

Property Description

Introducing an unparalleled investment opportunity in the heart of Oakland, California! Nestled on a prime 12,387 square foot RU-5 zoned lot at 4134 Foothill Boulevard, this property sets the stage for a groundbreaking project: a state-of-the-art three-story mixed-use building, marking the advent of multi-story mixed-use development in the immediate neighborhood.

This visionary project aligns seamlessly with the City of Oakland's General Plan, positioned within the vibrant "corridors and commercial area." Foothill Boulevard, serving as a secondary corridor, provides a strategic location for this groundbreaking venture. In the commercial heart of Oakland, these retail spaces promise high visibility and foot traffic, ensuring the success of any business venture.

A distinguishing feature of this development is the thoughtfully designed common open space plaza situated on the second level. Nestled between the stair towers and above the covered parking, this inviting plaza offers a serene escape for residents and visitors alike. It serves as a communal gathering point, fostering a sense of community within the development.

Offering Summary

Sale Price:	\$1,500,000
Lot Size:	13,720 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,356	3,805	14,759
Total Population	4,979	13,860	49,077
Average HH Income	\$84,786	\$84,186	\$93,430

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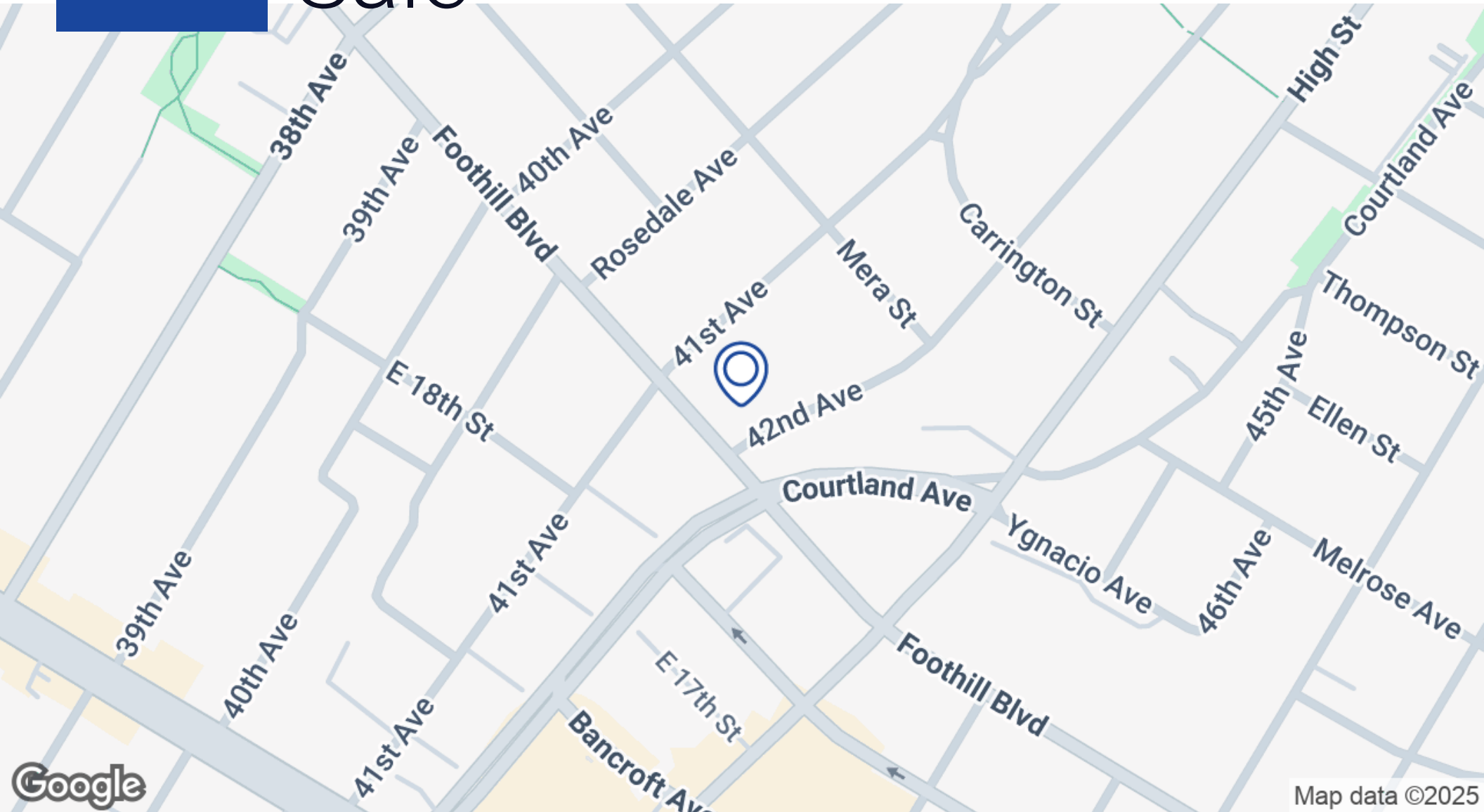
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For Sale

