Modera Jack London Square
378 Embarcadero West, Oakland, CA


Exclusive Listing Agent:
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SRS Real Estate Partners | 100 Pine Street, Suite 1550 | San Francisco, CA 94111
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Description
The Modera Jack London Square at 378 Embarcadero West is ideally situated in the midst of Jack London Square and located one block from the city's waterfront, home to many of the region's most popular restaurants, bars and entertainment venues – one of the best places to eat, drink and hang out in Oakland and the greater East Bay. Adjacent to the historic Oakland Produce Market, Modera Jack London Square's immediate neighborhood is home to a thriving community of world-class urban winemakers, artisan breweries and coffee roasters. Drawing an eclectic mix of locals, tourists and visitors alike, Jack London Square is a magnet for the very best.

Highlights
• +/- 4,110 square feet of restaurant / retail space available (divisible).
• Rent negotiable with Tenant Improvement Allowance Available for Qualified Tenants.
• High ceilings, outdoor dining potential and 2,000 gallon grease interceptor and exhaust shaft to the roof.
• New 40,000 SF Market Hall recently announce for the waterfront with site directly across from the project.
• New restaurants within one block from Belcampo, Farmhouse Kitchen and Daniel Patterson's Group. New offices for the Oakland A's and Steph Curry Family Foundation.
• 1,300 public parking spaces within a one block radius.
• Weekly Farmer's Market on Sundays & daily late night / early morning Produce Market.
• Transport Hub with close proximity to Lake Merritt BART, San Francisco-Oakland Ferry Terminal, Amtrak, AC Transit and Broadway Shuttle. I-880, I-980, CA-24 Freeway and Bay Bridge.
• The greater Downtown Oakland area is set to add over 2 Million square feet of office space and more than 3,500 new residential units by 2020.
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Franklin Street

Ground Floor Retail
Total:
+/- 2,482 SF
Total Including Mezzanine:
+/- 3,494 SF

Mezzanine
1,012 SF
Ceiling Height - 9'

+/- 1,219 SF

Ceiling Height - 21'

+/- 1,263 SF

Embarcadero West

Webster Street

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 +/- 616 SF

Double Height Ceiling - 24’
**Demographic Overview:**

<table>
<thead>
<tr>
<th>.5 Mile</th>
<th>1 Mile</th>
<th>3 Mile</th>
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</thead>
<tbody>
<tr>
<td>Current Est. Population</td>
<td>7,652</td>
<td>50,106</td>
</tr>
<tr>
<td>Current Est. Households</td>
<td>3,620</td>
<td>13,126</td>
</tr>
<tr>
<td>Avg. Household Income</td>
<td>$84,299</td>
<td>$70,417</td>
</tr>
<tr>
<td>Total Daytime Population</td>
<td>19,570</td>
<td>69,595</td>
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**Top 10 Tapestry Segments of Site (3 mile radius):**

**Walker's Paradise**
Daily errands do not require a car.

**Excellent Transit**
Transit is convenient for most trips.

**Biker's Paradise**
Flat as a pancake, excellent bike lanes.

**Trendsetters:**
Armed with the motto “you’re only young once,” Trendsetters residents live life to its full potential. These educated young singles aren’t ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies.

Sources: U.S. Census Bureau, Census 2010 Summary File 1. ESRI Forecasts for 2017 and 2022. Walkscore.com
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