

10 CLAY STREET

JACK LONDON SQUARE | OAKLAND, CALIFORNIA

*FLAGSHIP WATERFRONT
RETAIL & OFFICE
OPPORTUNITY*



CBRE

PROPERTY HIGHLIGHTS

Located just steps from the Oakland Ferry Terminal, with direct access to San Francisco and minutes from Downtown Oakland, **10 Clay Street** offers a premier retail and office opportunity with exceptional visibility. Surrounded by a dynamic mix of residential, office, retail, and dining uses, the property is ideally positioned for high-profile tenants seeking a strong presence in a vibrant waterfront setting.



AVAILABLE RETAIL

- ±12,807 SF Ground-floor retail (divisible)
- Available now
- Retail ceiling height: 15' 7"
- Prominent frontage along the Jack London Square waterfront promenade
- Full-height glass storefront with strong visibility



AVAILABLE OFFICE

- 10,620 SF on 2nd floor
- Available now
- Class A office space
- Six private offices
- 2 conference rooms
- Unobstructed Bay views



DAYTIME POPULATION

- 2-Mile daytime population: 87,134
- 5-Mile daytime population: 196,137



WALKER'S SCORE

92%

- Steps from the Oakland Ferry Terminal with 20-minute service to San Francisco
- Walkable to surrounding dining, retail, and neighborhood amenities
- Located within a well established mixed-use waterfront district

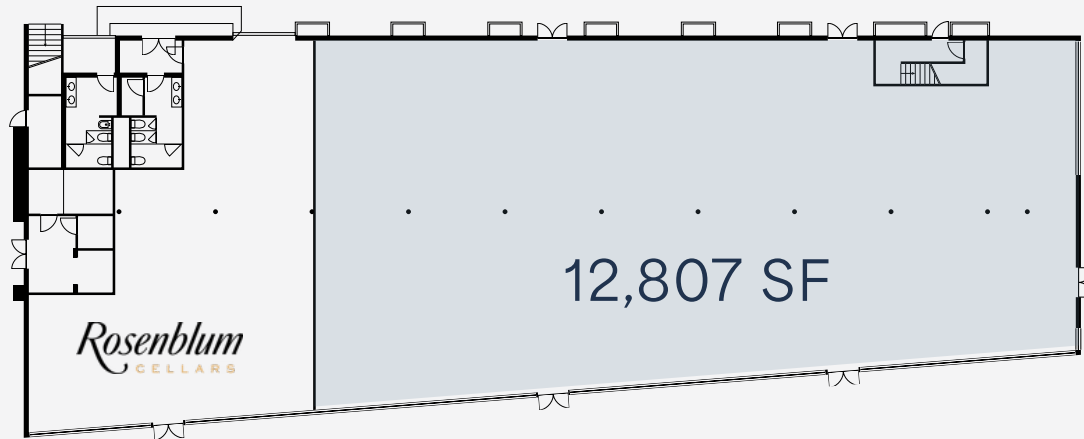


COMMUTE ACCESS

- Drive - 12th Street Bart: 3 Minutes
- Walk - 12th Street Bart: 16 Minutes
- Distance - 12th Street Bart: 0.8 Miles

