

# Modera Jack London Square

378 Embarcadero West, Oakland, CA



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**Restaurant / Retail Space Available  
Now Under Construction. Retail Shell Delivery Q1, 2019  
Premier Apartment Community Featuring 134 Homes**



**Exclusive Listing Agent:**

**John Polyzoides**  
john.polyzoides@srsre.com  
415.908.4939  
CA DRE #01942201



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## Description

The Modera Jack London Square at 378 Embarcadero West is ideally situated in the midst of Jack London Square and located one block from the city's waterfront, home to many of the region's most popular restaurants, bars and entertainment venues – one of the best places to eat, drink and hang out in Oakland and the greater East Bay. Close to Blue Bottle Coffee and adjacent to the historic Oakland Produce Market, Modera Jack London Square's immediate neighborhood is home to a thriving community of world-class urban winemakers, artisan breweries and coffee roasters. Drawing an eclectic mix of locals, tourists and visitors alike, Jack London Square is a magnet for the very best, recently attracting the iconic Elbo Room and Tartine Manufactory from SF's Mission District, and soon to be joined by new restaurants from Belcampo and Chef Daniel Patterson's Alta Group.

## Highlights

- +/-4,110 square feet of restaurant / retail space available (divisible).
- Rent negotiable with Tenant Improvement Allowance Available for Qualified Tenants.
- Now under Construction. Mixed-use apartment community featuring 134 homes. Delivery Q1, 2019.
- High ceilings, outdoor dining potential and 2,000 gallon grease interceptor and exhaust shaft to the roof.
- 1,300 public parking spaces within a one block radius.
- Weekly Farmer's Market on Sundays & daily late night / early morning Produce Market.
- Transport Hub with close proximity to Lake Merritt BART, San Francisco-Oakland Ferry Terminal, Amtrak, AC Transit and Broadway Shuttle. I-880, I-980, CA-24 Freeway and Bay Bridge.
- The greater Downtown Oakland area is set to add over 2 Million square feet of office space and more than 3,500 new residential units by 2020.





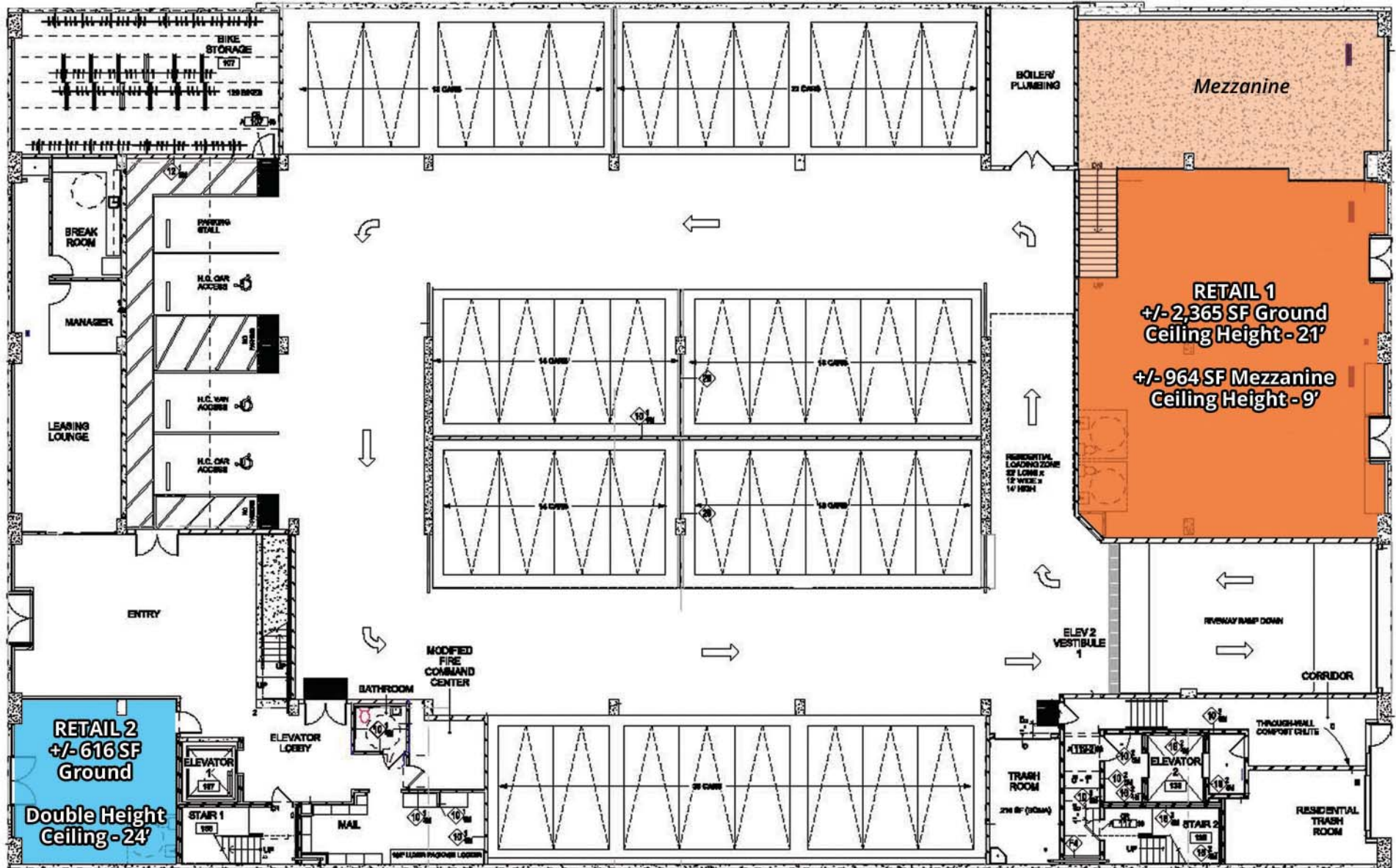
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Franklin Street

