



A Rare Dual-Purpose Asset Offering

For Lease or Sale

2901–2919 Broadway
Oakland, CA

Retail Showroom
Multifamily Development Opportunity

Accelerating Success.



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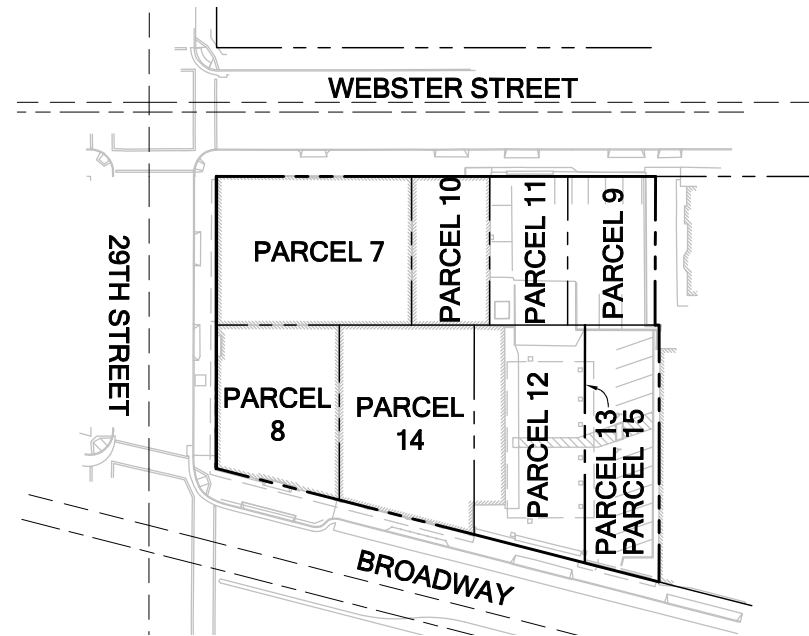
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The Offering

2901-2919 Broadway presents a rare opportunity to lease or acquire a highly visible retail showroom property in Oakland's dynamic 'North Broadway' corridor. The ±19,842 SF building sits on a 0.17 acre, prominent signalized corner with dual frontage along Broadway and Webster Street, offering exceptional exposure, accessibility, and on-site parking. Ideal for automotive, showroom, or flagship retail users, the existing improvements provide a turnkey solution in a dense, transit-oriented urban environment.

In addition to its immediate usability, the property offers compelling long-term upside as a multifamily or mixed-use redevelopment site. With D-BV-3 Muni Code commercial zoning ([link on next page](#)), and a favorable FAR of 2.68, the site is well-positioned to capitalize on Oakland's strong housing demand and urban infill growth trends (subject to approvals). Whether positioned for stable occupancy or future development, 2901-2919 Broadway represents a uniquely flexible investment opportunity.



Property Overview

Flexible Positioning for Investors, Users, And Developers

For Lease

D-BV-3 Muni Code Zoning
and approved uses



Immediate lease-up opportunity for income or owner-user

Ideal for automotive, showroom retail, or flagship commercial user

Turnkey facility with existing infrastructure

High-exposure location in a premier Oakland corridor



For Sale

Entitled Development
D-BV-3 Community Commercial Zoning
220 Approved Units | 7-story Mixed Use



Long-term redevelopment upside in a high-growth market

Rare urban infill redevelopment opportunity

Strong potential for multifamily or mixed-use development
(subject to approvals)

Located in a dense, supply-constrained submarket with housing demand



Development Renderings



Location Snapshot



Prime Oakland Innovation Corridor

Located along the vibrant Broadway corridor, 2901 Broadway sits in the heart of Oakland's evolving life sciences, healthcare, and innovation district, surrounded by a growing ecosystem of forward-thinking companies and institutions.



Proximity to Leading Universities

The property offers close access to world-renowned research institutions including UC Berkeley, with convenient connectivity to UC San Francisco and Stanford University, supporting collaboration, talent recruitment, and innovation.



Central Bay Area Airport Access

Approximately 15–20 minutes to Oakland International Airport (OAK) and 30–40 minutes to San Francisco International Airport (SFO), providing efficient regional, national, and global connectivity.



Access to Major Medical Centers

Situated near top-tier healthcare institutions including Kaiser Permanente Oakland Medical Center and Alta Bates Summit Medical Center, reinforcing its position within a key medical and life sciences cluster.



Exceptional Transportation Connectivity

Immediate access to I-580, Highway 24, and multiple BART stations offers seamless connectivity across Oakland, San Francisco, and the greater Bay Area, making commuting and logistics highly efficient.



Urban Accessibility & Regional Reach

The site benefits from a highly walkable urban environment with strong public transit options, while also providing quick access to Downtown Oakland, Uptown, and San Francisco.



