

# Modera Jack London Square

*378 Embarcadero West,  
Oakland, CA*

retail*west*

## High Character Restaurant & Jewel Box Retail

*at the base of 134  
luxury apartments*



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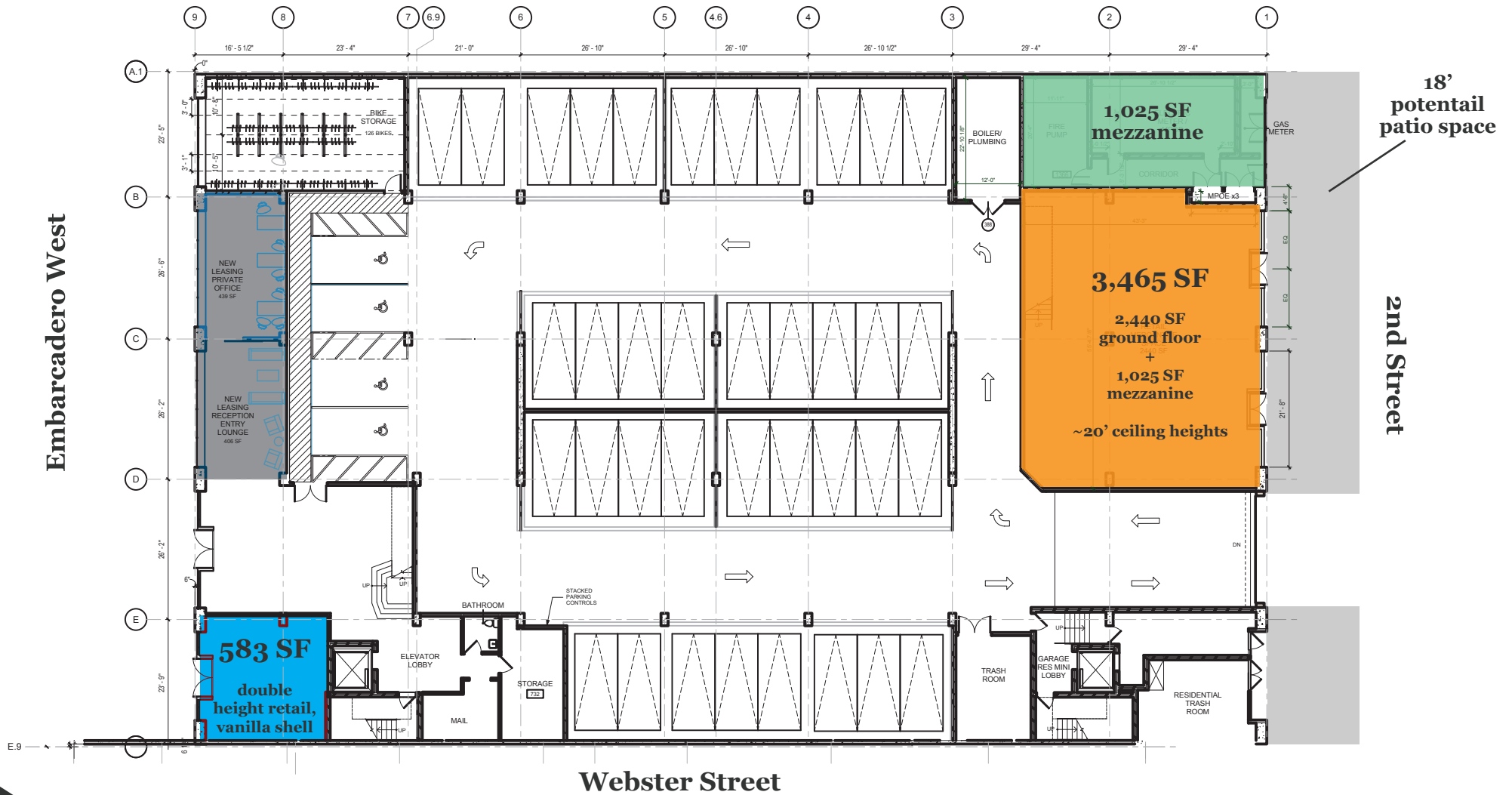
## Project Highlights

