

REACH FOR WISKY FOY SKYLINE AT TEMESCAL

 the econic
company®

 Boston
Properties

RETAIL/RESTAURANT SPACE IN OAKLAND
LUXURY HIGH-RISE DEVELOPMENT



TEMESCAL

TOGETHER WE RISE



The hype is real. Oakland's Temescal district is transforming into the East Bay's center of energy, culture and creativity, and it's no surprise why - young professionals and families are recognizing the neighborhood's incredible access to some of the Bay's most desirable amenities and activities.

The Skyline was designed to foster and support this thriving community with major improvements to the neighborhood's lighting, pedestrian trails and the construction of a new recreation center. We welcome anyone who wants to become a vital part of this growing community.

Together we thrive.

PROPERTY HIGHLIGHTS

- 24-story, 402-unit luxury apartment building with up to 13K SF (divisible) of ground floor retail directly adjacent to the MacArthur BART station.
- Approximately 18,000 total people passing by to take BART throughout the day.

TEMESCAL





MEET YOUR

PATRONS

WITHIN 1/2 MILE OF THE SKYLYNE



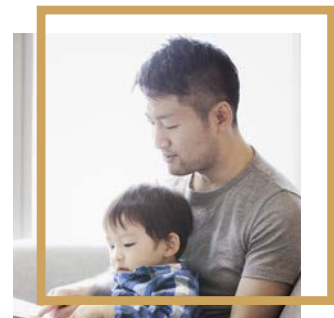
Trendsetters - 52.6%

Highly educated single professionals who choose to spend their disposable income on upscale city living. Spontaneous travelers who live for the experiences.



Metro Renters - 17.8%

Highly educated young individuals who are either starting their careers or still in school. They are one of the fastest growing segments as urban life continues to grow in popularity.



Urban Professionals - 8.9%

Highly educated individuals who are established in their careers. This segment is a blend of married couples, parents with young children, and singles, who either commute or telecommute for work.

SUMMARY OF

HOUSING DEMOGRAPHICS



21,660 Housing Units
within 1 Mile



880 New Apartment Units
within 2 Blocks
(737 at Market, 143 Affordable)



Median Home Sales Price
Last 6 Months
(94609): \$928,000

EMPLOYERS IN THE REGION



AREA

DEMOGRAPHICS

WITHIN 1 MILE OF THE SKYLYNE

Total Population	51,945
Population Change 2010 to 2023	6,805
Median Age	38.5
% 44 and Under	67%
2023 Median Income	\$97,965
Average Household Income	\$143,335
2023 Median Disposable Income (Source: ESRI)	\$78,987

