

# LYDIAN

225 14<sup>TH</sup> STREET - DOWNTOWN OAKLAND

CHROMATA  
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## UNIQUE TO MARKET | Indoor - Outdoor Dining & Retail Opportunities

- Total of 12,899 SF | 803 SF - 4,000 SF Available \*(without grade change)
- Ideal high-visibility Downtown location on 14<sup>th</sup> Street w/ customer parking & sidewalk seating!



**SAINTS  
SMOKEHOUSE**

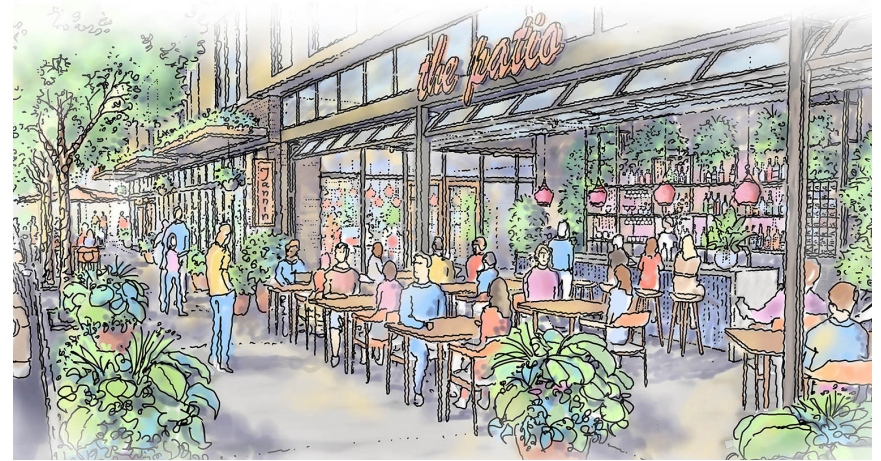
**NOW OPEN!**



## Unique To Market Indoor - Outdoor Dining & Retail Opportunities

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Holland Partners, developer of The Lydian, is seeking a best-in-class hospitality partner to maximize the potential of this unique ground floor space capturing the untapped and rising demand in downtown Oakland. This indoor/outdoor suite will be built in partnership with the owner and will sit beneath 261 luxury residences near Lake Merritt. Join Saints Smokehouse from celebrated local chef, Rashad Armstead, now open!



OAKLAND RETAIL AREAS

1 MILE RADIUS	LYDIAN (DOWNTOWN OAKLAND)	TEMESCAL (TELEGRAPH & 51 <sup>ST</sup> )	GRAND LAKE (GRAND/LAKESHORE)
Residential Population	<b>54,618</b>	<b>43,737</b>	<b>49,179</b>
2024-2029 Projected Population Growth	<b>1.9%</b>	<b>0.4%</b>	<b>0.4%</b>
Households w/ Income \$100,000+	<b>12,650</b>	<b>11,583</b>	<b>14,267</b>
Average Household Income	<b>\$135,016</b>	<b>\$185,618</b>	<b>\$177,806</b>
Daytime Population: Workers	<b>81,447</b>	<b>26,311</b>	<b>21,838</b>
Daytime Population: Residents	<b>22,941</b>	<b>16,264</b>	<b>18,577</b>