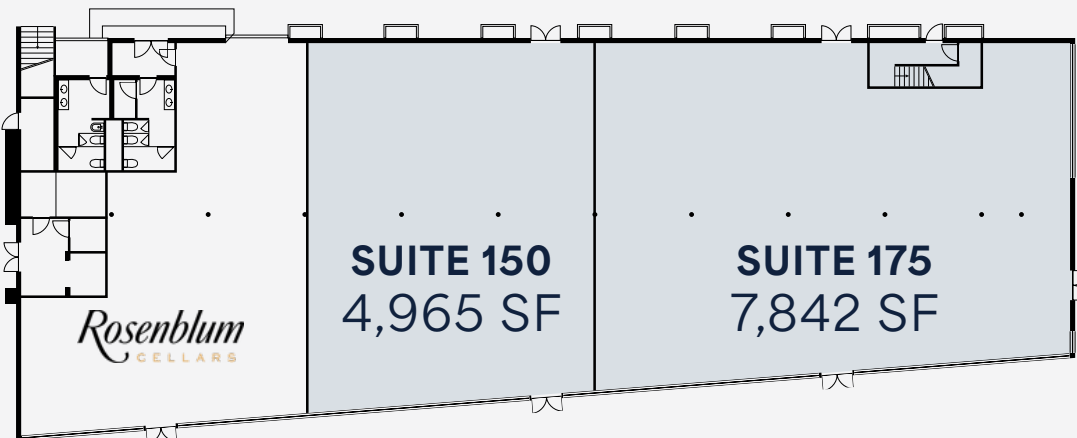
RETAIL AVAILABILITY | GROUND FLOOR

OPTION ONE | Single Tenant Option



- ±12,807 SF Ground-floor retail (divisible)
- Available now
- Ceiling height 15' 7"
- Shell condition

OPTION TWO | Hypothetical Two Tenant Option

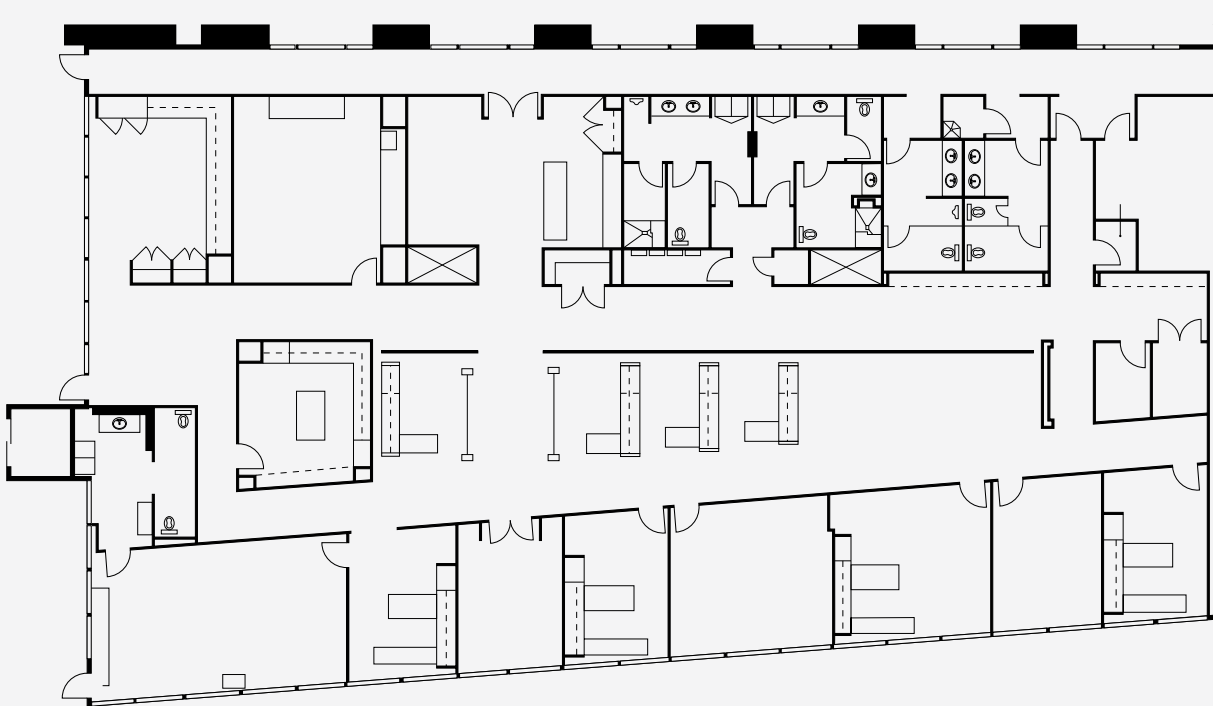


- Prominent frontage along the Jack London Square waterfront promenade
- Walkable to surrounding dining, retail, and neighborhood amenities



