

Alice
HOUSE

Class-A Mixed Use Development
Highly Visible Ground Floor Retail Space



MARTIN



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PROJECT HIGHLIGHTS

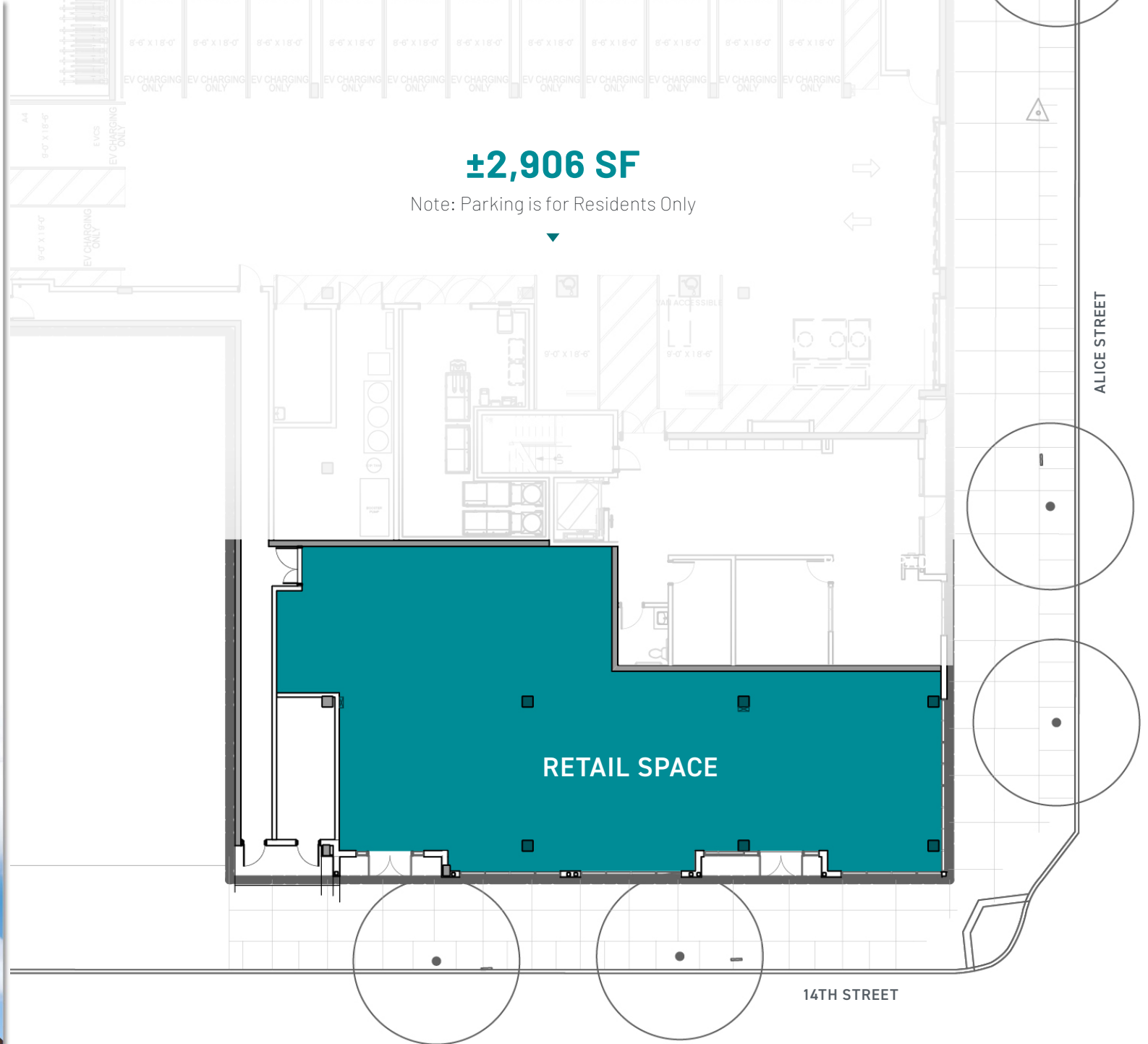
- ◆ Recently Constructed Mixed-Use Building with 79 High End Residential units and ±2,906 SF of Demisable Retail Space
- ◆ Highly visible ground floor retail space on the corner of Alice St. and 14th St.
- ◆ 1,500 gallon interceptor, Rated shaft
- ◆ Seeking Restaurant, Retail, and Fitness/Amenity Uses
- ◆ High ceiling height at 17' to underside of slab
- ◆ Median Resident Age and Household Income of 28 and \$115,000 per year, respectively
- ◆ Available Now
- ◆ Contact Broker for Pricing