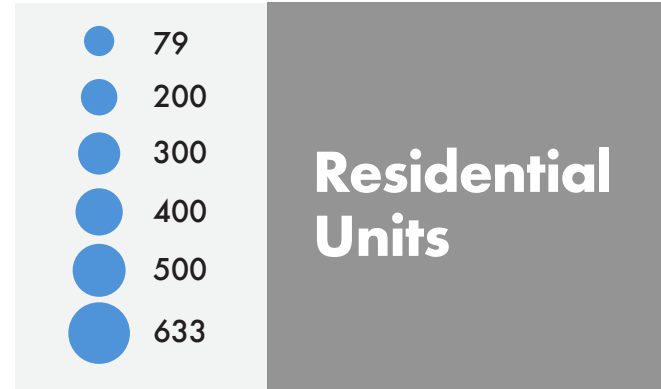
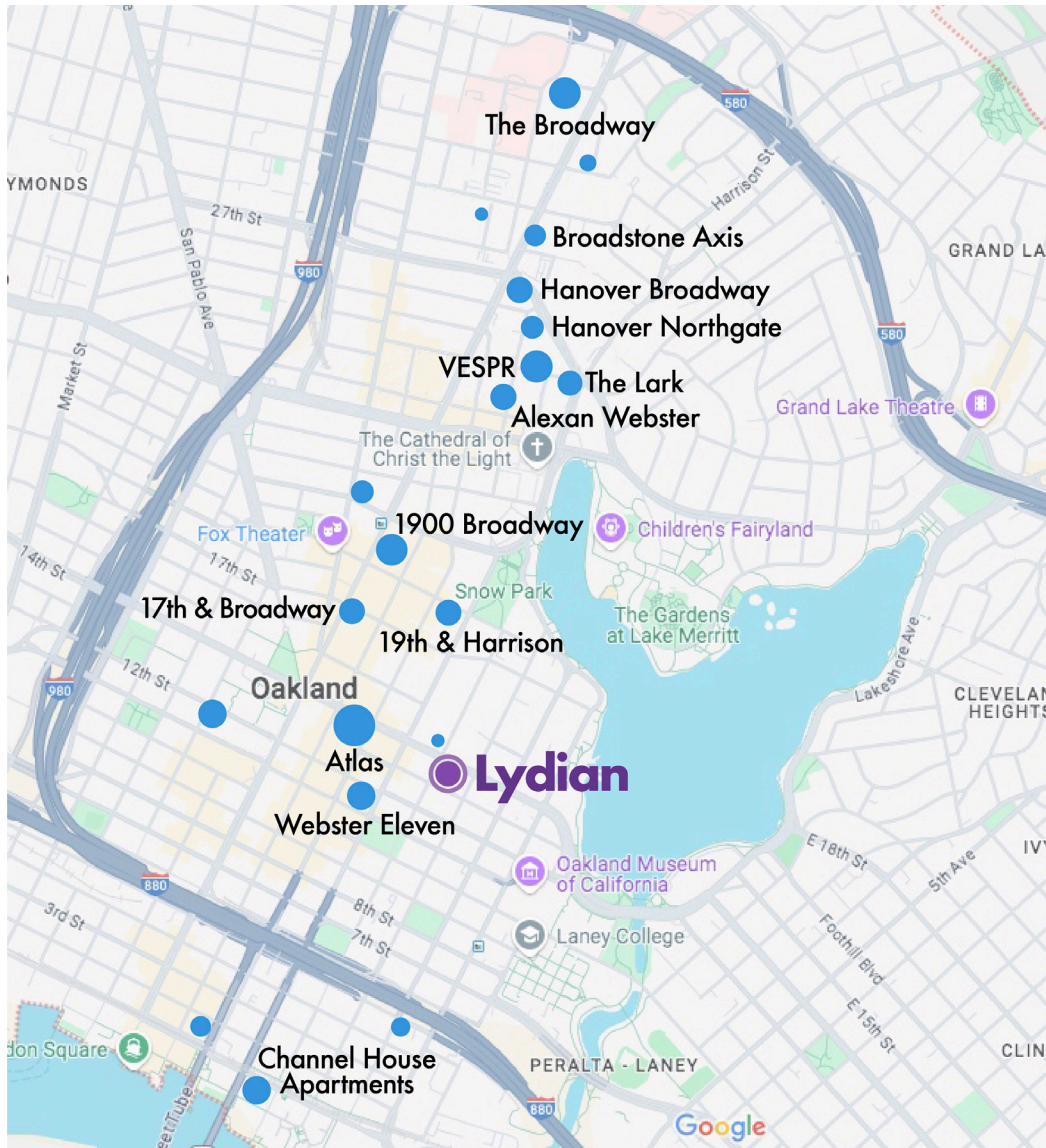
OTHER RETAIL AREA COMPS

1 MILE RADIUS	ALAMEDA LANDING	4 <sup>TH</sup> ST. DISTRICT (BERKELEY)	RICHMOND DISTRICT (SF)	UNION SQUARE
Residential Population	<b>24,358</b>	<b>19,735</b>	<b>52,391</b>	<b>145,919</b>
2024-2029 Projected Pop. Growth	<b>1.8%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.6%</b>
Households w/ Income \$100,000+	<b>5,313</b>	<b>4,311</b>	<b>14,970</b>	<b>38,363</b>
Average Household Income	<b>\$172,335</b>	<b>\$160,585</b>	<b>\$209,440</b>	<b>\$156,628</b>
Daytime Population: Workers	<b>17,928</b>	<b>17,888</b>	<b>20,280</b>	<b>341,764</b>
Daytime Population: Residents	<b>11,314</b>	<b>9,285</b>	<b>17,793</b>	<b>51,210</b>



Compared to similar retail districts, Downtown Oakland stands out based on population density and population growth.

As a downtown business core, the area also offers access to over 80,000 daytime workers.

