INCLUDE:















FRANKLIN STREET

21ST STREET

22ND STREET

WEBSTER STREET

SITE PLAN

AMENITY SPACE
FITNESS ROOM
4,450 USF

AMENITY SPACE
YOGA ROOM
2,345 USF

1,688 USF
SUITE 110

1,294 USF
SUITE 105

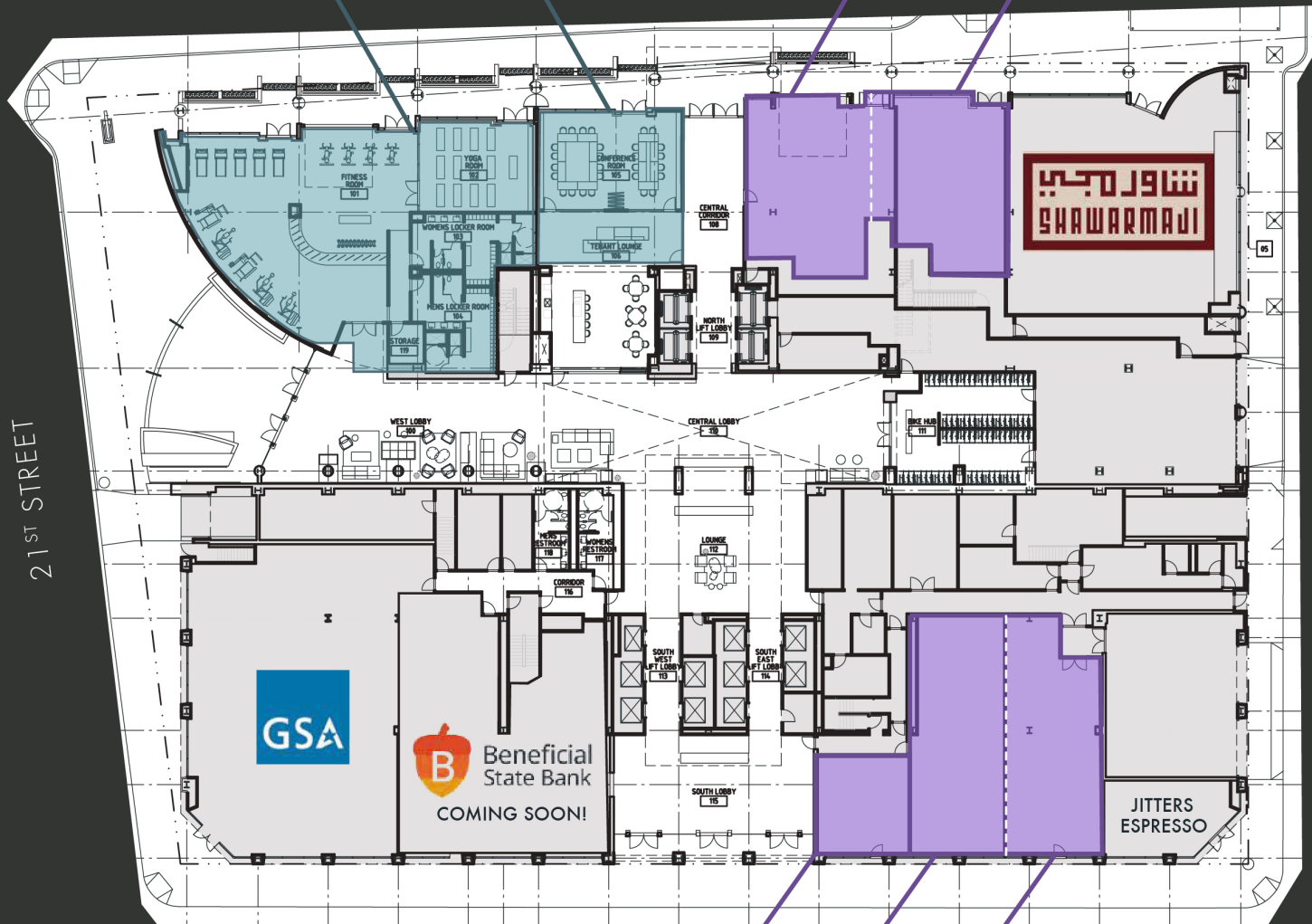
TOTAL
COMBINED:
2,982 USF

493 USF
SUITE 130 B

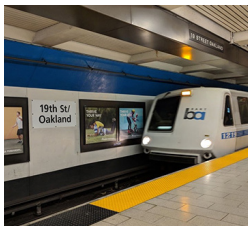
1,512 USF
SUITE 160

1,405 USF
SUITE 170

TOTAL
COMBINED:
2,917 USF



THE NEIGHBORHOOD



19TH ST BART

- 2 blocks 4 min walk
- 15.1% Ridership Increase Jan 2025 to Jan 2026
- Over 5,000 daily commuters



POPULATION

52,861 (1 Mile)

EMPLOYEE COUNT

68,987 (1 Mile)