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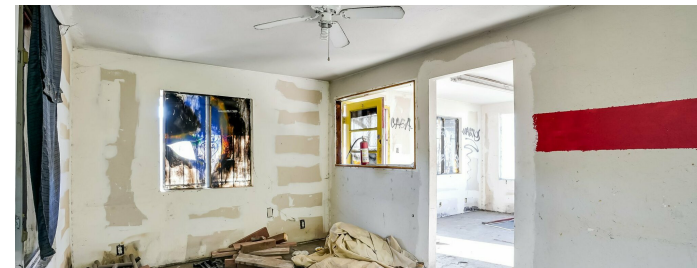
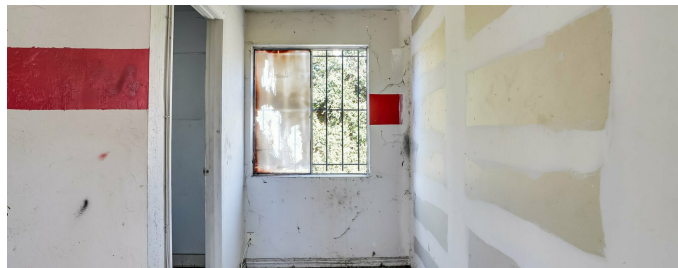
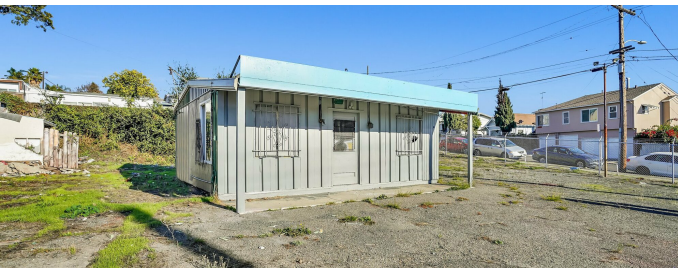
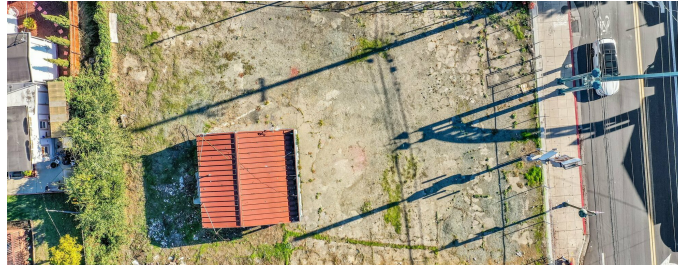
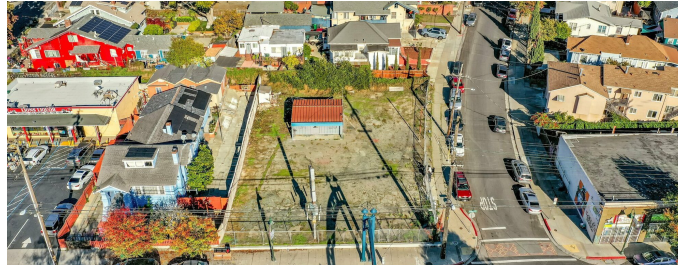
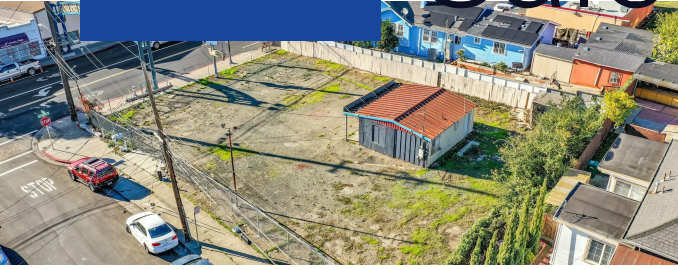
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Map data ©2025