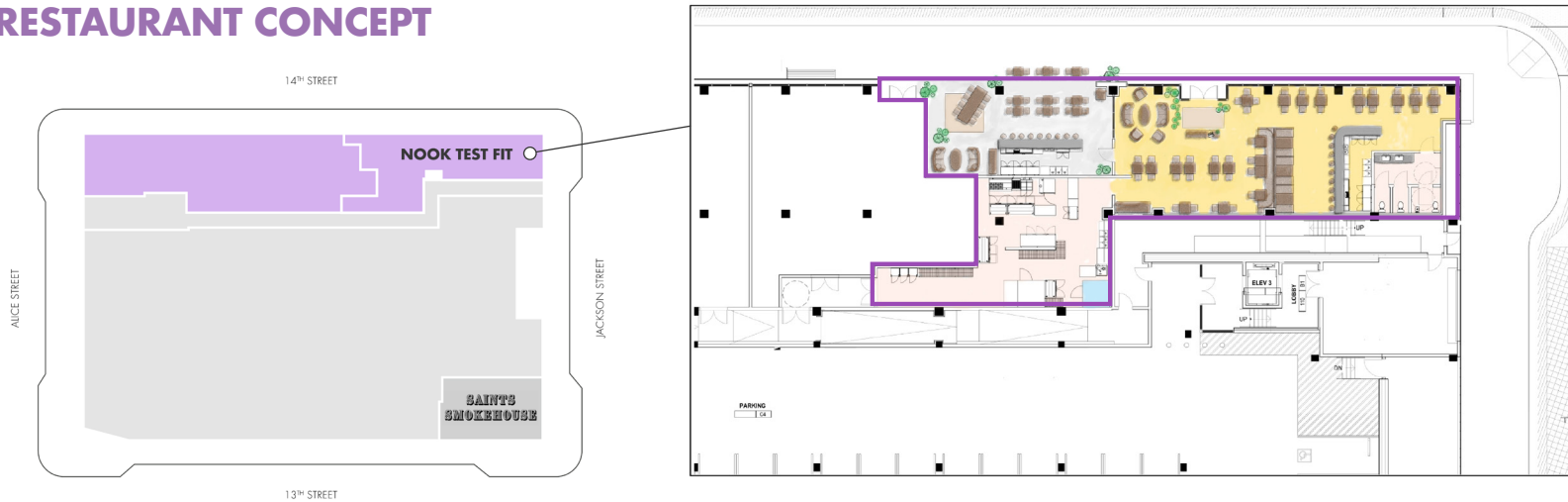


Multi-family buildings delivered 2019-2024

Between 2018 and 2024 over 19 large, multi-family buildings have delivered more than 4,900 housing units and nearly 250,000 SF of retail density.