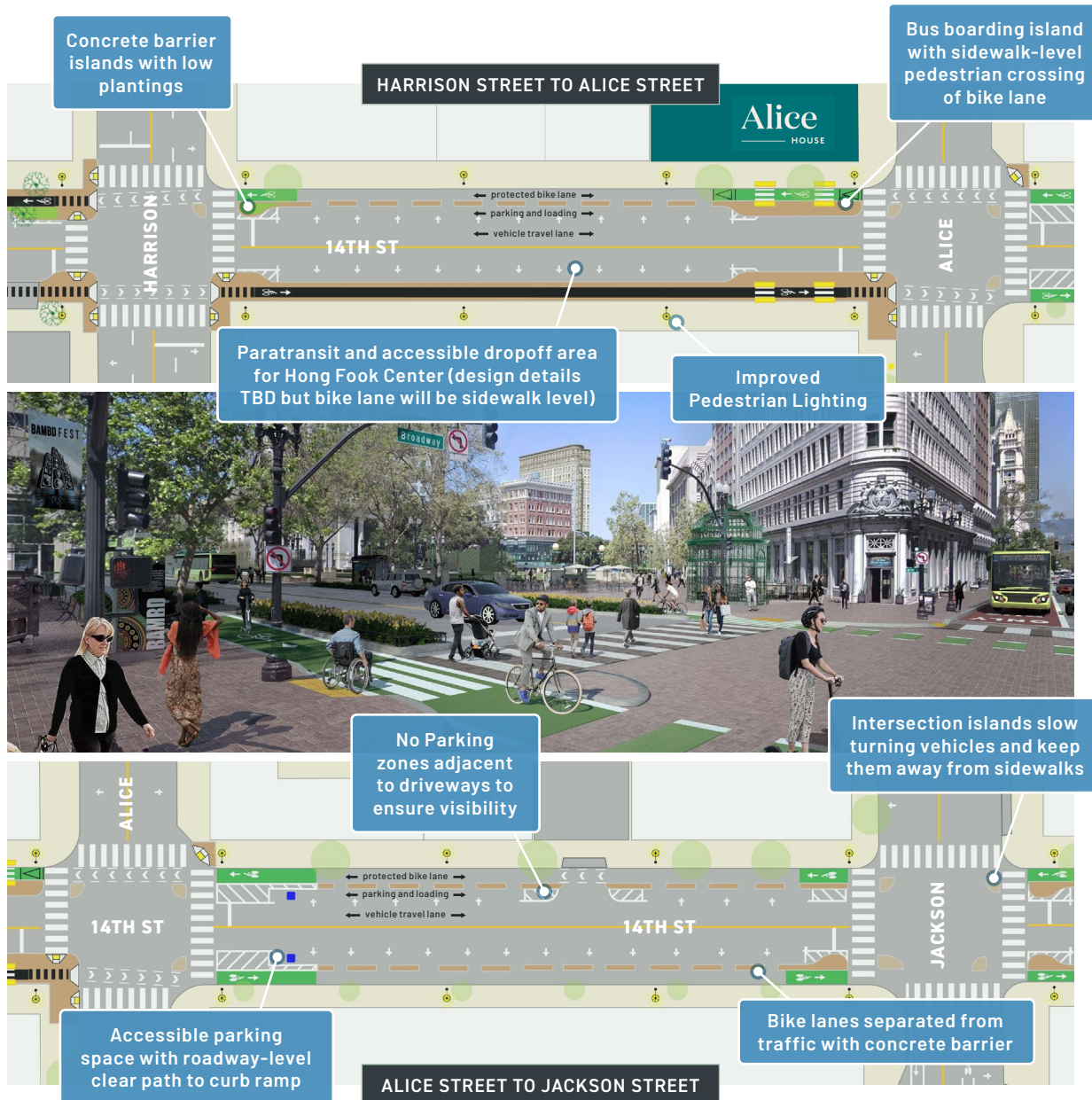
TRADE AREA AERIAL



SITE PLAN



14TH ST IMPROVEMENT PROJECT



PROPOSED IMPROVEMENTS

- ◆ Protected bike lanes (roadway level)
- ◆ Sidewalk-level bike lanes and wider sidewalks on core commercial blocks
- ◆ Pedestrian, sidewalk, and bus stop lighting
- ◆ Slower, calmer 2-lane roadway
- ◆ Shorter pedestrian crossings
- ◆ Expanded sidewalk space
- ◆ Upgraded bus boarding areas
- ◆ Improved wheelchair access
- ◆ New landscaping and "rain gardens"
- ◆ Additional street parking on parallel streets

RESIDENTIAL DEVELOPMENTS

NEIGHBORHOOD DEVELOPMENTS

EXISTING Units

1	W11	333
2	Lydian	261
3	Atlas	633
4	Zo	206
5	Modera Lake Merritt	173
6	19th & Harrison	224
7	Ora	74
8	17th & Broadway	254
9	Eleven Fifty Clay	288

UNDER CONSTRUCTION Units

1	1900 Broadway	452
2	2359 Harrison	328
3	233 Broadway	130
4	412 Madison	157

PLANNED Units

1	1750 Broadway	307
2	1736 Franklin	108
3	1523 Harrison	269
4	1510 Webster	222
5	1433 Webster	168
6	1445 Harrison	125
7	1261 Harrison	207

