

FOR SALE

4118-4124
MACARTHUR
BLVD

Oakland, CA 94619



Exclusively Listed by

Steve Banker

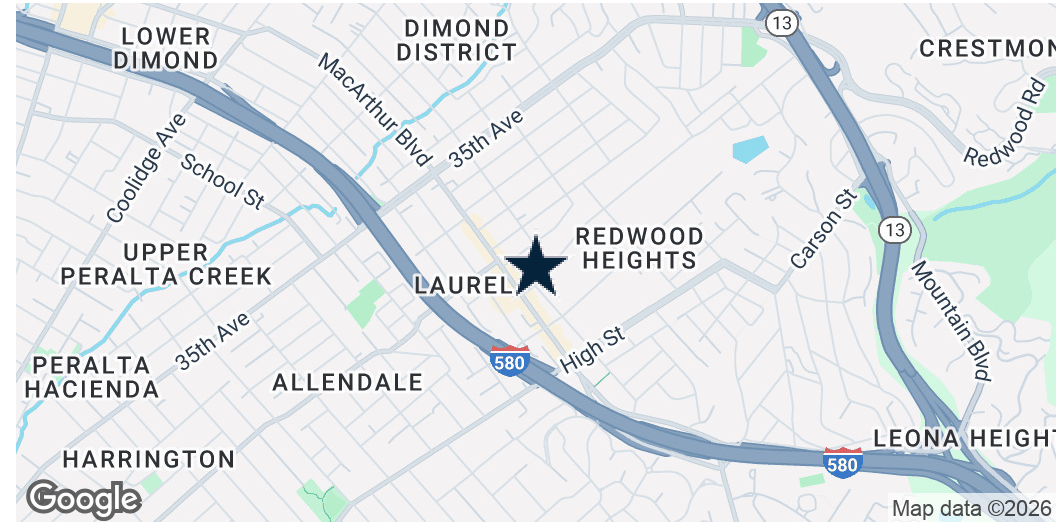
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OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	8,000 SF (per public record)
Lot Size:	9,801 SF
Price / SF:	\$150.00

PROPERTY OVERVIEW

Rare retail/flex building available on a high traffic retail Corridor in Oakland's Laurel District. The building consists of four retail store fronts, one warehouse area, and a five stall parking lot. The property is fully occupied with short term leases, including one month to month retail space, presenting flexibility for both owner-users and investors. The Laurel District generates a significant amount of foot traffic, and highly regarded restaurants are in close proximity including: Jo's Modern Thai, Edward and Jones BBQ, Sierra Diner, Plato Degrees and Ghost Town Brewing.

PROPERTY HIGHLIGHTS

- Multi Tenant Retail/Flex Building in Great Retail Corridor
- On-site Parking
- Rear Warehouse
- 4 Separate Storefronts
- Short Term Flexible Leases

LCB
ASSOCIATES

LCB Associates • 388 Seventeenth St., Suite 200, Oakland, CA 94612 • 510.763.7016