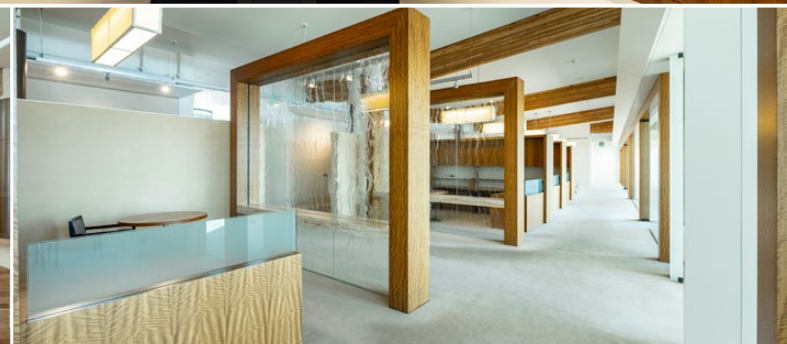
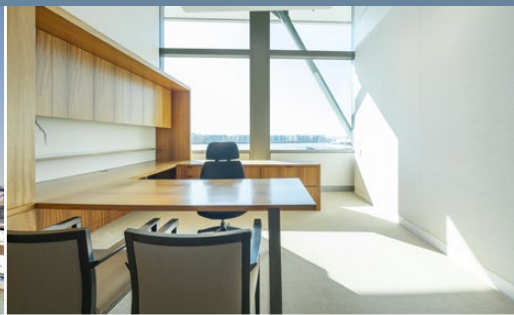
OFFICE AVAILABILITY | SECOND FLOOR

