



2944-2946 MACARTHUR BOULEVARD, OAKLAND

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# OPPORTUNITY OVERVIEW

## PRICE UPON REQUEST

2946 MacArthur Boulevard offers a compelling owner-user or investment opportunity in between Oakland's vibrant Dimond and Laurel Districts. Situated along a high-visibility commercial corridor, the property includes two buildings totaling approximately  $\pm 2,601$  square feet on a  $\pm 4,336$  square foot lot.

The flexible configuration supports a range of uses, with a street-facing retail space complemented by a rear building ideal for creative, office, or studio use. Zoned RU-4, the property allows for diverse commercial and mixed-use potential (buyer to verify), presenting both immediate functionality and long-term upside.

## KEY FEATURES:

- Two buildings on one lot
- High ceilings: 11-13 ft
- Existing restrooms
- Off Street Parking
- Dedicated outdoor area
- Zoned: RU-4 (Urban Residential - 4 Zone)





# DIMOND DISTRICT & LAUREL DISTRICT

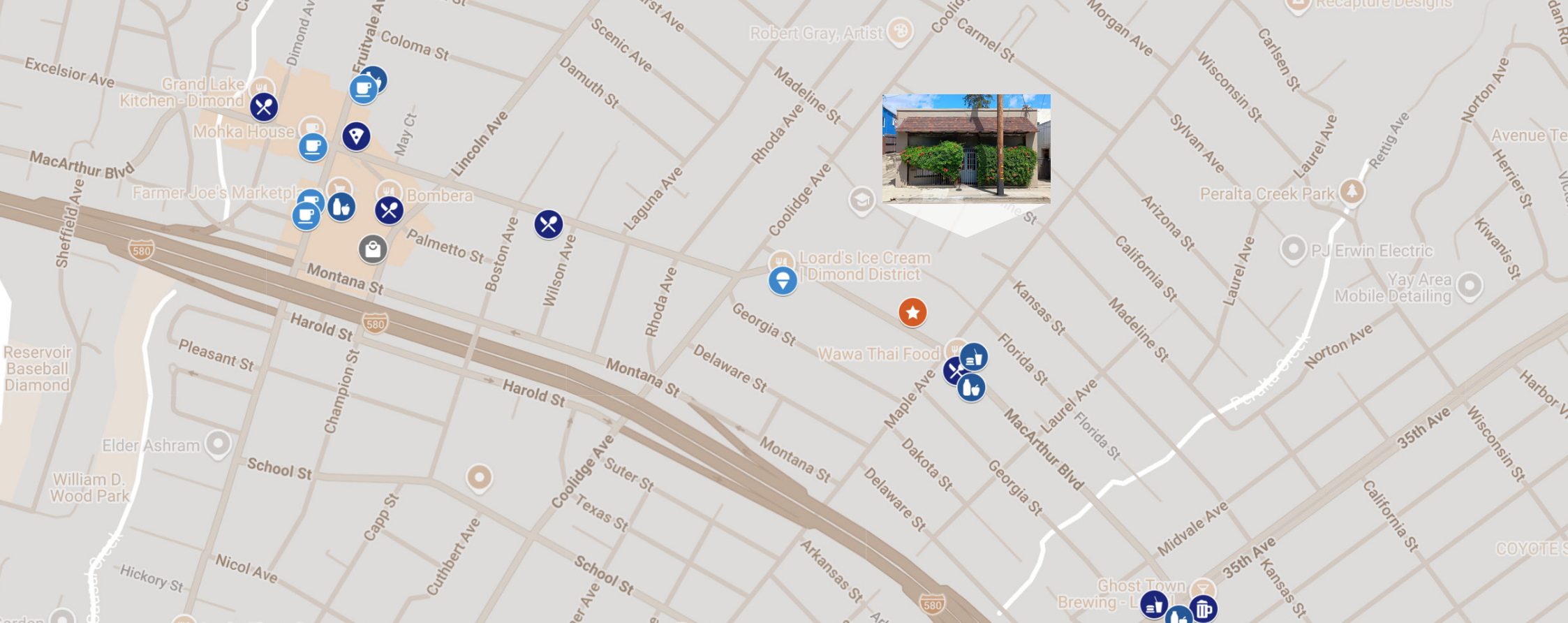
## OAKLAND

Ideally positioned along MacArthur Boulevard between Oakland's beloved Dimond and Laurel Districts, 2946 MacArthur sits at the connective tissue of two of the city's most vibrant and established neighborhood commercial corridors. This stretch of MacArthur serves as a natural through-line, drawing foot traffic, local loyalty, and community energy from both districts while benefiting from the distinct character each brings. To the west, the Dimond District offers a dense mix of dining, retail, and neighborhood services with a strong