SOURCE: Esri



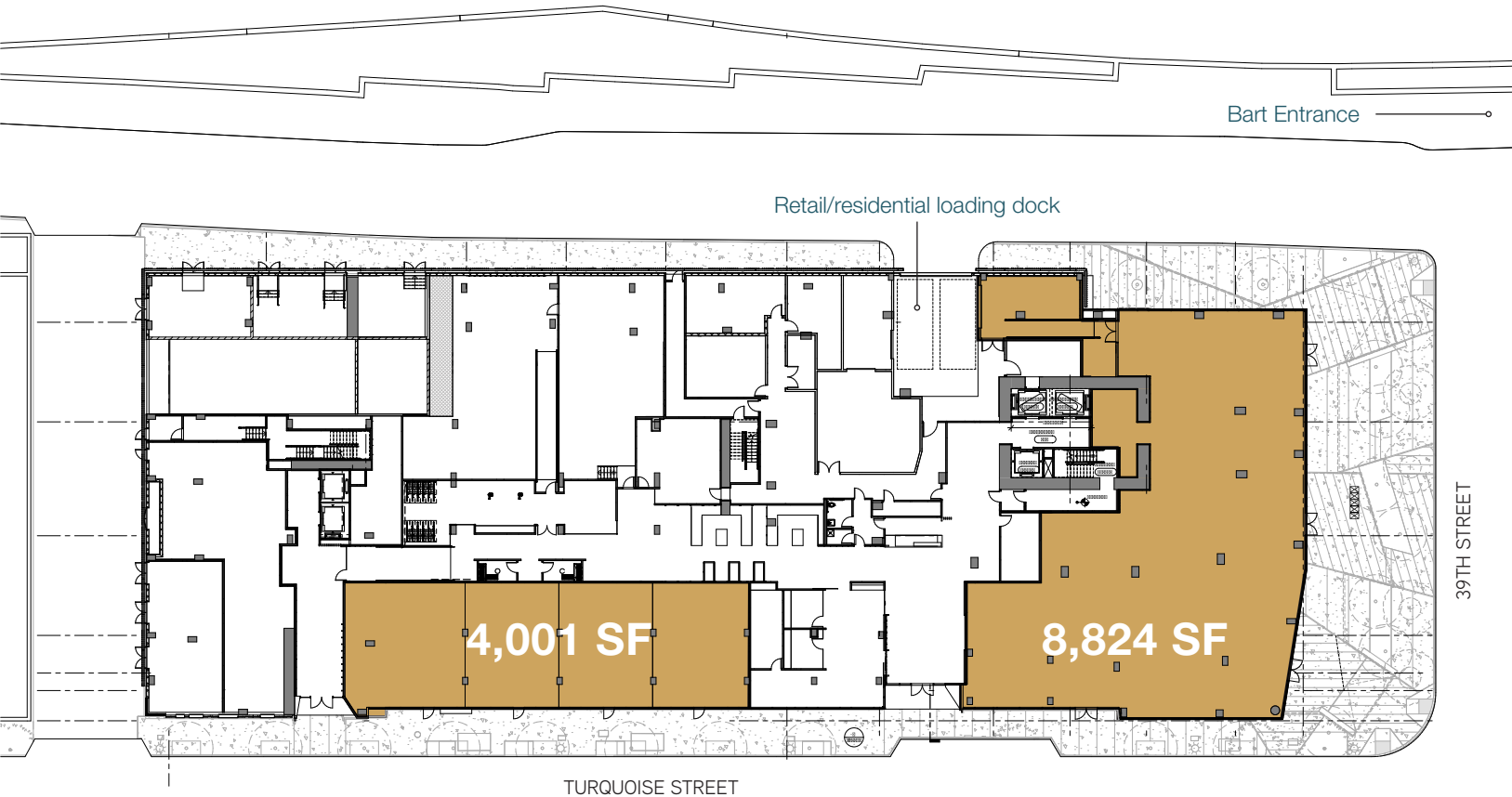
Retail Gap Analysis - WITHIN 1/2 MILE OF THE SKYLYNE

	Demand	Supply	Current # of Businesses
Restaurants/Other Eating Places	\$13,022,474	\$11,872,700	34
Sporting Goods, Hobby, Book & Music Stores	\$3,828,928	\$1,428,285	4
Clothing & Clothing Accessories	\$9,024,729	\$2,700,999	4
Office Supplies, Stationery & Gift Stores	\$1,016,256	\$142,113	1
Bldg Materials, Garden Equip. & Supply Stores	\$5,571,657	\$2,905,896	3
Specialty Food Stores	\$1,434,688	\$0	0
Grocery Stores	\$17,158,356	\$36,587,084	11

SOURCE: Esri



SITE PLAN



AVAILABILITY

Turquoise Street Facing Retail:

- 4,001 SF Total | can be demised into as many as four spaces
- Potential for non-cooking restaurant or retail use
- (4) 1" water line
- (4) 2" vent
- (4) 2" conduits stubbed to space for up to 800 amps at 480v
- HVAC 1 ton per 150 sf
- (4) 2" conduits stubbed to space from MPOE

39th Street Facing Retail:

- 8,824 SF Total
- Potential for restaurant or retail use
- Connected to landlord-installed 1,500 gallon grease interceptor in loading dock
- (2) 4" sanitary sewer lines stubbed to space
- 1.5" medium pressure gas line for up to 2,000CFH capacity stubbed to space
- 3" vent
- (4) 2" conduits stubbed to space for up to 800 amps at 480V
- HVAC 1 ton per 150 sf
- (4) 2" conduits stubbed to space from MPOE
- Great potential for outdoor seating

TEMESCAL ALLEYS
 WHOLE FOODS 365
 WOOD TAVERN
 Kingfish Pub & Café
 Temescal Plaza
 Bakesale Betty
 F&B KITCHEN
 PIZZATOLO
 TRADER JOE'S
 SAFeway
 STANDARD & STRANGE

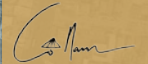


Oakland Int'l High School

Oakland Technical High School



THE SKYLINE AT TEMESCAL



TEMESCAL



Hoover Elementary School

Mosswood Park and Recreation Center

Alta Bates Summit Medical Center



UPTOWN OAKLAND



Cathedral of Christ the Light



LAKE MERRITT

GATHER AROUND

The Skyline is located at a crucial junction for the East Bay - Berkeley, San Francisco, Downtown Oakland and Piedmont are all under 20 minutes away by public transit or car. The MacArthur BART station, just steps from The Skyline, brings in more than 18,000 riders through its gates per weekday and is expected to grow with the ever expanding neighborhood.



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