- > **Unique retail opportunity - 583 SF** with double ceiling heights
- > **Seeking dynamic restaurant** for high-profile space.  
**2,440 SF ground-level + 1,025 SF built-in mezzanine**  
20' ceiling heights, large front patio opportunity, restaurant utilities including 2,000 gallon grease interceptor and Type 1 grease hood exhaust ducting to roof.
- > Aggressive deal structure with robust TI package and affordable rents.
- > 1,300 public parking spaces within a one block radius.
- > Transport Hub with close proximity to Lake Merritt BART, San Francisco–Oakland Ferry Terminal, Amtrak, AC Transit, Broadway Shuttle, multiple freeways and the Bay Bridge.

**Modera Jack London Square's** location (hello, 96 Walk Score) couldn't be more convenient. It sits right on the bay and is **only a few blocks away from Oakland's downtown area, Lake Merritt BART, Amtrak, HWY 880, and Wine Trail route.**



Embarcadero West



18' potential patio space

2nd Street

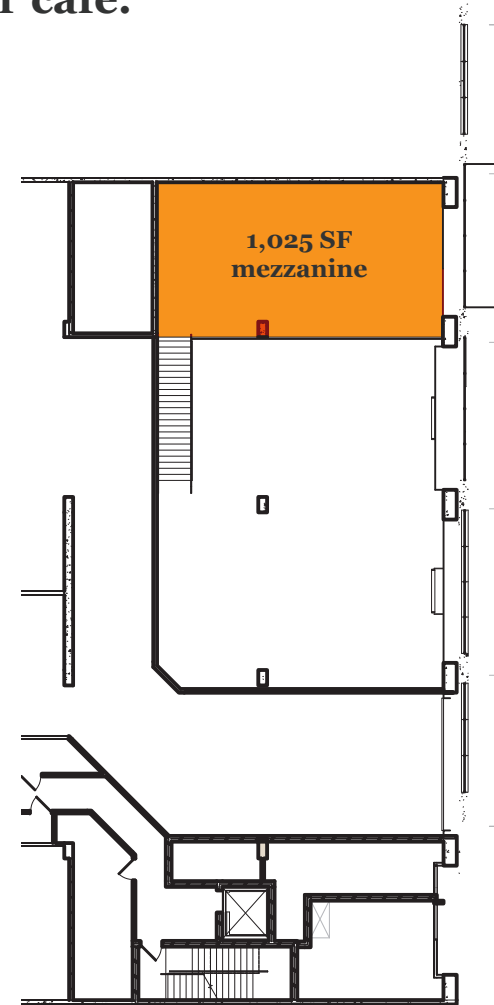
Webster Street

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Ideal space for a  
**restaurant, brewery, distillery,  
 bakery, or cafe.**



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Souley Vegan



Chop Bar



Slainte Pub & Grill



E Sports Arena



Beer Revolution



Quickly becoming an **east bay hub for local brewing, distilling, and curating**, **Jack London** is home to impressive artisanal purveyors such as **Blue Bottle, United Brewing, Independent Brewing Company, Chop House** and more!

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RICHMOND

EL CERRITO

BERKELEY

EMERYVILLE

TEMESCAL

PIEDMONT

MONTCLAIR

WEST OAKLAND

DOWNTOWN OAKLAND

LAKE MERRITT

LAKESHORE

JACK LONDON

Modera

IVY HILL

ALAMEDA

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2019 Demographics	1 mile	3 mile	5 min drive
Est. Population	26,737	239,180	65,686
Est. Households	13,532	103,161	31,120
Est. Avg. HH Income	\$85,659	\$102,395	\$78,712
Est. Total Business	5,112	17,774	8,432
Est. Daytime Population	+58,627	+156,260	+84,521