Access to a Major Global Economy

Just minutes from San Francisco—one of the world's leading economic and innovation hubs—offering unparalleled access to capital, talent, and global business networks.



Abundance of Amenities

Surrounded by a dynamic mix of restaurants, cafés, boutique retail, and entertainment venues, creating an attractive environment for employees, tenants, and visitors.

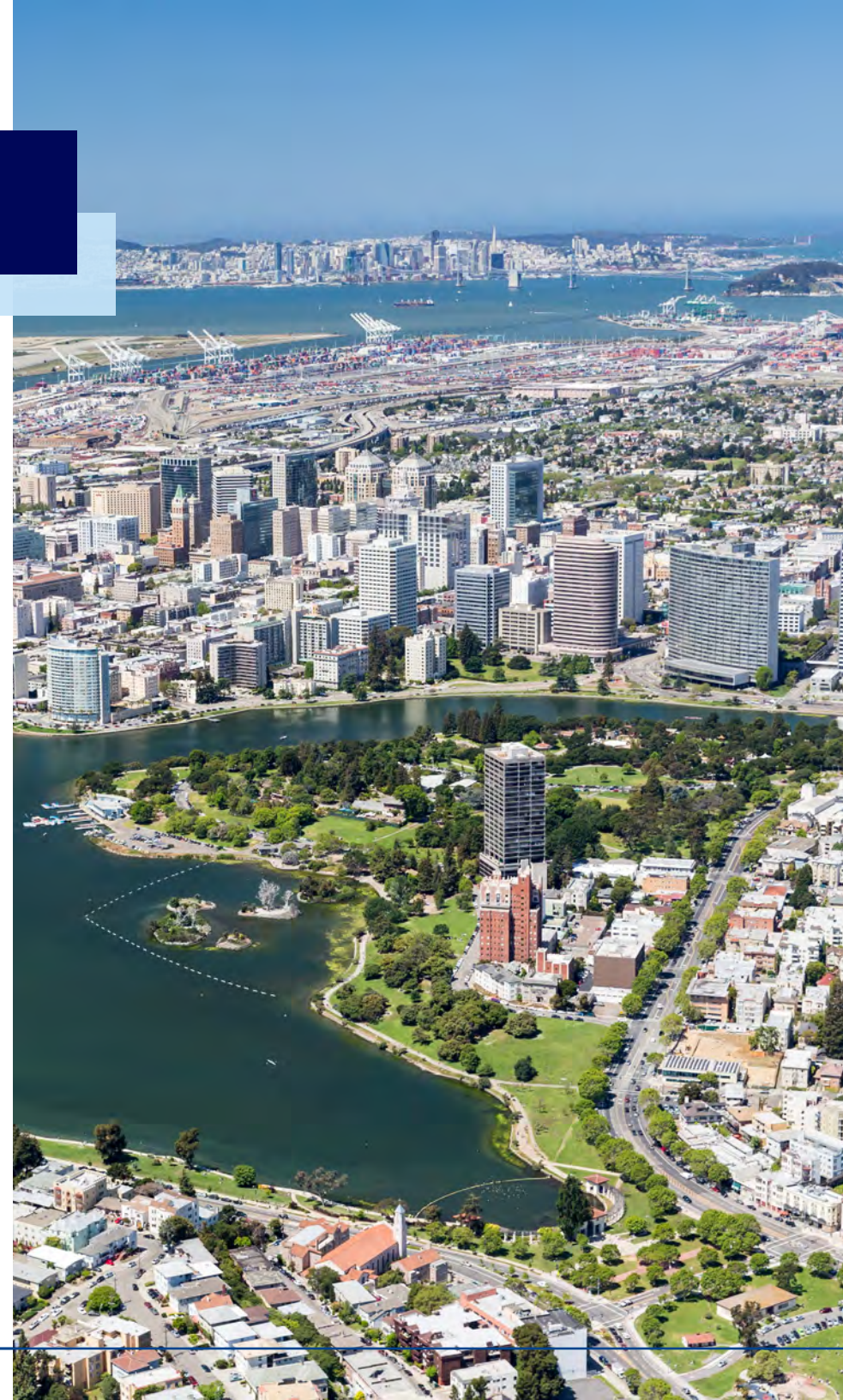
Oakland Market Overview

Oakland Market Overview

Population	±440,000
Median HH Income	±\$101.6K
Median Age	±38
Median Home Price	±\$900K-\$1.3M+
Unemployment	±4.9%
Businesses (5-mile Radius)	±35K-50K
Employment (5-mile Radius)	±450K-650K