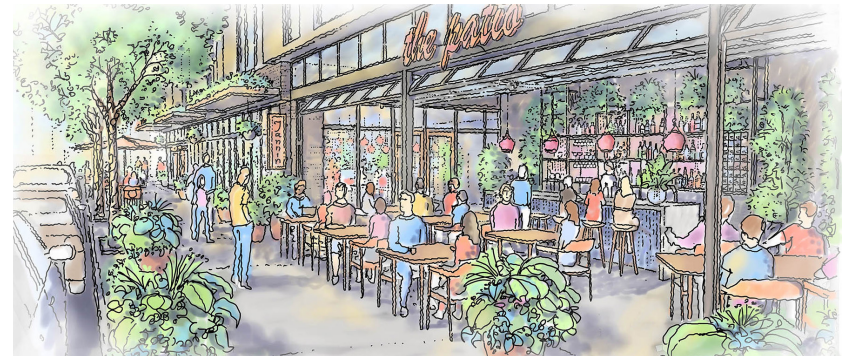


## SITE PLAN & TEST FIT FOR RESTAURANT CONCEPT

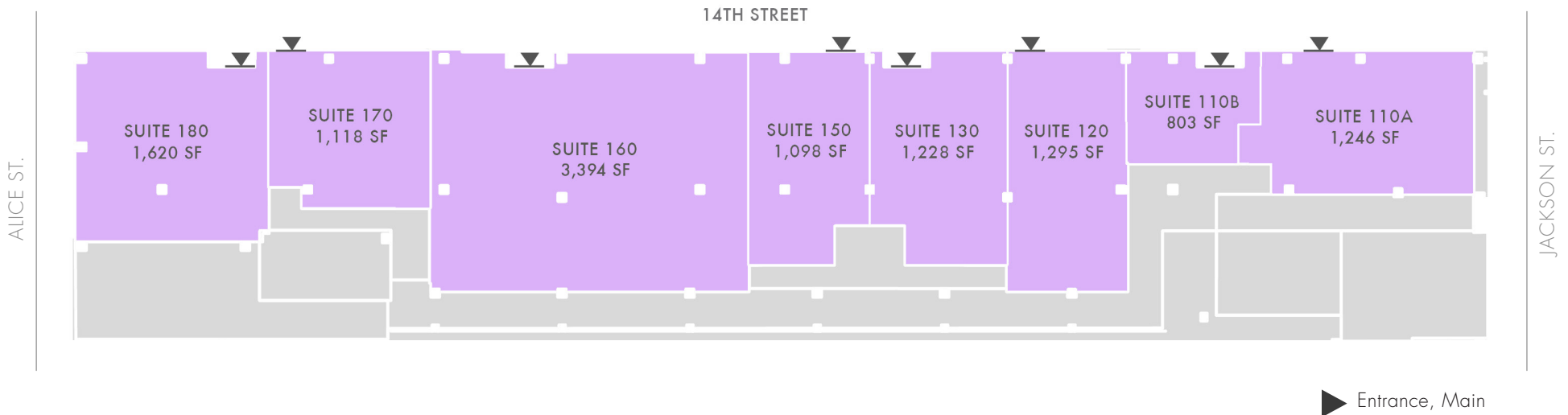


Unique opportunity to partner with ownership in the creation of a custom indoor/outdoor restaurant concept.

Utilizing approximately 4,000 SF, this corner location will have a beautiful indoor covered patio, full dining area and large kitchen. Great location just blocks from Lake Merritt and Downtown!



## POSSIBLE DEMISEMENT PLAN



## SPECS

- Prominent 14th St visibility / High traffic area
- Floor to ceiling windows
- Concrete slab
- Type 1 or 2 Hood Venting Shaft for the two corner units only
- Electrical 3-phase, 800 AMPS
- Plumbing: Stubbed water, gas, sewer lines
- Fire Sprinklers: Installed per shell requirements
- Spaces can be combined, some may have grade changes

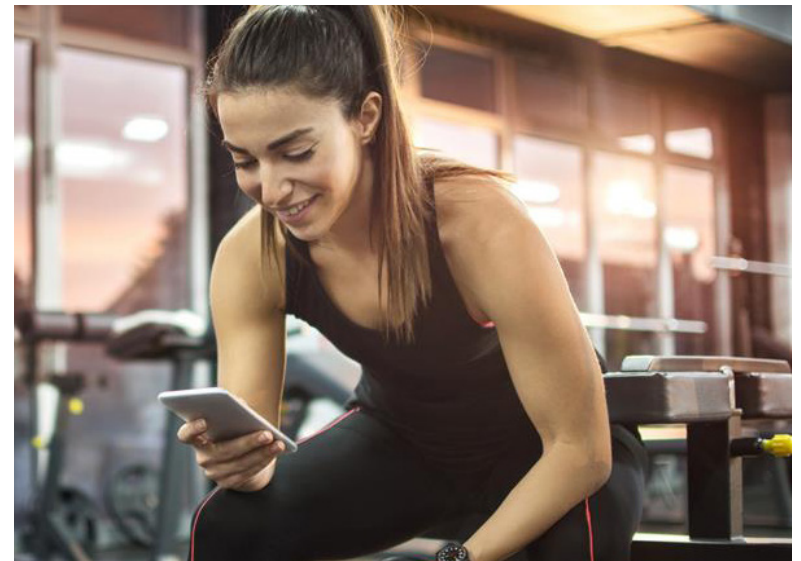


## NEIGHBORHOOD HIGHLIGHTS

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Ideally located between Downtown Oakland's Central Business District and Lake Merritt, the Lydian development is a new mixed-use, neighborhood life-style community with 261 units and highly visible ground floor retail for shopping, food & beverage and wellness services.

- Total of 12,899 SF of 14th Street-facing retail.
- Saints Smokehouse | Corner of Jackson St and 13th, now open!
- Situated on a highly visible corridor in Downtown, just two blocks from Lake Chalet and Oakland's jewel, Lake Merritt, and a short walk to Jack London Square and Old Oakland.
- 5 min to 12th Street BART and on the new BRT route that connects AC Transit and CalTrain.
- New Housing development Pipeline: 2,416 new units within a 1/2 mile radius, close to major employers.






## RETAIL & RESTAURANTS

- Lake Chalet
- Terrace Room
- Mad Oak
- Oakland Museum of CA
- Blue Nile
- Natures Best Foods
- Primetime Golf
- Ollie's American Cheese & Provisions
- Tayho
- Town Fare
- Bare Knuckle Pizza
- Fortune Cookie Factory
- Maya Halal Taqueria
- Chipotle
- Little Bird
- Sole space Labs
- City National Bank
- Citibank
- Hampton Inn
- Marriott Hotel
- Sincere Hardware
- Mushin 2.0
- Pintoh Thai

## + RESIDENTIAL

- Webster Eleven - 333 Units
- The Atlas - 631 Units
- The Lakeside - 79 Units

-  Walk Score: 99
-  Transit Score: 86
-  Bike Score: 86



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