

FOR SALE

2551  
MACARTHUR  
BLVD

Oakland, CA 94602



Exclusively Listed by

**Steve Banker**

*President*

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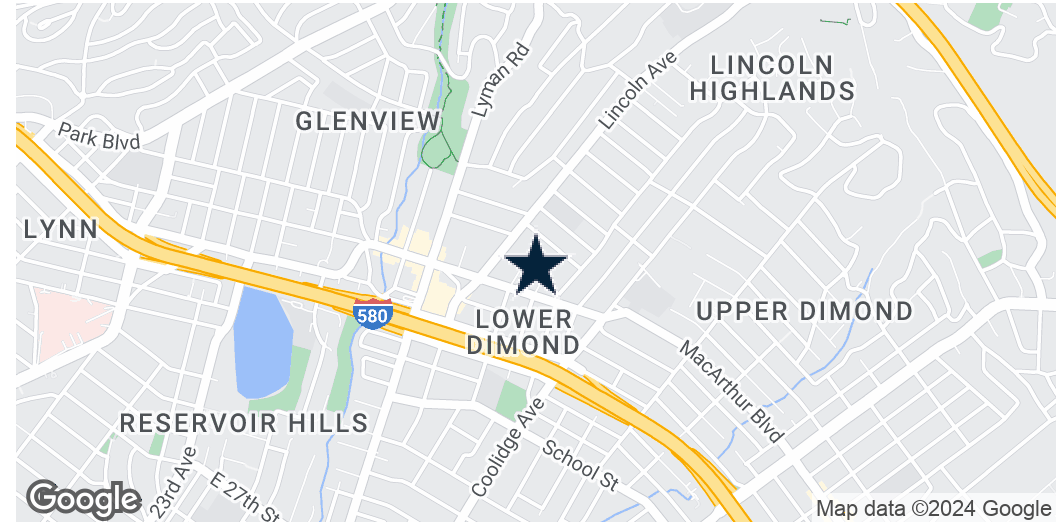
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# 2551 Macarthur Blvd Oakland, CA 94602



## OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	1,254 SF
Available SF:	1254 SF
Lot Size:	7,047 SF
Price / SF:	\$677.83
Zoning:	RU5

## PROPERTY OVERVIEW

Rare owner-user or development asset available for sale in the Dimond District. Currently an active restaurant with a type 2 hood. Owner's will vacate upon close of escrow. Perfect asset for SBA financing. Large 7,047 square foot lot with plenty of parking or potential for outside seating/residential development (Buyer to confirm with the City of Oakland). DO NOT DISTURB CURRENT BUSINESS, TOURS BY APPOINTMENT ONLY.

## PROPERTY HIGHLIGHTS

- Current Restaurant space with type 2 hood
- High Traffic Dimond District Location
- Large Lot
- Monument signage



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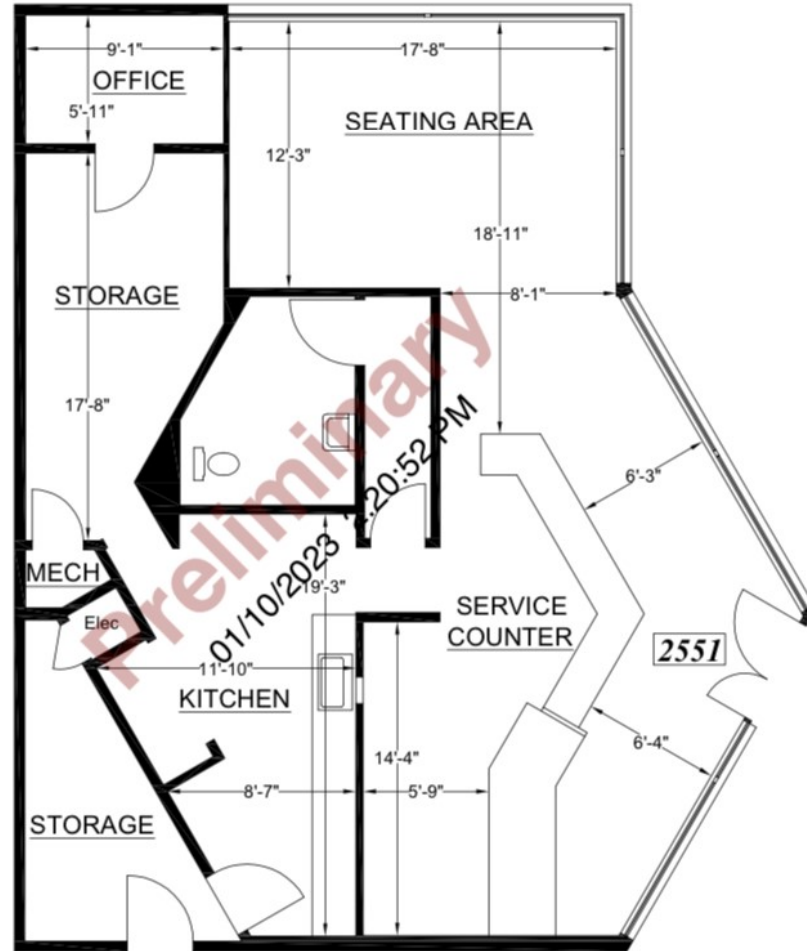


