

**MIXED-USE  
RETAIL/RESIDENTIAL  
INVESTMENT  
OR OWNER/USER  
OPPORTUNITY**



**NEW PRICING: ~~\$2,500,000~~ \$2,228,000**

OFFERING MEMORANDUM

# 7 MONTE VISTA AVE | OAKLAND, CA

PIEDMONT AVE NEIGHBORHOOD

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**NEWMARK**



## EXECUTIVE SUMMARY

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Newmark, as the exclusive advisor, is pleased to present the opportunity to acquire 7 Monte Vista Ave, a mixed-use retail and residential building in the prestigious Piedmont Avenue neighborhood of Oakland, California, within the San Francisco Bay Area.

The Property offers approximately 4,364 square feet of space on a 3,100-square-foot parcel fronting the highly trafficked Piedmont Avenue, which sees around 12,000 vehicles per day (VPD). The ground floor includes two retail tenants on short-term leases, ideal for an owner/user or investor, while the upper floors house three residential units: one 3-bedroom and two 1-bedroom units.

Situated in the heart of Piedmont Avenue, this property benefits from high foot traffic and excellent visibility, with a vibrant mix of shops, dining, and entertainment venues nearby. The location also offers convenient access to public transportation and major thoroughfares.

7 Monte Vista Ave is a rare opportunity to own a high-quality mixed-use asset in one of Oakland's most desirable neighborhoods.

## OFFERING TERMS

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**Pricing:** ~~\$2,500,000~~ \$2,228,000 (\$510/SF)

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**Pro-Forma Cap Rate:** 5.00%

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**Improvements:** ±4,364 SF (±4,100 SF per county record)

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- Two (2) ground floor retail suites with near-term expirations
- Three (3) residential units: 3-BR 1-BR, 1-BR

## OFFERING HIGHLIGHTS

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- **Prime Location:** Situated in the prestigious Piedmont Ave neighborhood of Oakland, CA.
- **High Traffic:** Fronts Piedmont Ave with ±12,000 vehicles per day (VPD).
- **Owner/User or Investment Opportunity:** Two ground floor tenants on short-term leases, providing ideal opportunity for owner/user or investors.
- **Mixed-Use Property:** Includes two ground floor retail units, one 3-bedroom unit and two 1-bedroom units.
- **Exceptional Visibility:** Benefits from high foot traffic and outstanding visibility.
- **Vibrant Neighborhood:** Piedmont Ave is renowned for its eclectic mix of shops, dining, and entertainment.





LOCATION MAP





**PROPERTY INFORMATION**

**Address:** 7 Monte Vista Ave, Oakland, CA

**APNs:** 12-935-50

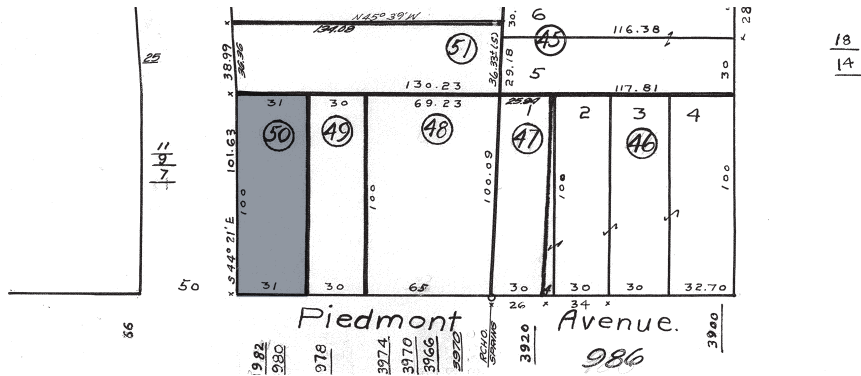
**Improvements:** ±4,364 square feet (±4,100 square feet per county record)

**Site:** ±.07 Acres

**Built:** 1912

**Zoning:** CN-1

**PARCEL MAP**



**DEMOGRAPHICS**

**2023 HOUSEHOLDS**  
 1 MILE: 25,893 • 3 MILE: 133,310 • 5 MILE: 203,537

**MEDIAN HOUSEHOLD INCOME**  
 1 MILE: \$102,353 • 3 MILE: \$103,047 • 5 MILE: \$102,803

**MEDIAN HOME VALUE**  
 1 MILE: \$976,588 • 3 MILE: \$987,704 • 5 MILE: \$970,392



## Oakland Overview

Founded in 1852, Oakland is a vibrant city with a diverse population of over 400,000 residents. Known for its ethnic diversity, Oakland celebrates a rich mosaic of heritage, languages, and cultures. The city offers urban sophistication with a neighborhood feel, enhanced by its stunning Bay views and proximity to the Pacific Ocean. Rising eastward, the Oakland Hills provide parks, recreation, and panoramic views of the Bay Area. Oakland's lush parks, open spaces, cultural amenities, and economic opportunities make it a desirable place to live and conduct business. Lake Merritt, the "Jewel" of downtown, features a 122-acre Lakeside Park with sailing, rowing, a walking/biking path, wildlife refuge, children's theme park, and gondola cruises. Oakland hosts three professional sports teams and ranks among the top 10 greenest cities in the U.S.

Downtown Oakland is renowned for its restaurants, clubs, venues, and galleries in Jack London Square, Old Oakland, Chinatown, and City Center. The Fruitvale District offers independent Latino and South Asian restaurants, groceries, and community services. The Uptown Area is a hot spot for dining, live music, and theater at the Art Deco Paramount Theater of the Arts and the renovated Fox Oakland. Nearby Piedmont Avenue and College Avenue feature diverse neighborhood shopping and dining districts.

Oakland serves as a regional transportation hub with an international airport, deep-water port (the fifth largest container port in the country), and access to major Bay Area cities via bus, ferry, train, and BART. Public transportation is complemented by two car sharing programs, and a free shuttle, "B on Broadway," runs from Jack London Square to Grand Ave.



## Piedmont Avenue Neighborhood

Piedmont Avenue, not to be confused with the city of Piedmont, is a bustling street lined with diverse restaurants, shops, and homes. Vacancies are a rarity as it's one of the most desirable retail and shopping districts in the city. Its blocks offer a wide range of choices from the family-friendly Fentons Creamery (founded in 1894) to the Michelin-starred Commis. The historic Piedmont Theatre, established in 1917, screens indie films, while modern venues like Cato's Ale House showcase sports and craft beers. Despite its urban setting, Piedmont Avenue maintains a small-town charm with local businesses like Piedmont Grocery, a bustling neighborhood store known for its popular butcher that draws patrons from all corners of the city.



**MIXED-USE  
RETAIL/RESIDENTIAL  
INVESTMENT  
OR OWNER/USER OPPORTUNITY**

**OFFERING MEMORANDUM**

# 7 MONTE VISTA AVE

**PIEDMONT AVE NEIGHBORHOOD  
OAKLAND, CA**

**DISCLAIMER:** This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (6/20/2024) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder. Additionally, it is understood that the Property is being sold in its as-is condition. Buyer agrees to pay all cash, or obtain such financing as Buyer may choose, at Buyer's expense.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

MP-1061 7 Monte Vista OM

**NEWMARK**