Oakland 10 Largest Employers

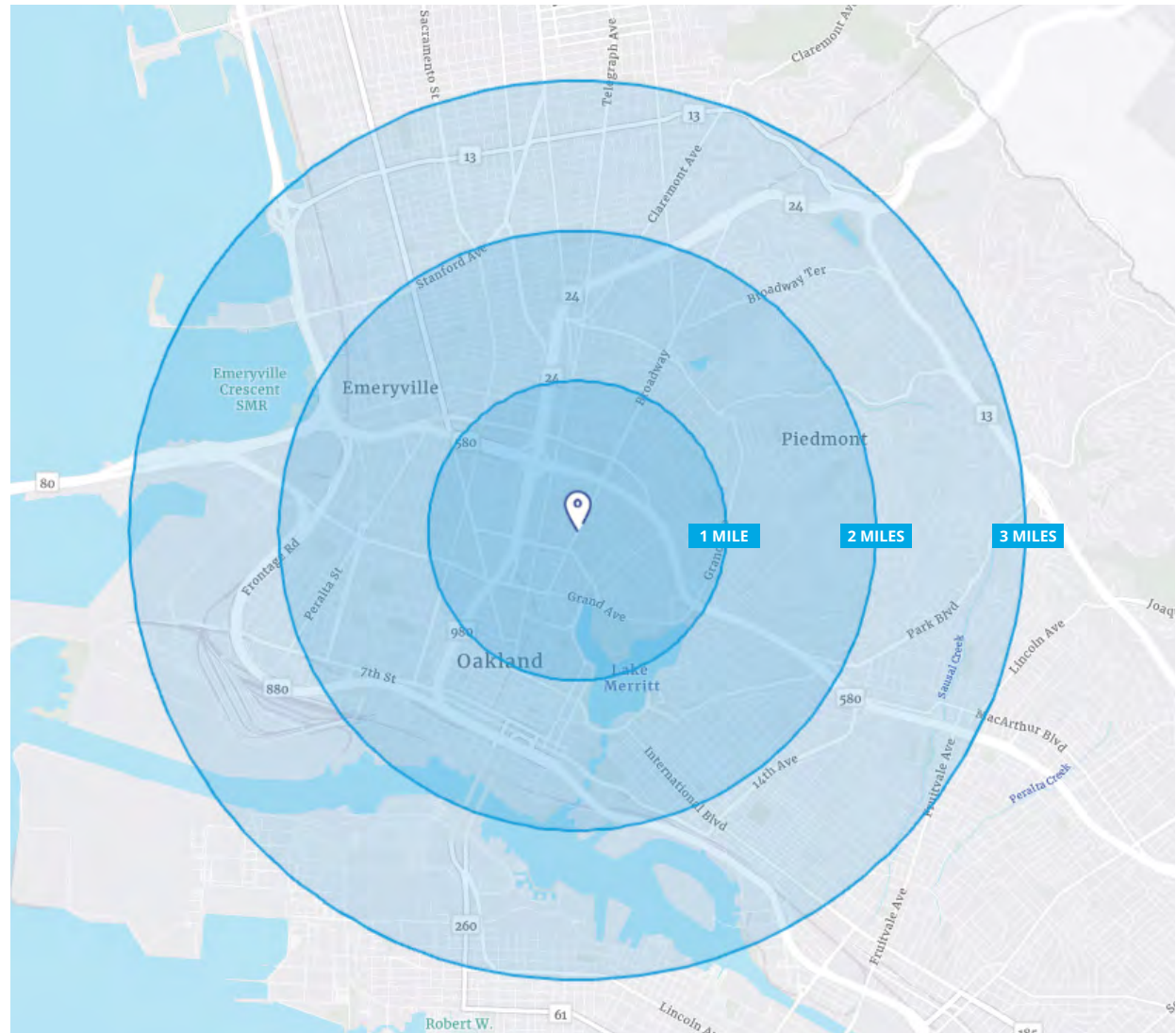
Company	# Employees
Alameda County (Government)	±8,000
Kaiser Permanente	±7,800
Oakland Unified School District (OUSD)	±5,500
PG&E Corporation	±5,200
University of California	±4,600
City of Oakland	±4,000
BART (Bay Area Rapid Transit)	±4,000
State of California	±4,000
U.S. Postal Service	±2,500
Alta Bates Summit Medical Center	±2,500