**LCB**  
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MACARTHUR BLVD

LEGEND



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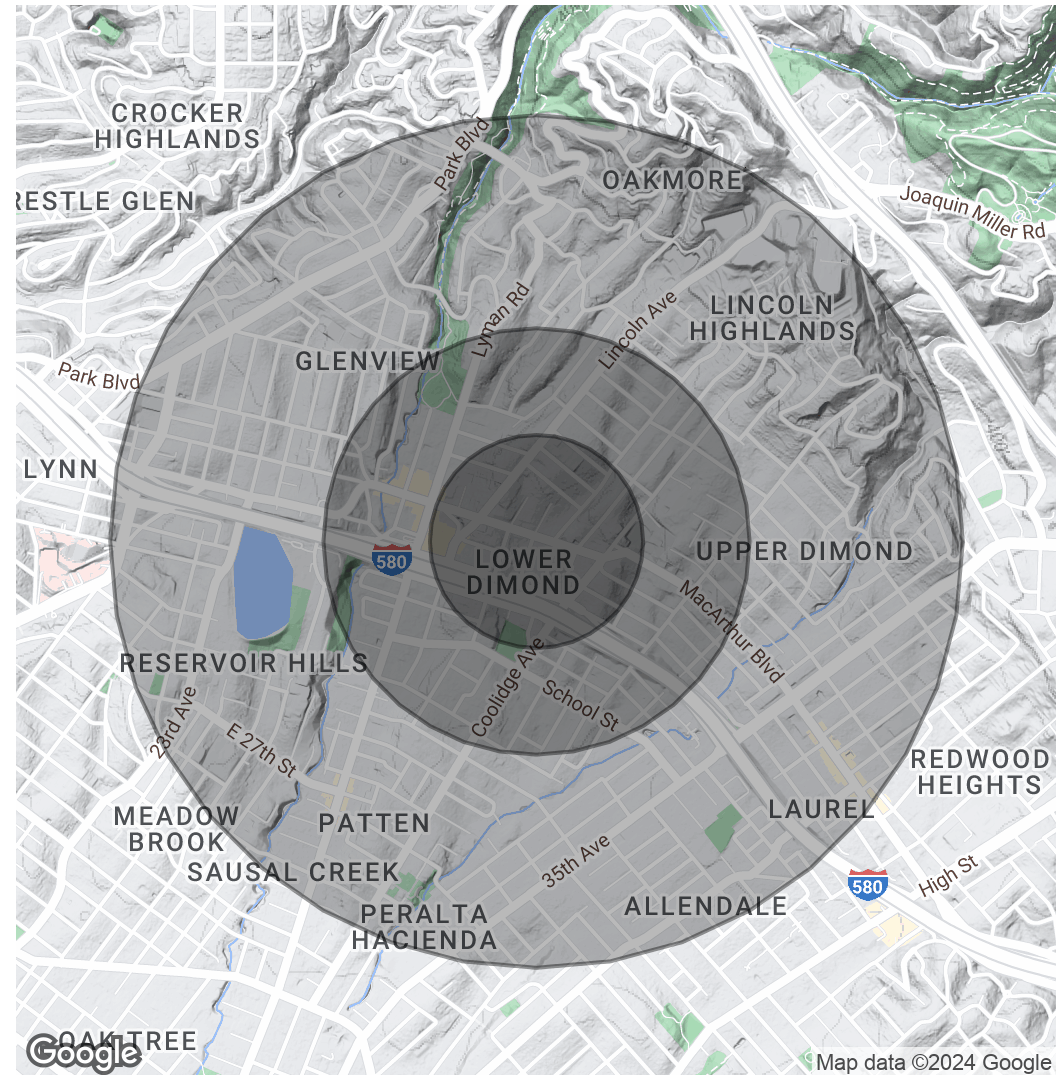
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## 2551 Macarthur Blvd Oakland, CA 94602

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,291	10,184	39,711
Average Age	43.0	41.7	39.6
Average Age (Male)	42.8	41.3	40.2
Average Age (Female)	44.2	43.7	41.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	992	4,325	15,709
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$103,409	\$100,268	\$107,011
Average House Value	\$677,856	\$690,868	\$718,466

\* Demographic data derived from 2020 ACS - US Census



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