YOUNG ADULTS

(20-34 Yrs) 15,123



NEW OFFICE HEADQUARTERS

PG&E 300 Lakeside 3,000 Employees

BART HQ 2150 Webster 1,300

BART POLICE HQ 2000 Broadway 335 Employees

BLOCK 1955 Broadway 2,000 Employees

YERBA MADRE 1910 Broadway Up to 500 Employees



NEW RESIDENTIAL

Over 2,000 units in the Broadway/
Valdez Triangle, all at 95%+ occupancy



RETAIL & RESTAURANTS

Fox Theater	Howden Market	Agave Uptown
Hello Stranger	Fluid 510	Tierra Mia Coffee
Bar Shiru	Paramount Theatre	Drake's
Oaklandish	Kinfolx	People's Barber Shop
Awaken Cafe	Xolo Taqueria	Humphrey Slocombe
Cafe Van KleeF	Bicycle Coffee	Mixt
Itani Ramen	The Halal Guys	Parche
Night Heron	Shawarmaji	Mama's Boy
Drexl Likes Love & Sandwiches		Todos
Modern Coffee	Kapor Center	Calabash
Lucuma	Paramount Theatre	Wild One Boutique
Dope Era	Uptown Station	Oakland Athletic Club
Senor Sisig	Viridian	Farley's



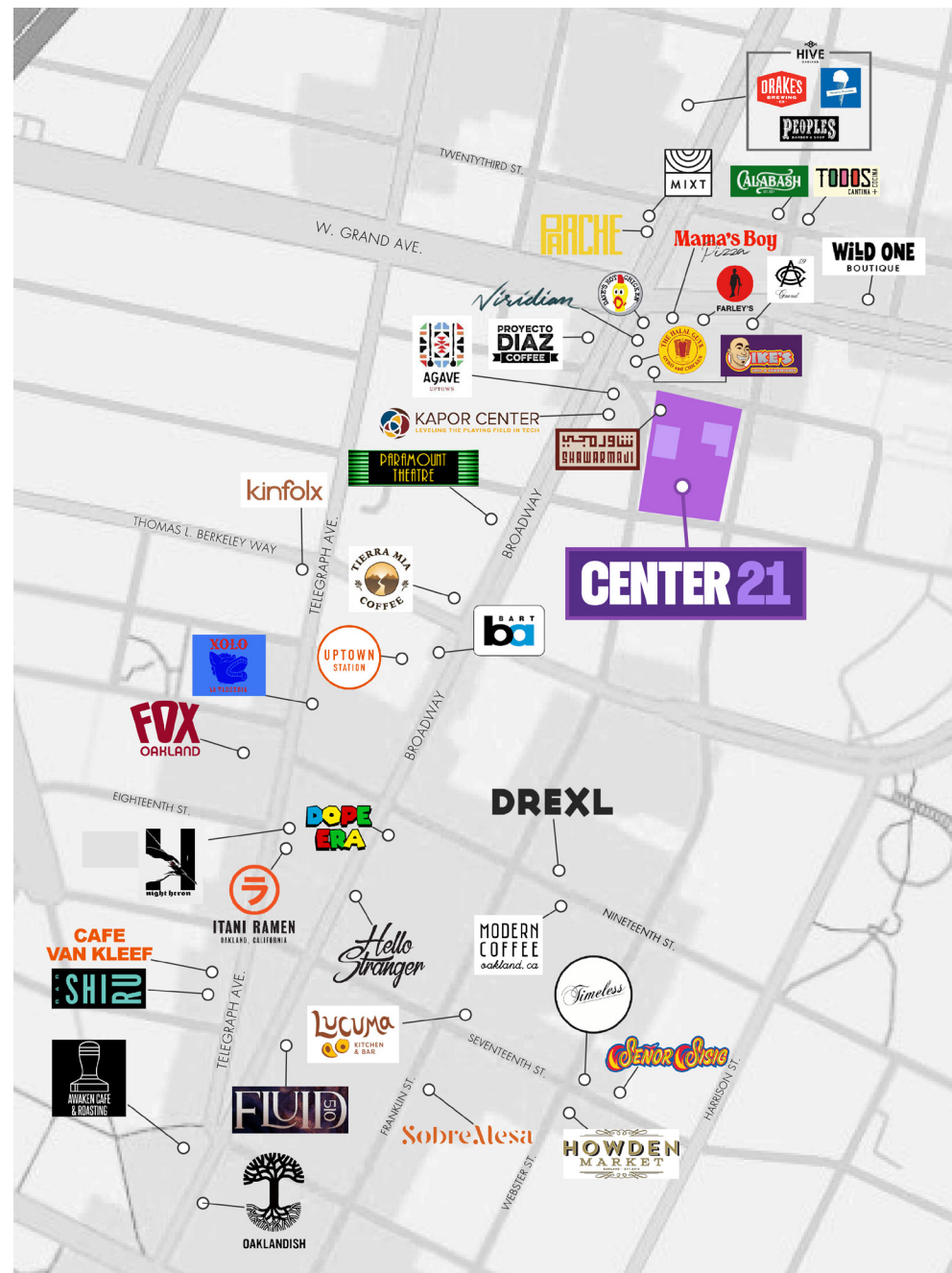
Walk Score: 92



Transit Score: 87



Bike Score: 85



RESIDENTIAL, OFFICE & HOTEL

Over the last five years, the Uptown and Downtown neighborhoods in Oakland have seen unprecedented development leading to over 5,000 new apartments being constructed.

We are seeing more employees heading back to the office and many of the recently opened residential high-rises are in the 90+ % occupancy levels. This area has shifted dramatically from mainly office workers, to a majority of residents (and their dogs!), and daily needs are becoming a major factor in creating a truly livable community.

Grocery stores, retail-specific shops, self-care experiences, entertainment venues and third-spaces are coming -

Be a part of the change!



CHROMATA RETAIL

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