Embarcadero West



2nd Street

Webster Street



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NEW HOUSING		PARKING	
1	Embarcadero & Broadway CIM Group 121 Units	1	Washington St Garage 1,000 Spaces
2	40 Harrison St CIM Group 333 Units	2	98 Broadway Under Plank 248 Spaces
3	Mirador 48 Units 38k SF Retail	3	255 2nd St Garage 1,086 Spaces
4	Fourth Street East Carmel Partners 330 Units	4	JLS Waterfront Parking Lot 370 Spaces



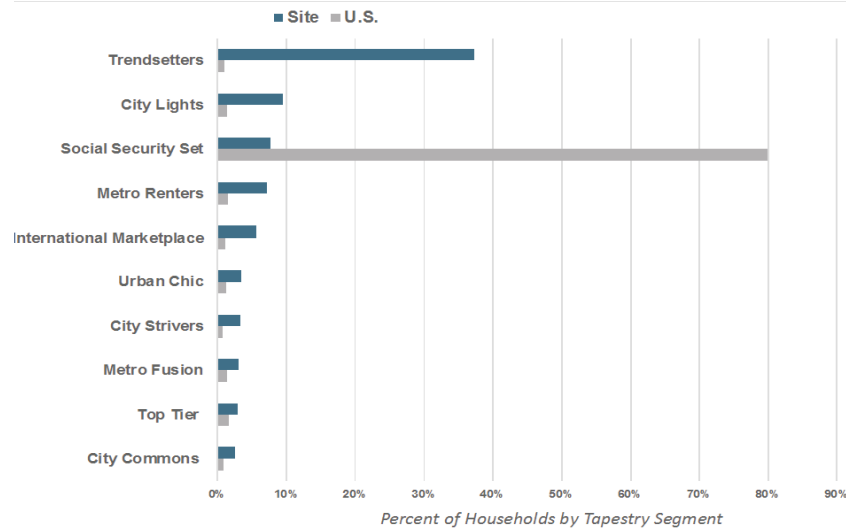
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Demographic Overview:	.5 Mile	1 Mile	3 Mile
Current Est. Population	7,652	50,106	234,249
Current Est. Households	3,620	13,126	102,561
Avg. Household Income	\$84,299	\$70,417	\$83,267
Total Daytime Population	19,570	69,595	268,142

## Top 10 Tapestry Segments of Site (3 mile radius)



### Walker's Paradise

Daily errands do not require a car.



### Excellent Transit

Transit is convenient for most trips.



### Biker's Paradise

Flat as a pancake, excellent bike lanes.

### Trendsetters:

Armed with the motto "you're only young once," Trendsetters residents live life to its full potential. These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment. Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out, or exploring new hobbies.

Sources: U.S. Census Bureau, Census 2010 Summary File 1. ESRI Forecasts for 2017 and 2022. Walkscore.com





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