



# THE KEY

at 12th

1100 BROADWAY  
BETWEEN 11TH & 12TH  
OAKLAND, CALIFORNIA

**RETAIL OR RESTAURANT  
OPPORTUNITY  
NOW AVAILABLE FOR LEASE**

**NEW LEASE SIGNED WITH  
FINANCIAL INSTITUTION**



ELLIS PARTNERS

INTERCONTINENTAL  
REAL ESTATE CORPORATION



\*Photography Source: Ellis Partners





AVAILABLE: Ground Floor  $\pm 5,568$  SF +  $\pm 1,014$  SF Mezzanine  
RESTAURANT, FITNESS, RETAIL OR SERVICE USES

HISTORIC FACADE AND A RESTORED INTERIOR

SOARING 24' CEILING

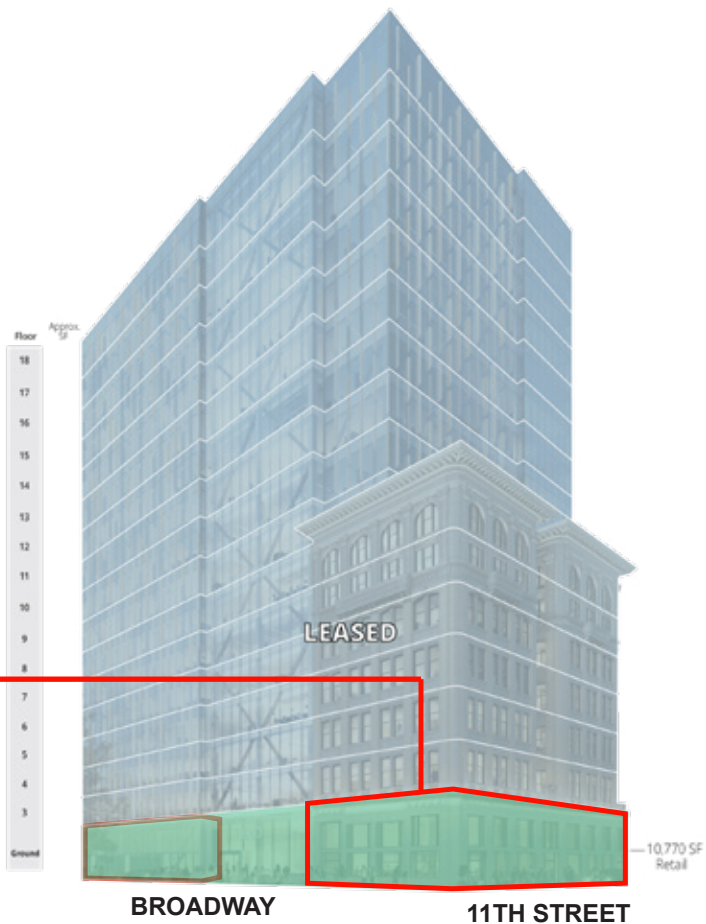
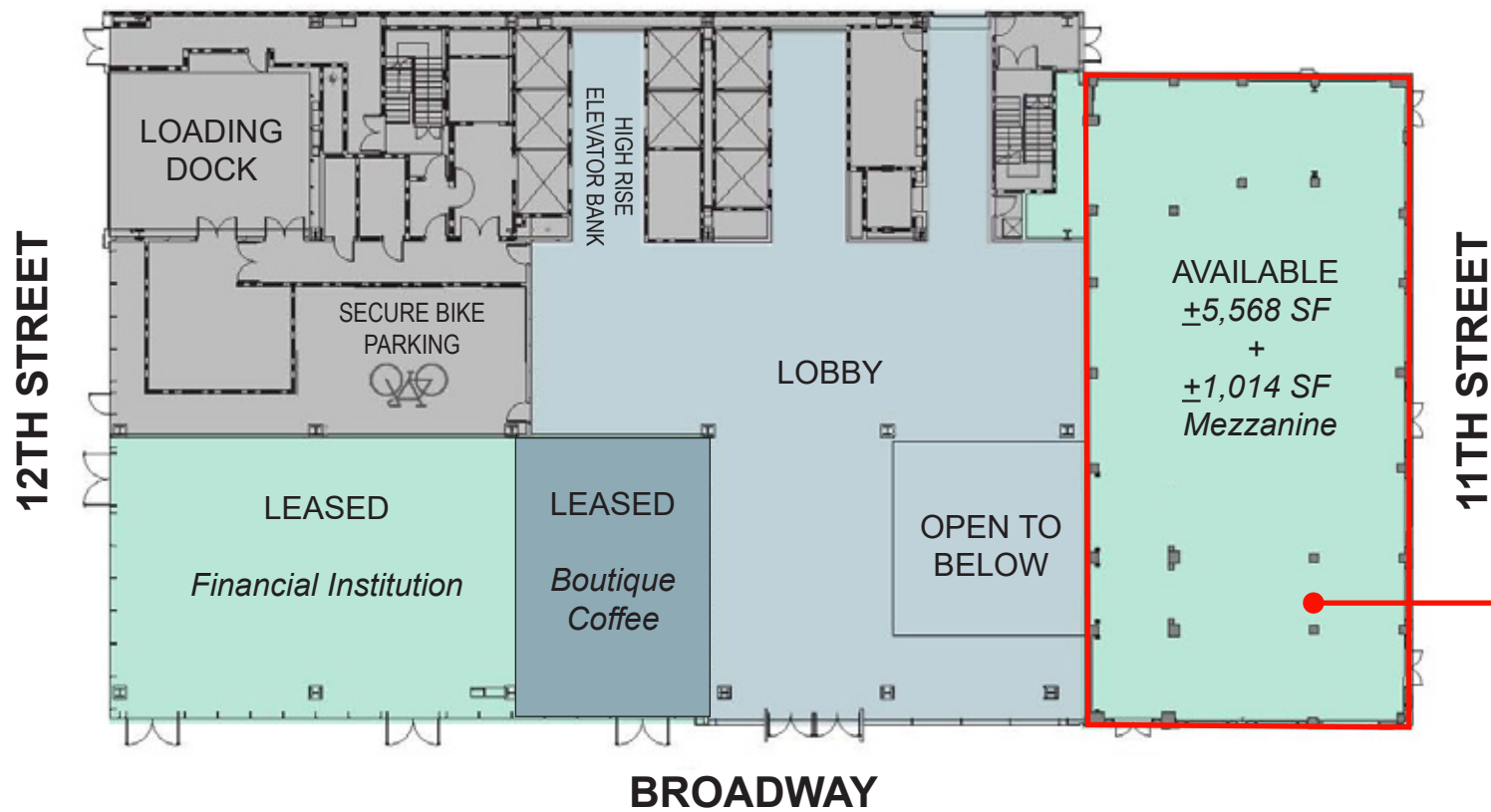
CAN BE DEMISED TO TWO SPACES