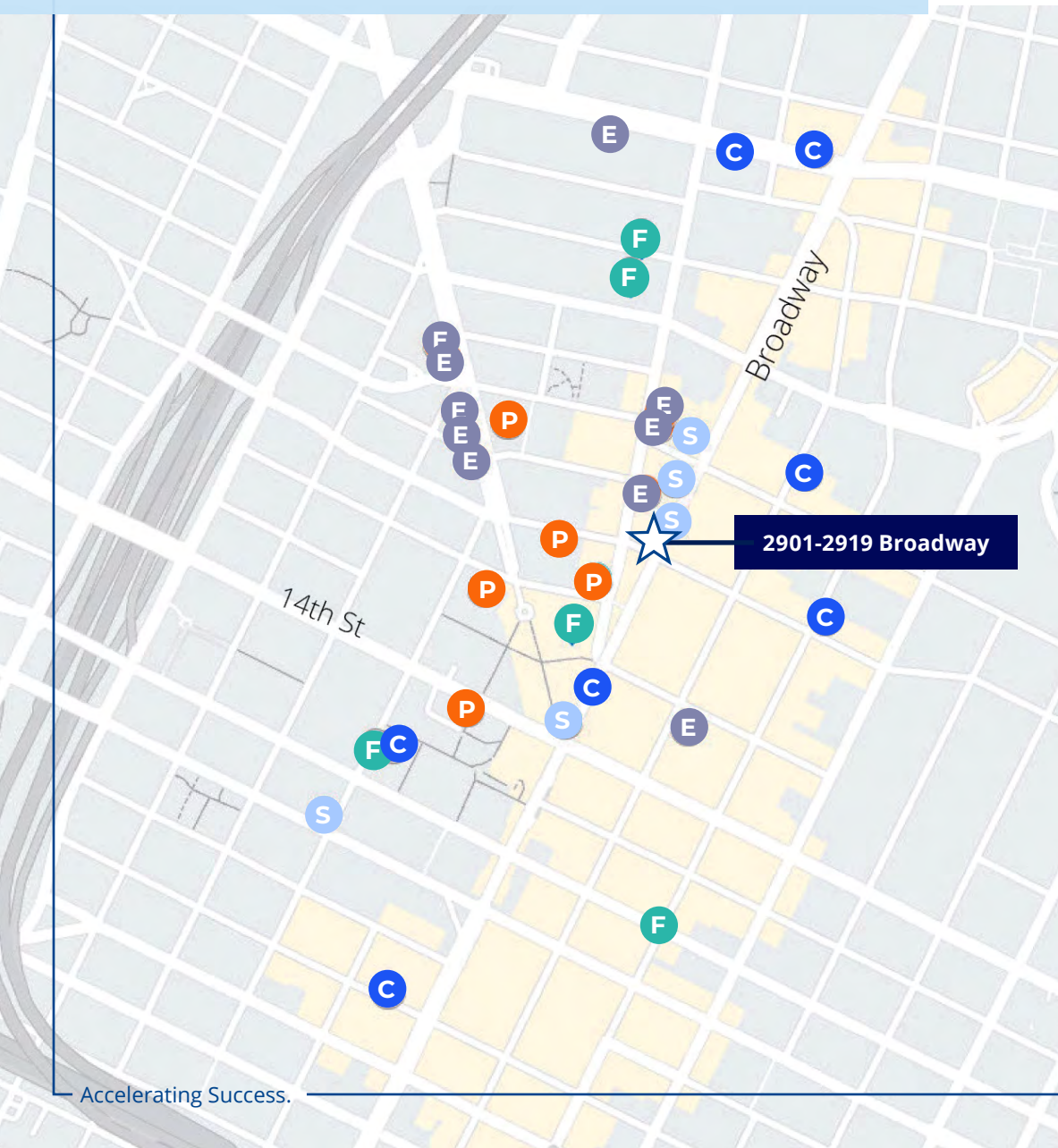
Demographics

Demographic Community Profile

	3 MILES
POPULATION	
2000 Total Population	242,903
2010 Total Population	246,464
2020 Total Population	279,807
2025 Total Population	290,475
HOUSEHOLDS	
2010 Households	109,816
2020 Total Households	120,732
2025 Households	127,003
AVERAGE HOUSEHOLD INCOME	
2025 Households by Income	\$165,431
2030 Households by Income (Projected)	\$181,869
HOUSING UNITS	
2025 Housing Units	139,234
Owner Occupied Housing Units	29.2%
Renter Occupied Housing Units	62.0%
2030 Housing Units (Projected)	143,698
Owner Occupied Housing Units	28.7%
Renter Occupied Housing Units	62.8%
EDUCATION	
Total	226,133
Bachelor's Degree	34.1%
Graduate/Professional Degree	29.2%
MEDIAN HOME VALUE	
2025	\$1,376,090
2030	\$1,529,323



Nearby Amenities



Eateries

- Shinmai
- Plenty
- Belly
- Hopscotch
- Curry Up Now
- Palmetto
- Pintoh Thai
- Itanni Ramen
- Xolo Taqueria

Spirits

- Bar Shiru
- The Miranda
- Penelope
- The Punchdown
- First Edition
- Downtown Wine Merchants

Coffee

- Blue Bottle
- Awaken Café
- Timeless Coffee
- Starbucks
- Coco Café

Parking

- The Rotunda Garage
- Dalziel Garage
- 18th Street Uptown Lot
- Latham Square Garage
- Oakland City Center

Fitness

- The Club at City Center
- Ume Yoga
- Great Western Climbing Gym CrossFit V16



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