SUITE 200 | 10,620 SF

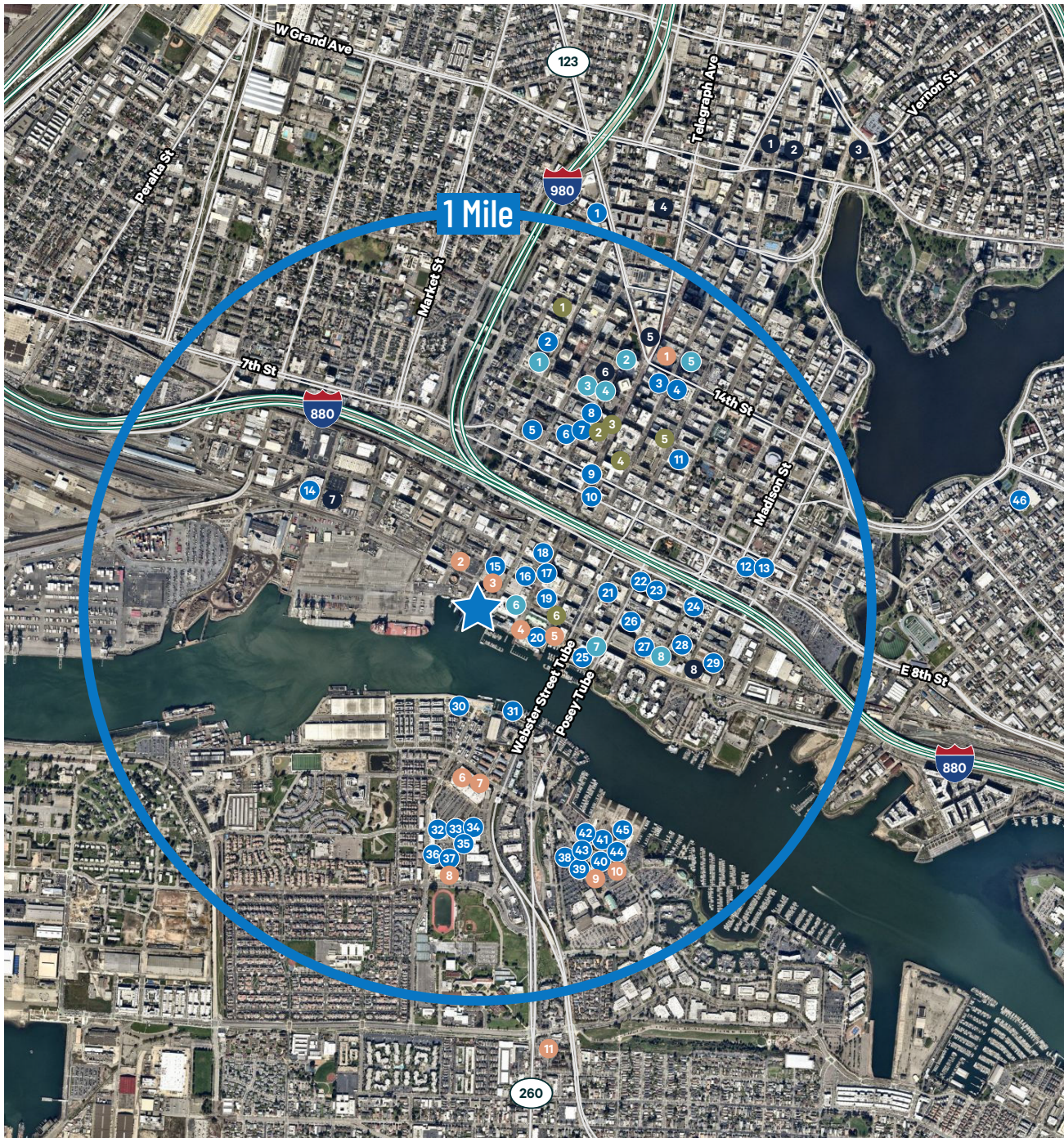


- Family office space on the Oakland Waterfront
- Iconic location in Jack London Square along the Oakland Estuary
- Among the most desirable availabilities in the Oakland market
- 6 Private offices & 2 conference rooms
- Parking in nearby garage
- Class A+ construction quality
- Possible owner/user building
- Next to Jack London Square amenities
- Free B shuttle

INTERIOR / EXTERIOR OFFICE | SUITE 200



LOCATION, CONNECTIVITY & AMENITIES



Restaurants - Cafes - Bars & Breweries

1. Hopscotch
2. Hansen Good Coffee
3. Golden Lotus Vegetarian Restaurant
4. Alta Vina
5. The Salty Pearl
6. The Cook and Her Farmer
7. Swan's Marketplace
8. Ben & Jerry's
9. La Furla Chalaca
10. Nation's Giant Hamburgers & Great Pies
11. Shan Dong Restaurant
12. Battambang Cambodian Restaurant
13. Hesh's Pizza & Taproom
14. Dragon Gate Bar & Grille
15. Yoshi's Oakland
16. NoKA Ramen & Bar
17. Oakland Grill
18. Elbo Room Jack London
19. Everett & Jones Barbeque
20. Scott's Seafood & Grill
21. Blue Bottle Coffee
22. Original Pattern Brewery
23. Peerless Coffee & Tea
24. Chop Bar
25. Dave & Busters
26. Oakland United Beerworks
27. Kuidaore Handroll Bar
28. Merchant's Saloon
29. Bicycle Coffee
30. In-N-Out Burger
31. Pasta Pelican Restaurant
32. Ono Hawaiian BBQ
33. Panda Express
34. Starbucks
35. Firehouse Subs
36. Chipotle Mexican Grill
37. The Habit Burger Grill
38. Yo Sushi
39. Shanghai Restaurant
40. 360 Degree Burrito
41. Honolulu BBQ
42. Subway
43. Magic Wok
44. Mint Leaf Vietnamese Restaurant
45. Straw Hat Pizza
46. Pho Hoa Noodle Soup

