

# CENTER 21



## Ground Floor Retail in the Heart of Oakland

2101 WEBSTER ST. & 2100 FRANKLIN ST.

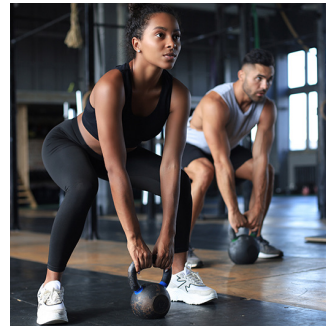
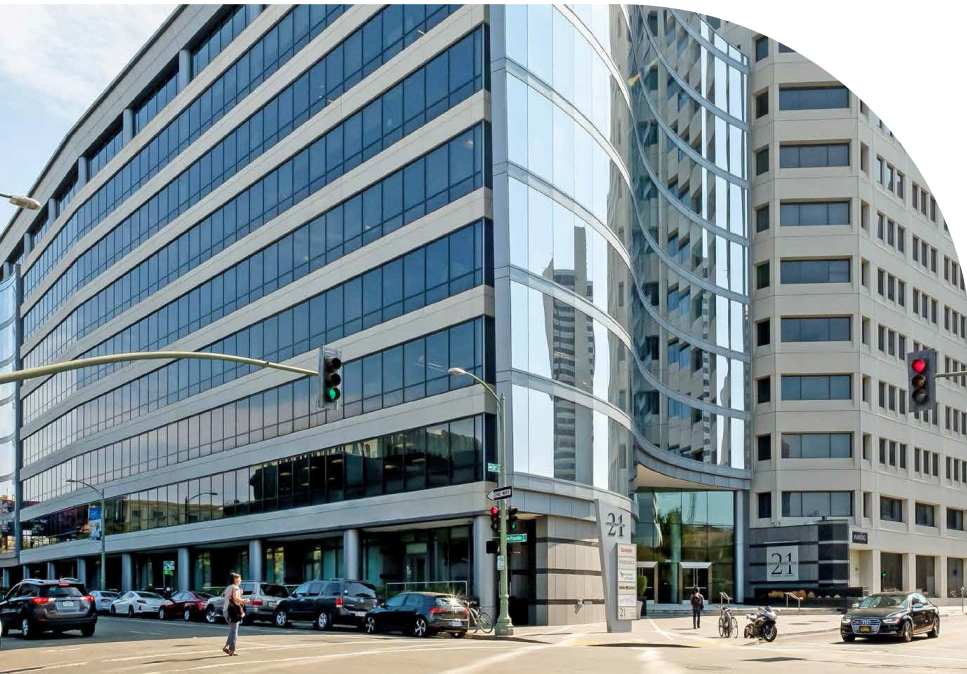