TOTAL GROUND FLOOR RETAIL  $\pm 10,770$  SF



NEW 350,000 SF OFFICE TOWER - 100% LEASED











**AVAILABLE: Ground Floor  $\pm 5,568$  SF +  $\pm 1,014$  SF Mezzanine**



*\*Photography & Rendering Source: Ellis Partners*



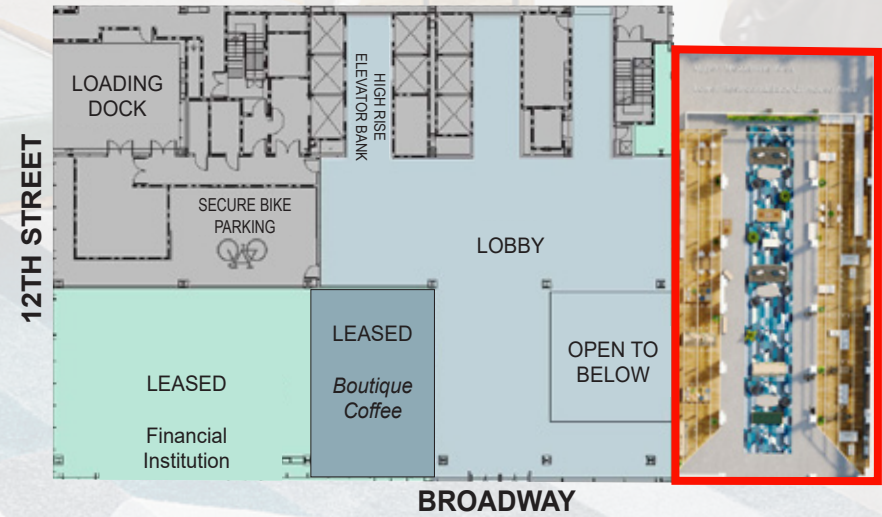
RETAIL OPTION: THE MERCENTILE AT THE KEY

BE A PART OF DOWNTOWN OAKLAND'S NEWEST MICRO RETAIL PROJECT | Corner of 11th and Broadway

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- Rare opportunity for multiple retail brands to have micro storefronts in a prominent location
- Located at 12th St. Bart Station in Downtown Oakland's newest Class-A office project
- 1906 historic building with multi-million dollar renovations bringing the building back to its original splendor
- AVAILABLE: Ground Floor ±5,568 SF + ±1,014 SF Mezzanine