Hotels

1. Residence Inn
2. Washington Inn
3. Oakland Marriott
4. Courtyard by Marriott
5. Hampton Inn
6. Jack London Inn

Parking Garages

1. 11th & Jefferson Garage
2. Washington Street Garage
3. Clay Street Garage
4. Oakland City Center Garage
5. City Center West Garage
6. Embarcadero West Garage
7. Jack London Square Parking Garage
8. Webster Street Waterfront Garage

Shopping - Retail

1. Oaklandish Downtown
2. World Market
3. BevMo
4. Oakland Supply Co.
5. Jack London Square Farmers Market
6. CVS
7. Target
8. Safeway
9. Lucky Supermarket
10. UPS Store
11. Walgreens

Fitness Gyms

1. Oakland YMCA
2. Orangetheory Fitness Oakland
3. Pacific Strength CrossFit
4. Great Western Power Company
5. FOUR Elements Fitness
6. The Club at City Center
7. Impact Fitness Oakland
8. Urban Fitness Oakland



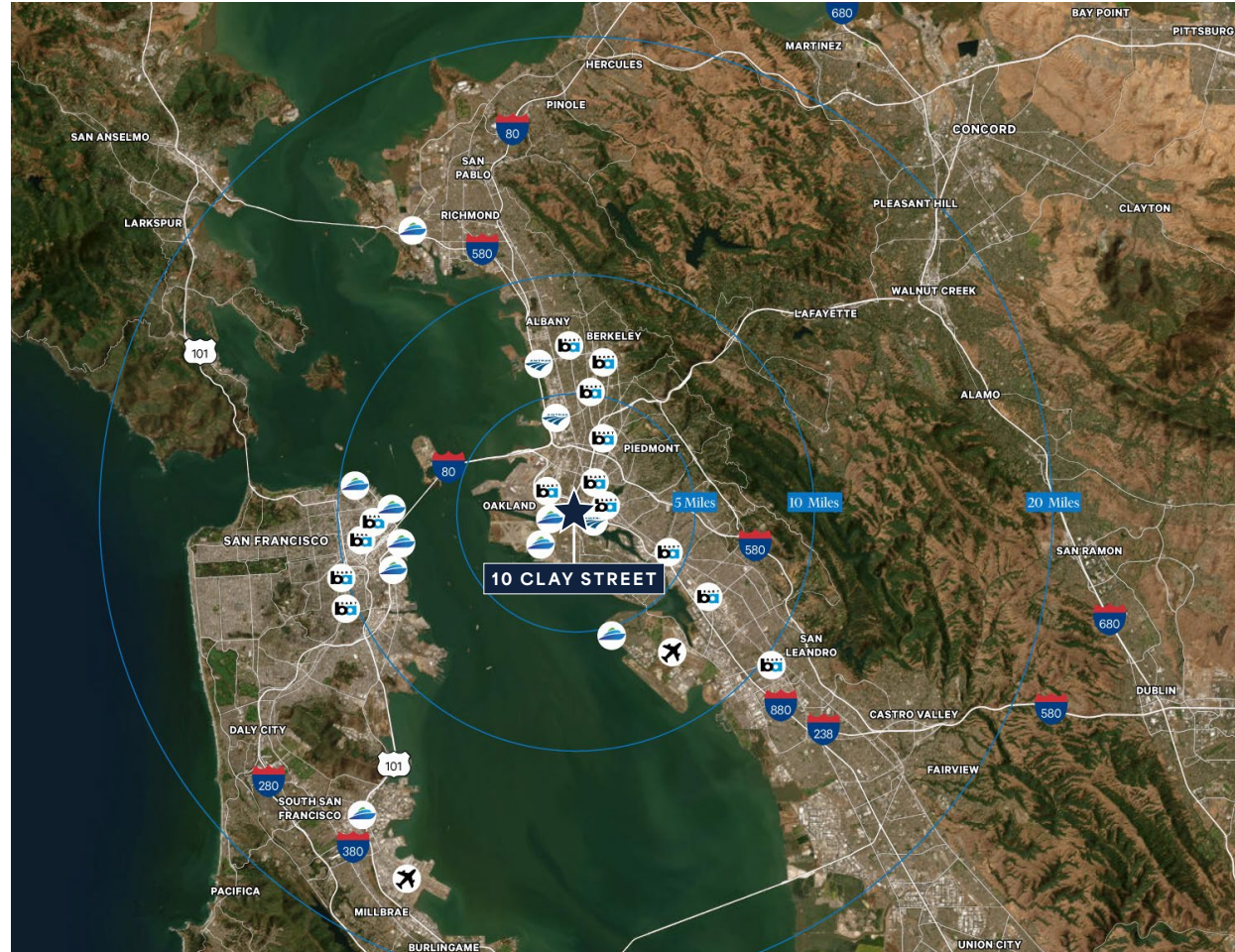
SAN FRANCISCO BAY FERRY		
SAN FRANCISCO TO EAST BAY MON. - FRI.		
DEPART DOWNTOWN SF	ARRIVE OAKLAND	ARRIVE MAIN ST. ALAMEDA
6:25 AM	7:00 AM	6:45 AM
7:05 AM	7:30 AM	-
7:30 AM	7:55 AM	-
8:10 AM	8:35 AM	-
8:35 AM	9:00 AM	-
9:35 AM	10:00 AM	-
10:05 AM	10:30 AM	-
10:25 AM	11:00 AM	10:45 AM
10:45 AM	11:20 AM	11:05 AM
11:20 AM	11:55 AM	11:40 AM
12:25 PM	12:50 PM	-
1:35 PM	2:00 PM	-
2:35 PM	3:00 PM	3:15 PM
3:30 PM	3:55 PM	-
4:30 PM	4:55 PM	-
5:35 PM	6:00 PM	6:15 PM
6:25 PM	6:50 PM	7:05 PM
7:35 PM	8:00 PM	8:15 PM
8:25 PM	8:50 PM	9:05 PM
9:20 PM	9:45 PM	10:00 PM

