

INFILL DEVELOPMENT

4201 BANCROFT AVE & 1435 HIGH ST
OAKLAND, CA 94601
±67,319 SF ~1.55 ACRES

SAN FRANCISCO

DOWNTOWN OAKLAND



Smart&Final



INTERNATIONAL BLVD

42ND AVE

4201
BANCROFT
AVE

BANCROFT AVE

HIGH ST

1435
HIGH
ST

HIGHLAND SQUARE



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Pictures representative of possible redevelopment options per
City of Oakland CC-1 Zoning 'By Right.'

Imagery courtesy of DIALOG: <https://dialogdesign.ca/>

LOCATION HIGHLIGHTS

THE OFFERING

±53,319 SF ~ 1.22 ACRES (4201 Bancroft Ave., Oakland, CA 94601)

±14,000 SF ~ 0.33 ACRES (1435 High St., Oakland, CA 94601)

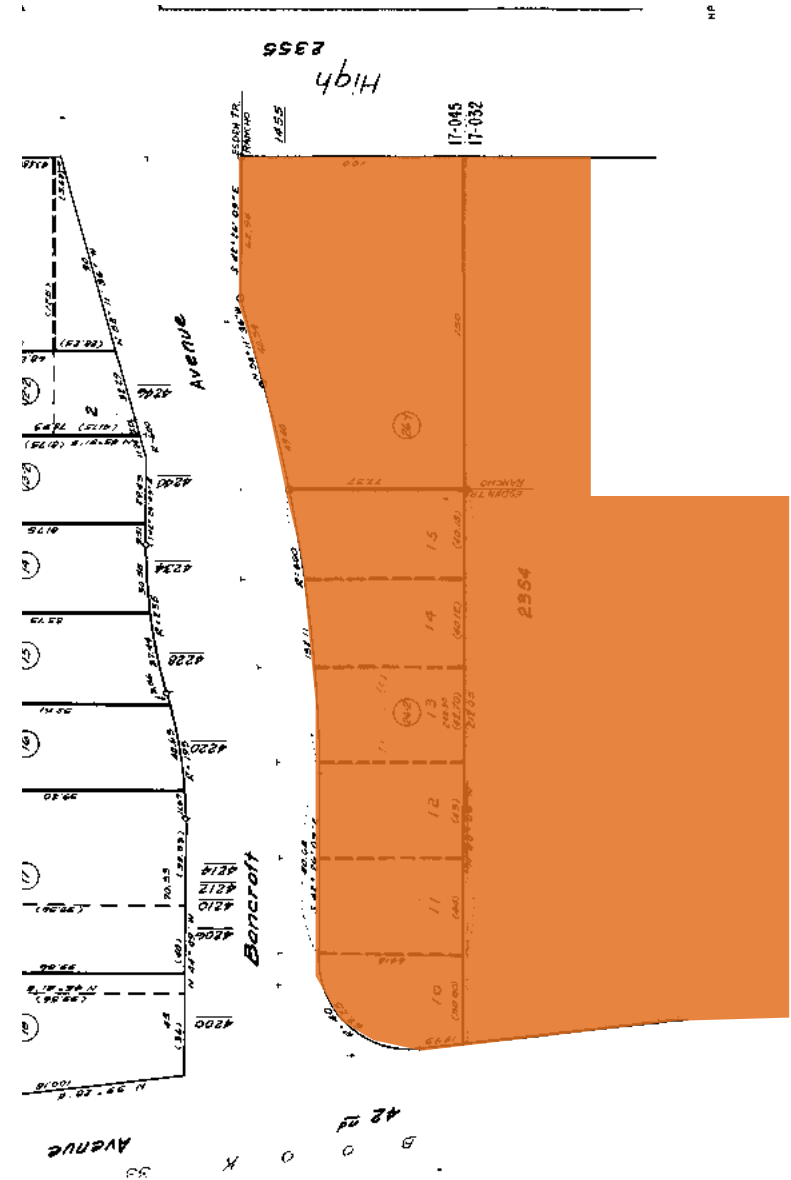
Total ±67,319 SF ~1.55 ACRES (sites can be sold together or separately)

(2) Signalized Corners assemblage of contiguous (2) parcels spanning half a city block and fronting Bancroft Ave, 42nd Ave, and High Street! Lot sits ½ mile to the 880 FWY and ½ mile to the Fruitvale BART with City of Oakland CC-1 Zoning that allow 'By Right', multifamily housing, mixed-use, education, healthcare & wellness and retail/ food & beverage, etc.

PRICE: UNPRICED (Call with Offers)

SITE LOCATION OVERVIEW

- Exceptional demographics with an average household income of over \$118,537 and over 493,227 residents within 5-miles (2022 Census)
- High traffic intersection of 42nd Ave. And International Blvd. (14,110 VPD), just off 880 FWY (210,000 VPD) (2022 Census)
- 880 FWY is a major commuter and commercial thoroughfare in the East Bay that connects from the San Francisco/Oakland Bay Bridge to San Jose/Silicon Valley and services Downtown Oakland, the Port of Oakland, Oakland International Airport and Alameda County.
- The High St./ 42nd Ave. Exit from the 880 FWY access the Subject Site (4201 Bancroft Ave.), the Island City of Alameda and the Foothills of Oakland.
- Clear Channel billboard providing monthly income (faces High St)



LOCATION HIGHLIGHTS

SITE LOCATION OVERVIEW (CONT.)