\*Rendering Source: Ellis Partners









\*Traffic Counts Source: Site USA REGIS 1/25/22





POPULATION  
3 MILES : 261,738



AVERAGE HOUSEHOLD INCOME  
3 MILES : \$122,873



DAYTIME EMPLOYEES  
3 MILES : 156,943



ON SITE EMPLOYEES  
ANTICIPATED ± 3,000



BACHELOR'S DEGREE OR HIGHER  
3 MILES : 108,117



HOUSEHOLD RETAIL EXPENDITURE  
3 MILES : \$4.24 B



BART RIDERS : 149,700  
AVERAGE WEEKLY RIDERSHIP 2/19  
ENTRY AND EXIT AT 12TH STREET STATION





7,857

RESIDENTIAL UNITS  
APARTMENT | CONDO | ETC



890

HOTEL ROOM TOTAL



3,838,237

OFFICE SF TOTAL

INSTITUTIONAL DEVELOPERS IN THE MARKET

ELLIS PARTNERS

LANE PARTNERS

CARMEL  
PARTNERS  
Multi Family

LENNAR

MARTIN  
Multi Family

TMG  
PARTNERS | TMC

Hines

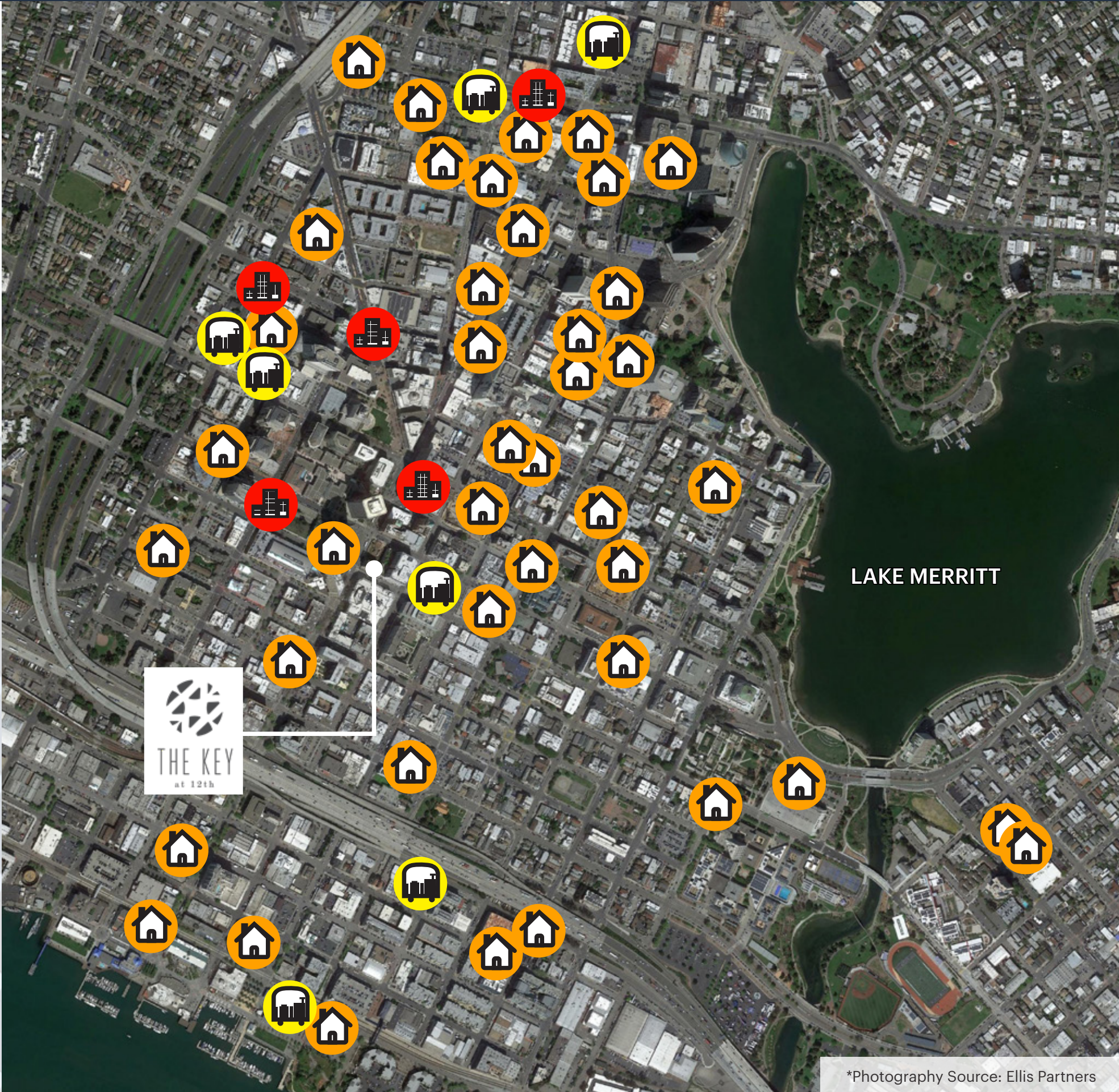
CIM

Trammell Crow Company

RAD URBAN

SHORENSTEIN

HOLLAND  
RESIDENTIAL





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