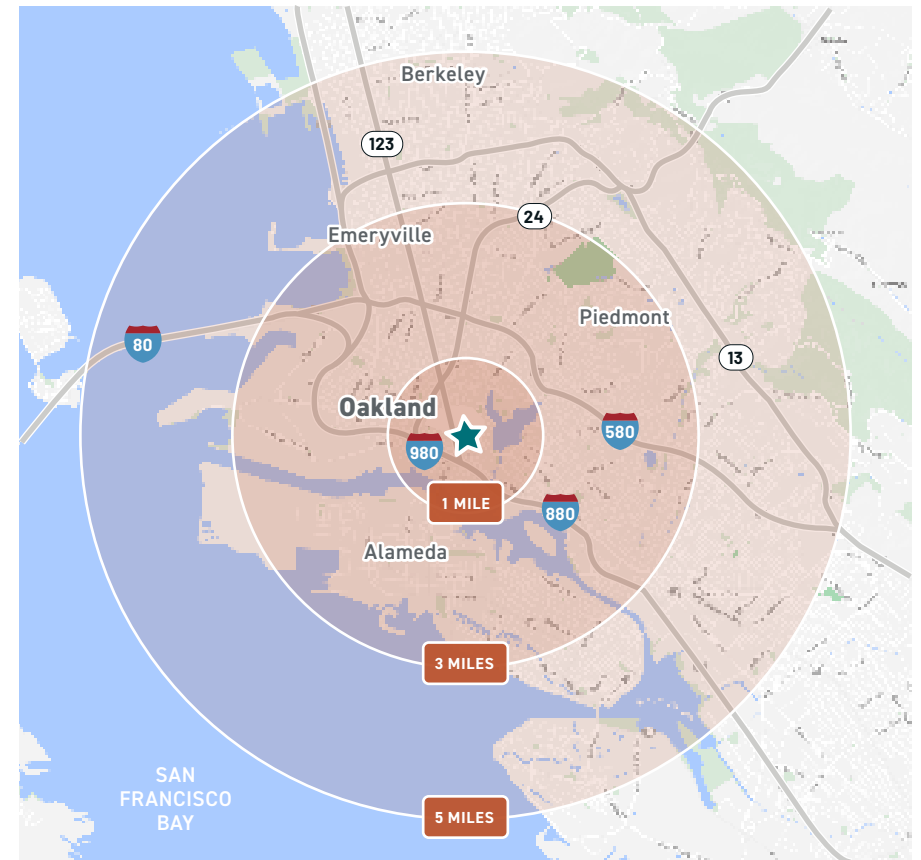
NEIGHBORHOOD CALLOUTS



DISTANCE DEMOGRAPHICS



DEMOGRAPHICS (2021)	1 Mile	3 Miles	5 Miles
2021 Total Population	45,014	217,690	238,016
2026 Projected Population (Estimated)	51,151	230,192	243,710
Median Age	41.5	38.6	36.0
Total Households	23,924	91,257	92,098
Total Owner Occupied Housing Units	3,704	31,951	43,722
Total Renter Occupied Housing Units	20,220	59,307	48,377
Average Household Income	\$99,669	\$127,335	\$142,774
Median Household Income	\$60,669	\$85,683	\$95,583
Per Capita Income	\$53,037	\$53,389	\$55,574
Average Household Size	1.79	2.34	2.45

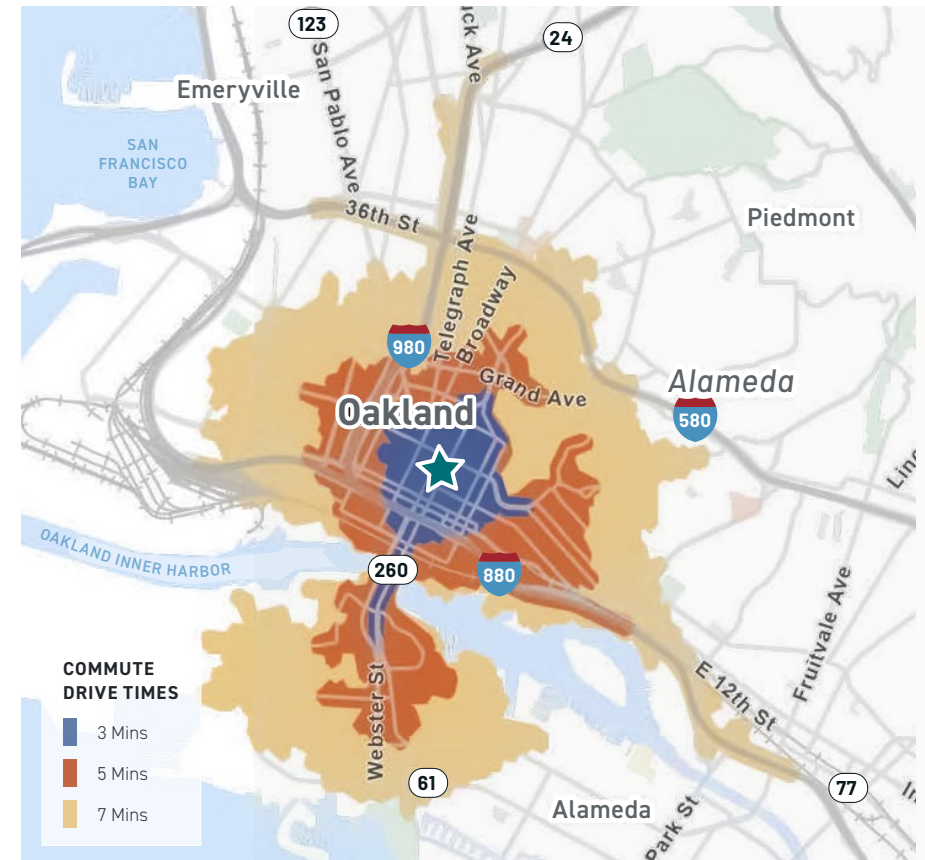


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DRIVE TIME DEMOGRAPHICS



DEMOGRAPHICS (2021)	3 Mins	5 Mins	7 Mins
2021 Total Population	14,877	29,690	71,793
2026 Projected Population (Estimated)	18,632	32,577	77,220
Median Age	45.8	40.0	37.6
Total Households	8,315	15,259	31,107
Total Owner Occupied Housing Units	1,347	2,663	7,303
Total Renter Occupied Housing Units	6,967	12,596	23,804
Average Household Income	\$94,037	\$106,808	\$102,217
Median Household Income	\$54,019	\$68,895	\$72,431
Per Capita Income	\$52,624	\$54,728	\$44,961
Average Household Size	1.71	1.87	2.25



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