

THE SHOPS ON BROADWAY | 2,065 SF

CBRE

# 3035 BROADWAY

OAKLAND, CA

AVAILABLE

Walgreens  
Specialty Pharmacy  
3035 Broadway

Walgreens

3013

2ND  
GENERATION CAFE

2ND  
GENERATION CAFE

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AVAILABLE | 2ND GENERATION CAFE

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# PROPERTY HIGHLIGHTS

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- **2,065 SF available** (Last remaining retail space available within Shops on Broadway)
- Rare 2nd generation cafe / coffee-shop location with existing second-generation improvements
- Located within Shops on Broadway, a Sprouts-anchored neighborhood center
- Co-tenancy includes Sprouts Farmers Market, Walgreens, Chase Bank, and Chipotle
- Located within Oakland's Pill Hill district, near Kaiser Permanente and Sutter Health Alta Bates Summit Medical Center
- Surrounded by a mix of residential neighborhoods, healthcare institutions, and office employment centers
- High-visibility location along Broadway
- Easily accessible via Interstate 580, Highway 24, and nearby MacArthur BART Station
- Ample on-site parking

## TRADE AREA HIGHLIGHTS

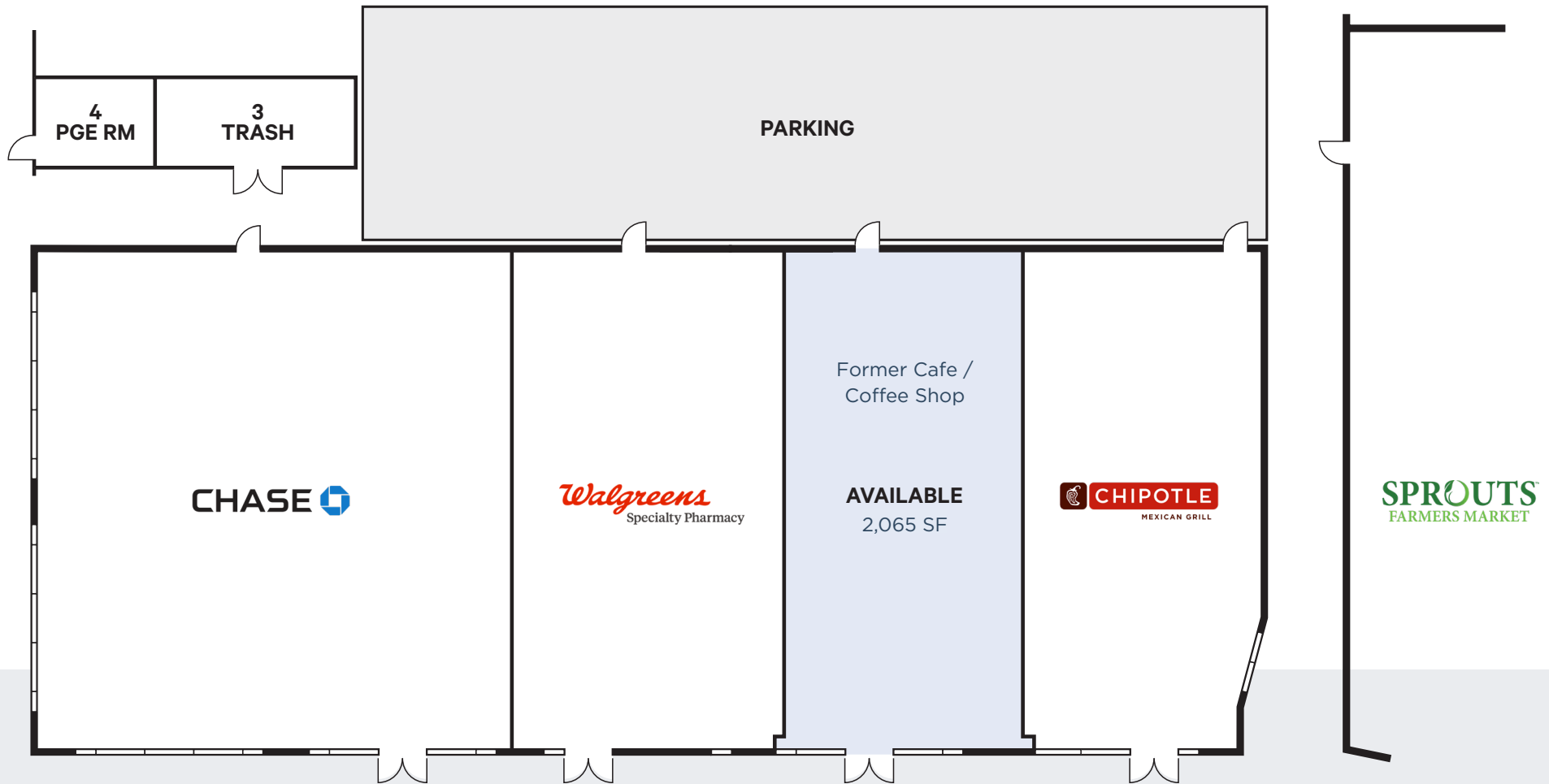
- **Population** - Within 1 Mile: 60,179
- **Daytime Population** - Within 1 Mile: 72,909
- **Employees** - Within 1 Mile: 39,916
- **Households** - Within 1 Mile: 29,738
- **Average Household Income** - Within 1 Mile: \$147,259

## TRAFFIC COUNTS

- Broadway @ 30th St - 13,169 VPD
- I-580 @ Broadway - 201,013 VPD
- I-980 @ 33rd St - 114,506 VPD



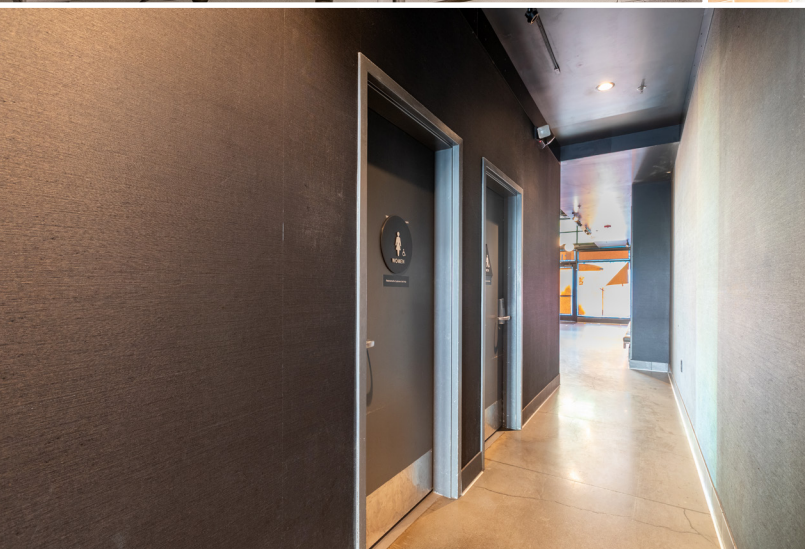
## SITE PLAN / AVAILABILITY



### SPACE HIGHLIGHTS

- 3013 Broadway | ±2,065 SF Available
- Former Starbucks with existing second-generation improvements
- Prime in-line location adjacent to Chipotle and Walgreens Pharmacy
- High-visibility storefront along Broadway
- Ample outdoor patio seating directly in front of the premises
- 150+ on-site parking spaces available
- 24/7 on-site security
- Ample power in place
- Two (2) single-stall restrooms
- Existing hand sink, mop sink, and three-compartment sink

# INTERIOR PHOTOS



# OAKLAND TRADE AREA



AVAILABLE



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