daytime population. To the east, the Laurel District has emerged as one of Oakland's most sought-after neighborhood destinations, anchored by beloved independent restaurants, cafes, and boutiques that draw residents from across the city. The property enjoys exceptional regional connectivity via immediate access to Interstate 580, linking tenants and customers to the broader East Bay in minutes. Whether commuting from the hills, arriving from Alameda, or heading toward the Bay Bridge, MacArthur Boulevard functions as a true corridor, making 2946 MacArthur as accessible as it is well-located.



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### RESTAURANTS

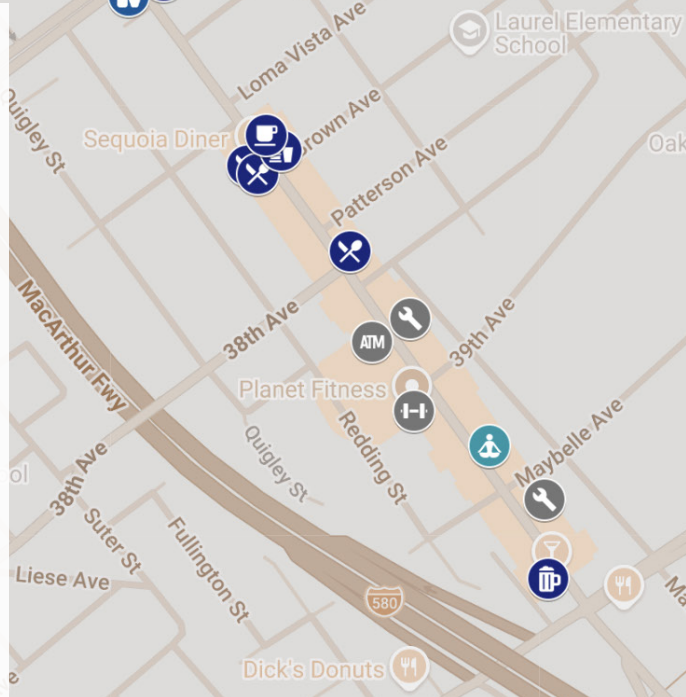
1. Bombera
2. Grand Lake Kitchen - Dimond
3. Dimond Slice Pizza
4. Loard's Ice Cream | Dimond District
5. Taco Bell
6. Sequoia Diner/Piperade
7. Jo's Modern Thai
8. KFC
9. Phnom Penh
10. The Saint Sandwich Shop

### CAFES & BARS

1. La Farine
2. Starbucks Coffee Company
3. Mohka House
4. Peet's Coffee
5. World Ground Cafe
6. Ghost Town Brewing - Laurel Biergarten & Kitchen
7. Degrees Plato Tap Room Bottle Shop & Kitchen

### MARKETS AND UTILITIES

1. Farmer Joe's Marketplace - Fruitvale
2. Safeway
3. CVS
4. Laurel Ace Hardware
5. Left Coast Power Yoga - Laurel
6. O'Reilly Auto Parts
7. Citi Bank
8. Farmer Joe's Marketplace - MacArthur
9. The Food Mill
10. Planet Fitness



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All Property showings are by appointment only and must be coordinated through Vanguard.



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