SAN FRANCISCO BAY FERRY		
EAST BAY TO SAN FRANCISCO MON. - FRI.		
DEPART MAIN ST. ALAMEDA	DEPART OAKLAND	ARRIVE DOWNTOWN SF
-	5:55 AM	6:20 AM
-	6:30 AM	6:55 AM
-	7:35 AM	8:00 AM
-	8:00 AM	8:25 AM
-	8:40 AM	9:05 AM
-	9:10 AM	9:35 AM
-	10:05 AM	10:30 AM
-	10:35 AM	11:00 AM
10:50 AM	11:05 AM	11:30 AM
11:10 AM	11:30 AM	11:55 AM
11:45 AM	12:05 PM	12:30 PM
-	1:00 PM	1:25 PM
-	2:05 PM	2:30 PM
3:20 PM	3:05 PM	3:40 PM
-	4:00 PM	4:25 PM
-	5:00 PM	5:25 PM
6:35 PM	6:20 PM	6:55 PM
7:10 PM	6:55 PM	7:30 PM
8:20 PM	8:05 PM	8:40 PM
10:05 PM	9:50 PM	10:25 PM

SAN FRANCISCO BAY FERRY		
SAN FRANCISCO TO EAST BAY SAT. & SUN.		
DEPART DOWNTOWN SF	ARRIVE OAKLAND	ARRIVE MAIN ST ALAMEDA
9:20 AM	9:40 AM	9:55 AM
10:35 AM	10:55 AM	11:10 AM
11:30 AM	11:50 AM	12:05 PM
12:50 PM	1:10 PM	1:25 PM
1:45 PM	2:05 PM	2:20 PM
2:10 PM	2:30 PM	2:45 PM
2:30 PM	2:50 PM	3:05 PM
3:30 PM	3:50 PM	4:05 PM
4:30 PM	4:50 PM	5:05 PM
5:00 PM	5:20 PM	5:35 PM
5:50 PM	6:10 PM	6:25 PM
7:10 PM	7:30 PM	7:45 PM
8:30 PM	8:50 PM	9:05 PM
10:15 PM	10:35 PM	10:50 PM