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**CHROMATA**  
RETAIL

# OVER 6,000 SF RETAIL OPPORTUNITY AVAILABLE

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

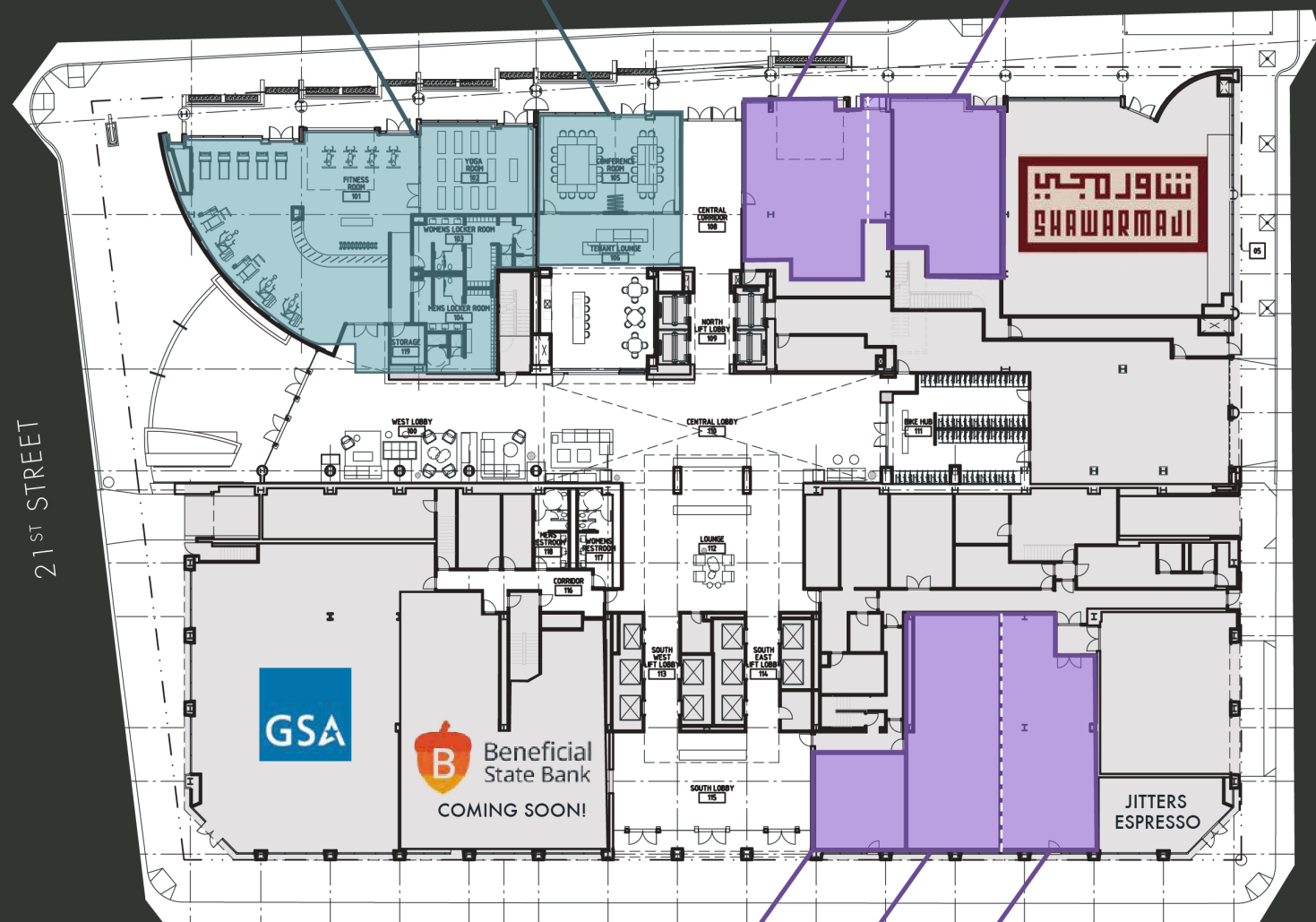


### NEIGHBORING OFFICES INCLUDE:

- block
- BART
- KAISER PERMANENTE
- YERBA MADRE
- CLOXOS
- Fivetran
- PP&E
- MARQETA
- pandora
- credit karma
- Morgan Stanley
- Gensler

FRANKLIN STREET

AMENITY SPACE FITNESS ROOM 4,450 SF	AMENITY SPACE YOGA ROOM 2,345 SF	<b>1,688 SF</b> SUITE 110	<b>1,294 SF</b> SUITE 105	TOTAL COMBINED: <b>2,982 SF</b>
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21<sup>ST</sup> STREET

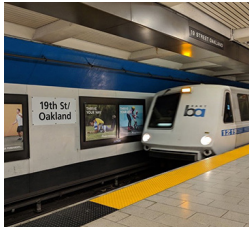
22<sup>ND</sup> STREET

WEBSTER STREET

<b>493 SF</b> SUITE 130 B	<b>1,511 SF</b> SUITE 160	<b>1,405 SF</b> SUITE 170	TOTAL COMBINED: <b>2,916 SF</b>
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# SITE PLAN

# 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 7,000 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



Niridian



1,688 SF  
SUITE 110




1,294 SF  
SUITE 105



## RETAIL & RESTAURANTS

Fox Theater	Drexl	Bicycle Coffee
Hello Stranger	Modern Coffee	The Halal Guys
Bar Shiru	Lucuma	Shawarmaji
Oaklandish	Dope Era	Ikes Love & Sandwiches
Awaken Cafe	Senor Sisig	Kapor Center
Cafe Van KleeF	Howden Market	Paramount Theatre
Itani Ramen	Fluid 510	Uptown Station
Night Heron	Paramount Theatre	Viridian
Gus's Fried Chicken	Moxy Hotel	Agave Uptown
Gold Palm	Kinfolx	Tierra Mia Coffee
The Miranda	Xolo Taqueria	



 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!*



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