- Notable tenants in the area include Home Depot, Burger King, Panda Express, Smart & Final Extra!, Valero, O'Reilly Auto Parts, WSS Shoes, Cardenas Grocery Market, and many more...
- Pharmacy - (3) Walgreens within 1.5-mile radius
- Education – Fremont High School (a block away) and Oakland Charter Academy (a block away)
- Grocery – Cardenas Grocery Market (across the street) and Smart & Final Extra! (across the street)
- Medical Services – Excell Health Care Services within 1.5 mile

INFILL OPPORTUNITIES

The Subject Site (4201 Bancroft Ave. & 1435 High St., Oakland, CA 94601) provides the following re-development incentives...

- Qualified Census Tract "QCT" Site: https://www.huduser.gov/portal/sadda/sadda_qct.html
- California Tax Credit Allocation Committee "CTCAC" Site Eligible: <https://www.treasurer.ca.gov/ctcac/index.asp>
- Opportunity Zone "OZ" Site: <https://maps.gis.ca.gov/hsr/map.html>
- City of Oakland CC-1 Zoning: https://library.municode.com/ca/oakland/codes/planning_code?nodeId=TIT17PL_CH17.35CCCOZOZORE_17.35.010TIINDE

How would you look to re-develop the Site?

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LOCAL AERIAL



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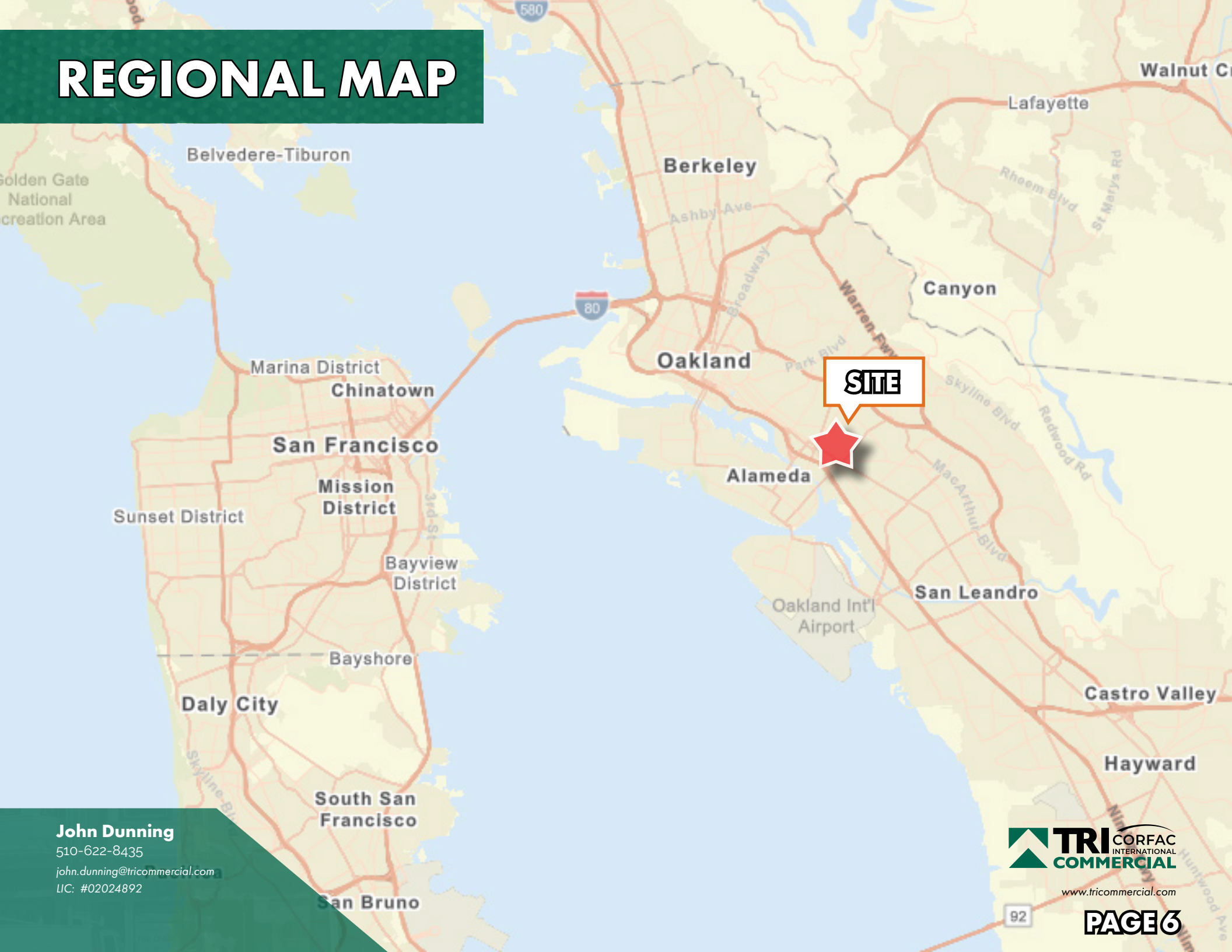
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REGIONAL MAP



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DEMOGRAPHICS

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INTERNATIONAL BLVD



42ND AVE

BANCROFT AVE

HIGH ST

HIGHLAND SQUARE



2022 Census	2 Mile	5 Mile
Population	145,747	493,227
Households	48,676	191,810
Average Household Size	2.9	2.5
Owner Occupied Households	19,665	80,982
Renter Occupied Households	28,684	110,435
Median Age	37.3	39.6
Median Household Income	\$67,352	\$88,966
Average Household Income	\$94,439	\$118,537

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