SAN FRANCISCO BAY FERRY		
EAST BAY TO SAN FRANCISCO SAT. & SUN.		
DEPART MAIN ST. ALAMEDA	DEPART OAKLAND	ARRIVE DOWNTOWN SF
8:30 AM	8:50 AM	9:15 AM
9:45 AM	10:05 AM	10:30 AM
-	10:55 AM	11:20 AM
11:00 AM	11:20 AM	11:45 PM
11:55 AM	12:15 PM	12:40 PM
1:15 PM	1:35 PM	2:00 PM
2:10 PM	2:30 PM	2:55 PM
2:35 PM	2:55 PM	3:20 PM
2:55 PM	3:15 PM	3:40 PM
3:55 PM	4:15 PM	4:40 PM
4:55 PM	5:15 PM	5:40 PM
5:25 PM	5:45 PM	6:10 PM
6:15 PM	6:30 PM	7:00 PM
7:35 PM	7:55 PM	8:20 PM
8:55 PM	9:10 PM	9:35 PM

TRANSPORTATION & CONNECTION



AMTRAK STATIONS				
STATION	STREET ADDRESS	CITY	STATE	ZIP
EMERYVILLE	5885 HORTON ST	EMERYVILLE	CA	94608
OAKLAND JLS	245 2ND ST	OAKLAND	CA	94607
RICHMOND	1700 NEVIN AVE	RICHMOND	CA	94801
BERKELEY	700 UNIVERSITY AVE	BERKELEY	CA	94710
SAN FRANCISCO	401 MISSION ST	SAN FRANCISCO	CA	94105



BART STATIONS				
STATION	STREET ADDRESS	CITY	STATE	ZIP
12TH ST/OAKLAND CITY CENTER	1245 BROADWAY	OAKLAND	CA	94612
19TH ST/OAKLAND	1900 BROADWAY	OAKLAND	CA	94612
FRUITVALE	3401 E 12TH ST	OAKLAND	CA	94601
LAKE MERRITT	800 MADISON ST	OAKLAND	CA	94607
WEST OAKLAND	1451 7TH ST	OAKLAND	CA	94607
COLISEUM	7200 SAN LEANDRO ST	OAKLAND	CA	94621
MCARTHUR	555 40TH ST	OAKLAND	CA	94609
ASHBY	3100 ADELINE ST	BERKELEY	CA	94703
DOWNTOWN BERKELEY	2160 SHATTUCK AVE	BERKELEY	CA	94704

BART STATIONS				
STATION	STREET ADDRESS	CITY	STATE	ZIP
NORTH BERKELEY	1750 SACRAMENTO ST	BERKELEY	CA	94702
EMBARCADERO	298 MARKET ST	SAN FRANCISCO	CA	94111
MONTGOMERY ST	598 MARKET ST	SAN FRANCISCO	CA	94104
POWELL ST	899 MARKET ST	SAN FRANCISCO	CA	94102
CIVIC CENTER	1150 MARKET ST	SAN FRANCISCO	CA	94102
16TH ST MISSION	2000 MISSION ST	SAN FRANCISCO	CA	94110
24TH ST MISSION	2800 MISSION ST	SAN FRANCISCO	CA	94110
BAY FAIR	15242 HESPERIAN BLVD	SAN LEANDRO	CA	94578
SAN LEANDRO	1401 SAN LEANDRO BLVD	SAN LEANDRO	CA	94577



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CBRE



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