

# HANOVER NORTHGATE | 2450 VALDEZ ST.

NORTHLAKE DISTRICT, UPTOWN OAKLAND | 1,703 SF - 9,793 SF Retail Available



2<sup>nd</sup> Gen Turn-Key Bar | 4,669 SF



**CHROMATA**  
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## OVERVIEW

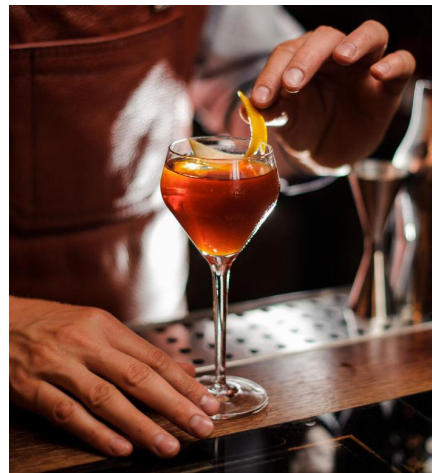
Hanover Northgate (2450 Valdez) is a mixed-use development in Uptown in the burgeoning Valdez corridor. With 16,600 SF of ground floor retail below 225 luxury residential units, we are seeking additional great co-tenancy uses to join local favorite Limon, a Peruvian restaurant and cocktail bar that offers patio seating on the beautiful public plaza.

With easy walkability, new bike lanes, quick access to 980/580, and only 4 blocks to 19th Street BART, as well as 39 on site retail parking spaces, this project is the perfect location for a variety of businesses who want a built-in consumer base.

With large, open footprints, Northgate can accommodate a national tenant for entertainment, retail, fitness or medical. Join neighboring businesses Highwire, Flour & Water, Tarts de Feybesse, Orange Theory, Whole Foods and more at the center of the Uptown community.

### AREA DEMOGRAPHICS

	3 miles	5 miles	10 miles
POPULATION	54,899	275,291	518,580
AVG. HOUSEHOLD INCOME	\$86,646	\$118,556	\$120,331
DAYTIME POPULATION	59,856	167,139	270,255



PROPERTY SUMMARY



HIGH FIVE ROOFTOP BAR



WHOLE FOODS MARKET



TWO PITCHERS BREWING

**NORTHGATE | 2450 VALDEZ**

OUTDOOR PLAZA & RESTAURANT SEATING

**SPACE D-F**  
±9,793 SF

SPACE C  
1,709 SF

**SPACE A/B**  
4,669 SF

VALDEZ STREET

27TH STREET

26TH STREET

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**PROPERTY HIGHLIGHTS** NORTHGATE | 2450 VALDEZ

**SEEKING**  
Retail, Restaurants, Entertainment & Services

**AVAIL. SPACES**  
Space A/B: ±4,669 SF Turn-Key Taproom  
(Add'l 400SF Type 1 Kitchen can be added, to be negotiated)  
Space C: ±1,709 SF Retail/Fitness/Non-Hood F&B  
Space D-F: ±9,793 SF, can be demised

**PARKING**  
Below ground parking garage | 39 retail parking spots  
92 street parking spots within 300 ft.

**PHOTO GALLERY - NORTHGATE | 2450 VALDEZ**

**UNIT A & B**

4,669 SF - 2<sup>nd</sup> Gen Bar

**UNIT C**

1,750 SF

**UNIT D-F**

Up to 9,793 SF (can be demised)



IN THE NEIGHBORHOOD



# CHROMATA RETAIL

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