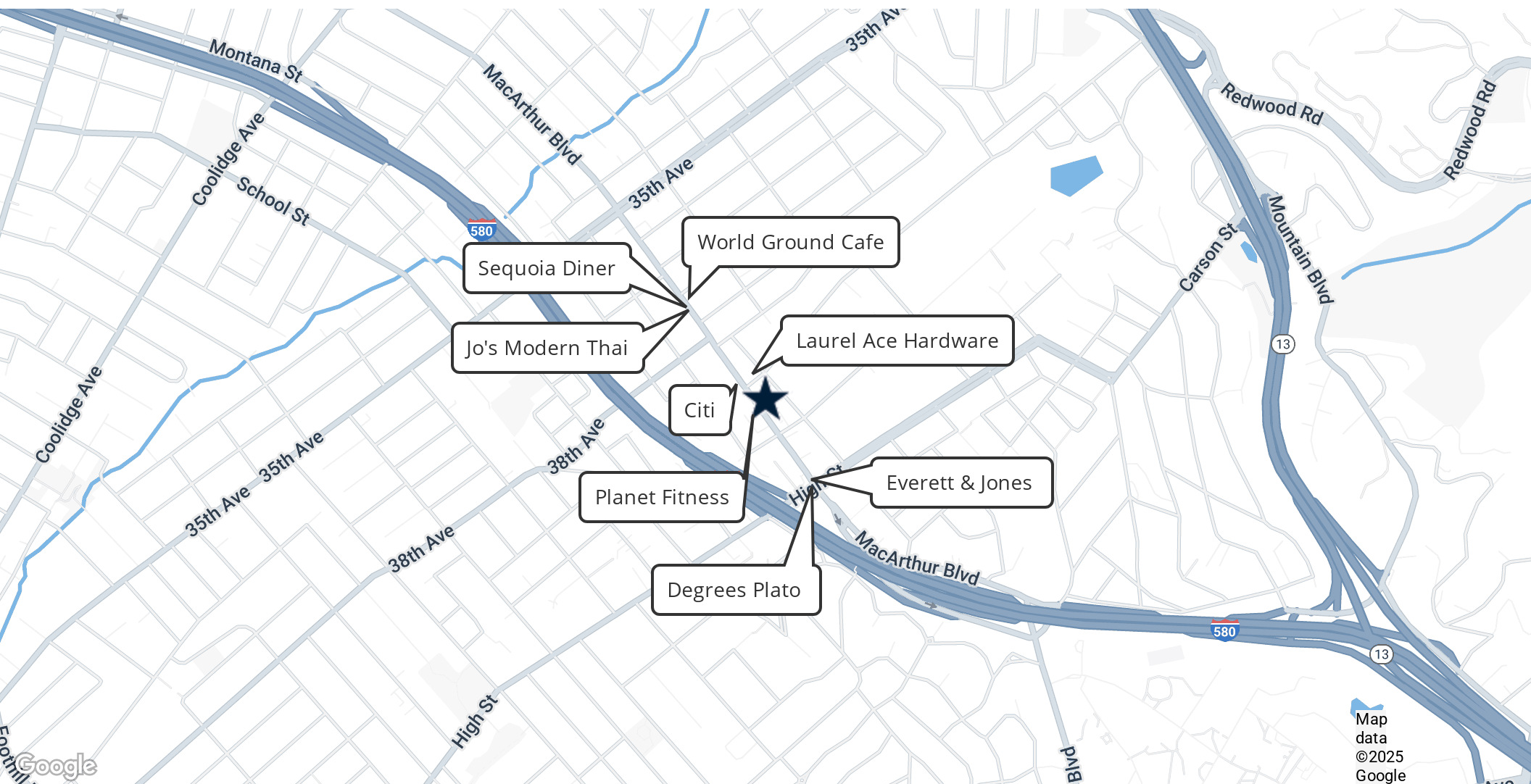
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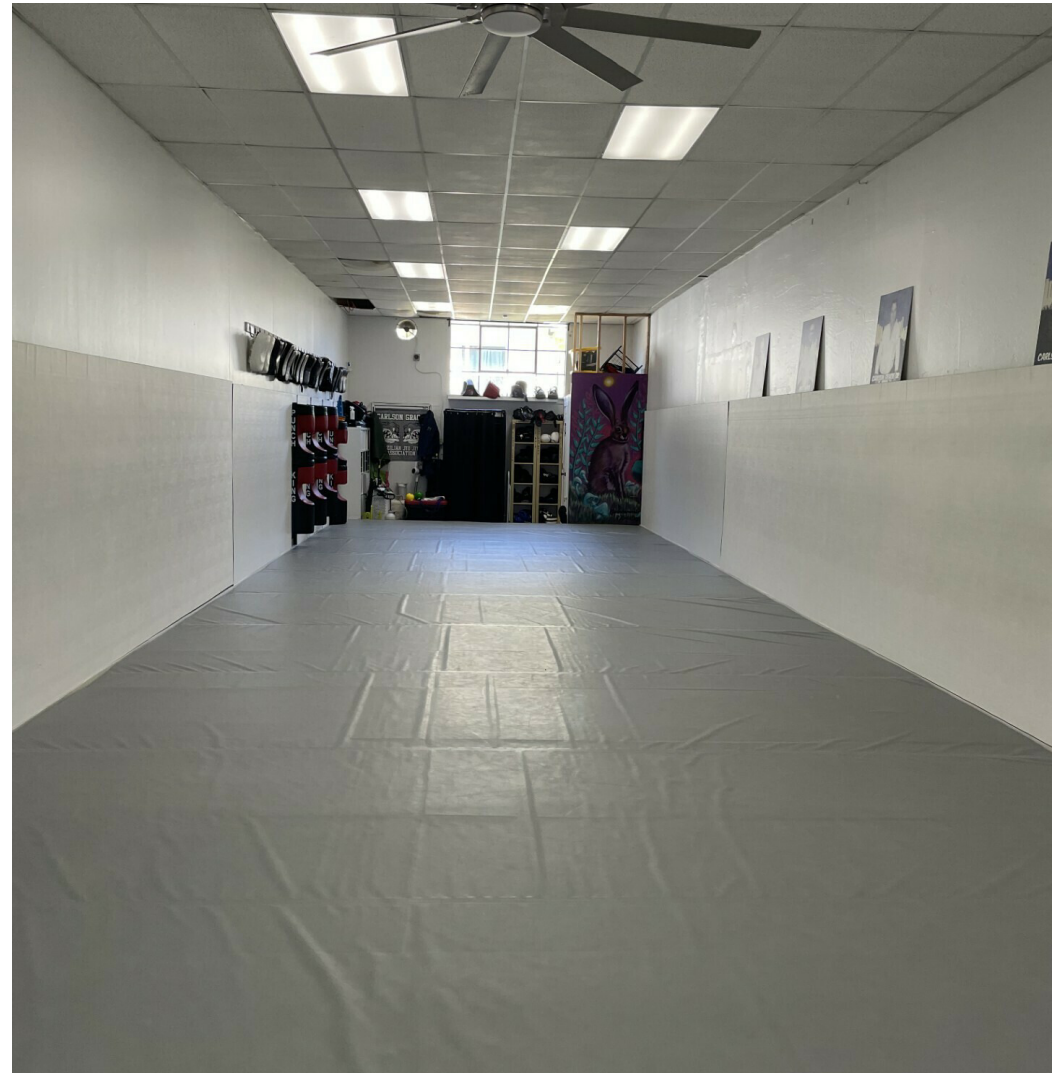
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Rent Roll

