

EAT
WORK
SHOP



“Move over San Francisco, Oakland is the new Brooklyn by the Bay - where style, shopping and food are major draws.” – *The New York Times*

Rooftop Restaurant Opportunity

2080 Mountain Boulevard @ Antioch Street, Oakland, CA

PARTNER  X TEAM
INTERNATIONAL

JohnCumbelich
& Associates

"THE CITY OF OAKLAND HAS A THRIVING ART SCENE,
PROUD LOCAL CLOTHING BRANDS, AND CUTTING-EDGE
EATERIES AND DRINKERIES" – *Conde Nast Traveler*



ROOFTOP RESTAURANT OPPORTUNITY

The Montclair Village retail and restaurant development is perfectly positioned to capture the highest income trade area in Alameda County. Designed by renowned local architect Ken Lowney, the stunning contemporary building will feature ground level retail, second level retail/office, and a rooftop restaurant on the third level featuring expansive 360° views.

The concept plan for the restaurant includes multiple patios, allowing patrons to enjoy Oakland's year round mild temperatures. The restaurant design is flexible, giving a creative local restaurateur a canvas to build an iconic and unique restaurant. The developer is food-focused with a willingness to partner with the restaurateur, as this partnership will unlock the potential of both the restaurant and the development as a whole.



\$216,000

AVERAGE HOUSEHOLD INCOME
IN A ONE MILE RADIUS

285,000+

SQ. FT. OF RETAIL SPACE
WITH 98% OCCUPANCY

520,000+

TOTAL POPULATION
IN A FIVE MILE RADIUS

209,155

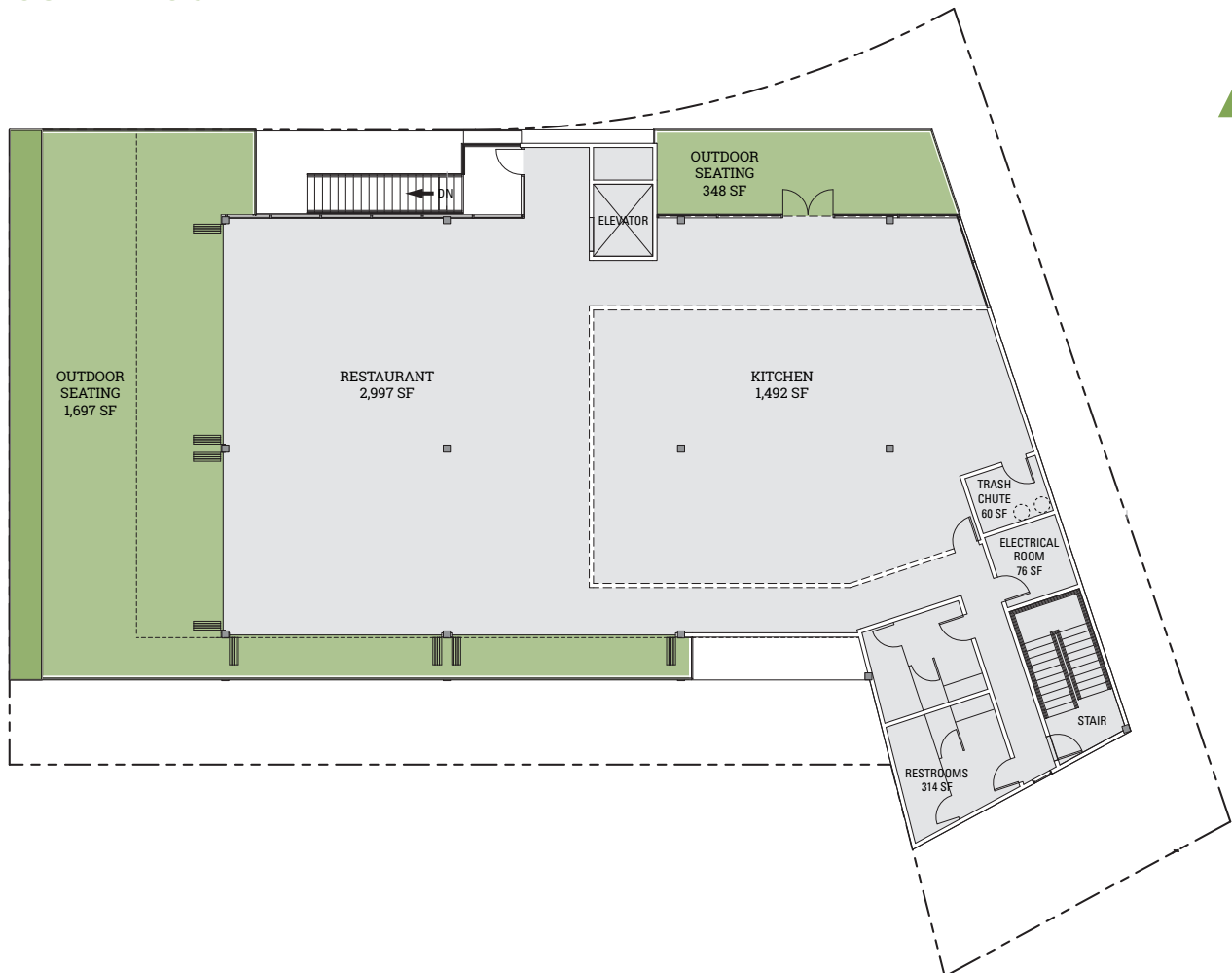
NUMBER OF HOUSEHOLDS
IN A FIVE MILE RADIUS

72,000

AVERAGE DAILY TRAFFIC
ON HWY 13 AT MORAGA AVE EXIT



PROPOSED FLOOR PLAN





For more information
on this exciting leasing
opportunity please contact:

**JohnCumbelich
& Associates**

PARTNER  **X TEAM
INTERNATIONAL**

MARC NINYO
925.935.5400 x111
marc@cumbelich.com

JOHN CUMBELICH
925.935.5400 x101
john@cumbelich.com

www.cumbelich.com