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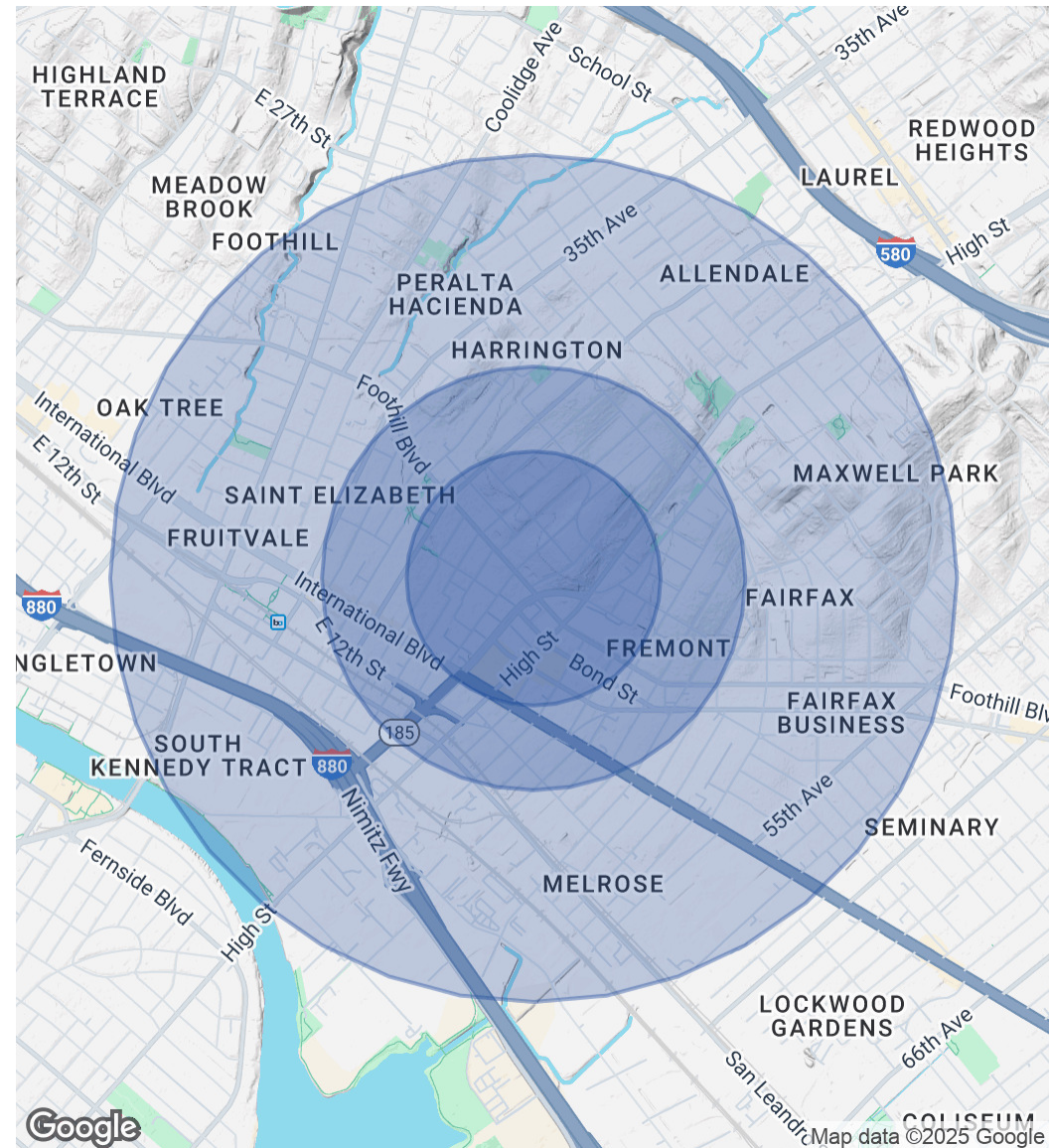
Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	4,979	13,860	49,077
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	36	36	38

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,356	3,805	14,759
# of Persons per HH	3.7	3.6	3.3
Average HH Income	\$84,786	\$84,186	\$93,430
Average House Value	\$632,176	\$678,459	\$747,223

Demographics data derived from AlphaMap



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