4118 Mac Arthur Blvd., Oakland Supreme MMA

4124A Mac Arthur Blvd., Oakland

\$ 1600 base rent

\$250.00 pass through prop tax + water

4120 Mac Arthur Blvd., Oakland Bebe Nails and Spa

January 31, 2027 \$1,700.00 base rent

\$150.00 pass through prop tax +water

4122 Mac Arthur Blvd., Oakland Rose The Tailor

MTM \$1,050.00 base rent

\$150.00 pass through prop tax +water

4124 Mac Arthur Blvd., Oakland Oakland Copy Print

MTM \$ 1, 275.00 base rent

\$150.00 PASS THROUGH prop tax+ water

4124B Mac Arthur Blvd., Oakland General Contractor

MTM \$ 450.00

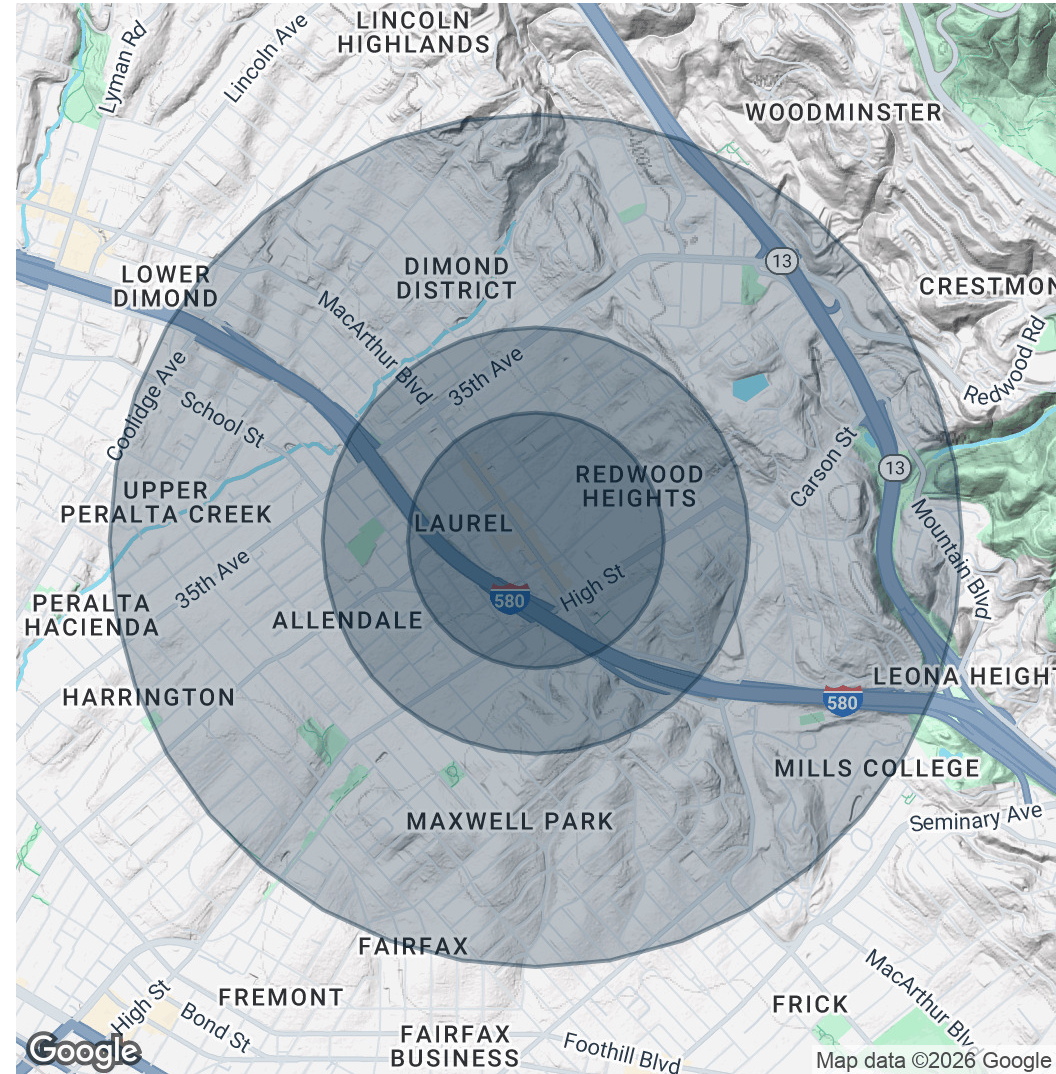
No pass through

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,879	9,759	34,770
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,523	3,676	12,894
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$129,546	\$134,560	\$140,846
Average House Value	\$778,899	\$863,908	\$951,235

Demographics data derived from AlphaMap



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