



\$120,000/year in Cell Tower Income



For Sale | \$4,995,000 | 6.04% Cap Rate

# ±17,530 SF Mixed Use Building

3033 MacArthur Blvd. | Oakland, CA

## Contact Brokers

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# Features

## Price

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Asking: \$4,995,000 (\$285 per SF) | 6.04% Cap Rate

## Property Description

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This mixed-use building on MacArthur Blvd. in Oakland offers strong visibility, convenient access, and a flexible layout ideal for a variety of commercial and retail uses. With prominent street frontage, ample space, and an attractive investment profile, the property presents a compelling opportunity for both investors and owner-users seeking a versatile, income-producing asset in a high-traffic East Bay corridor.

## Property Highlights

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- Building Size: ±17,530 SF
- Commercial: ±13,680 SF
- Residential: ±3,850 SF
- Parcel Size: ±0.52 acres
- Zoning: RU-4 Urban Residential Zone 4
- APN: 028-938-19-8
- Total Gross Rent: \$429,840
- Operating Expenses: (\$128,175)
- Net Operating Income: \$301,665 (*\*assumes fully leased*)

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# Rent Roll



## Commercial

Address	Square Feet	Tenant	Current Rent
<b>3033-1</b>	<b>±8,000 SF</b>	<b>Vacant (Current Owner)</b>	<b>\$12,000</b>
3033-AB	±4,000 SF	Grand Bakery	\$4,400
3033-S	±325 SF	New Vision Fitness	\$1,100
3033-2&3	±835 SF	Pizza Matador	\$3,300
3033-4	±520 SF	Gary Brown Commercial	\$600
<b>Total</b>			<b>\$21,400</b>

## Residential

Address	Square Feet	Tenant	Current Rent
3035	±2,200 SF	Residential 1	\$2,500
3037	±1,650 SF	Residential 2	\$2,000
<b>Total</b>			<b>\$4,500</b>

## Cell Tower

Address	Square Feet	Tenant	Current Rent
Cell Site 1	-	AT&T	\$4,920
Cell Site 2	-	T Mobile	\$5,000
<b>Total</b>			<b>\$9,920</b>
<b>Total</b>	<b>±17,530 SF</b>		<b>\$35,820</b>
<b>Total Annual Gross Rent</b>			<b>\$429,840</b>

## Less Expenses

Property Tax (projected)	\$83,175
Insurance (estimated)	\$25,000
Water (estimated)	\$10,000
Repairs/Maintenance	\$5,000
Misc	\$5,000
	(\$128,175)
<b>Net Operating Income</b>	<b>\$301,665</b>

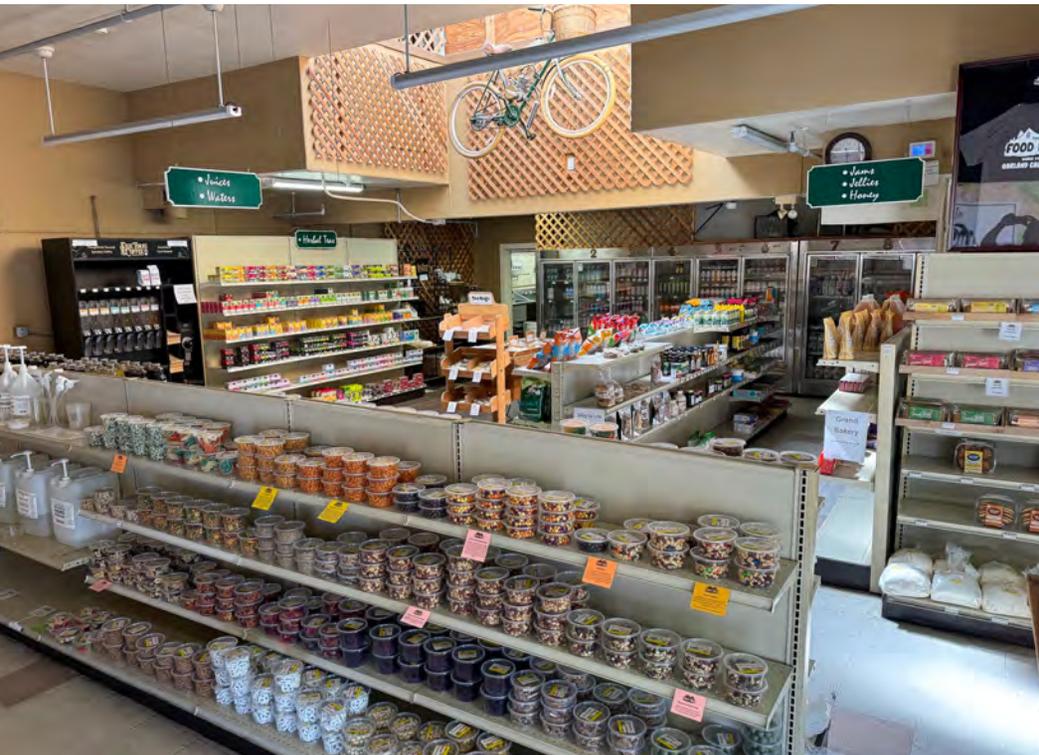
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# Aerial Overview



3033 MacArthur Blvd. | Oakland, CA

# Ground Floor Retail Area

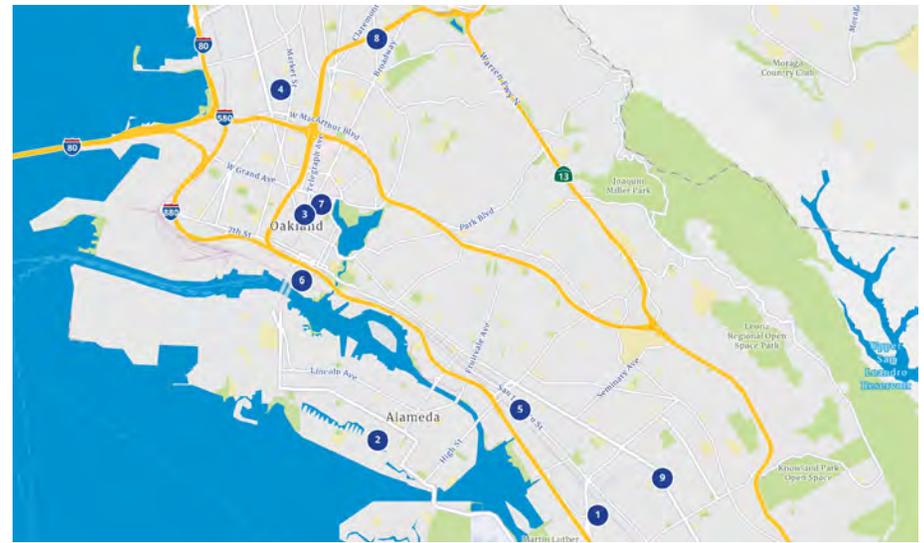


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# Commercial Kitchen



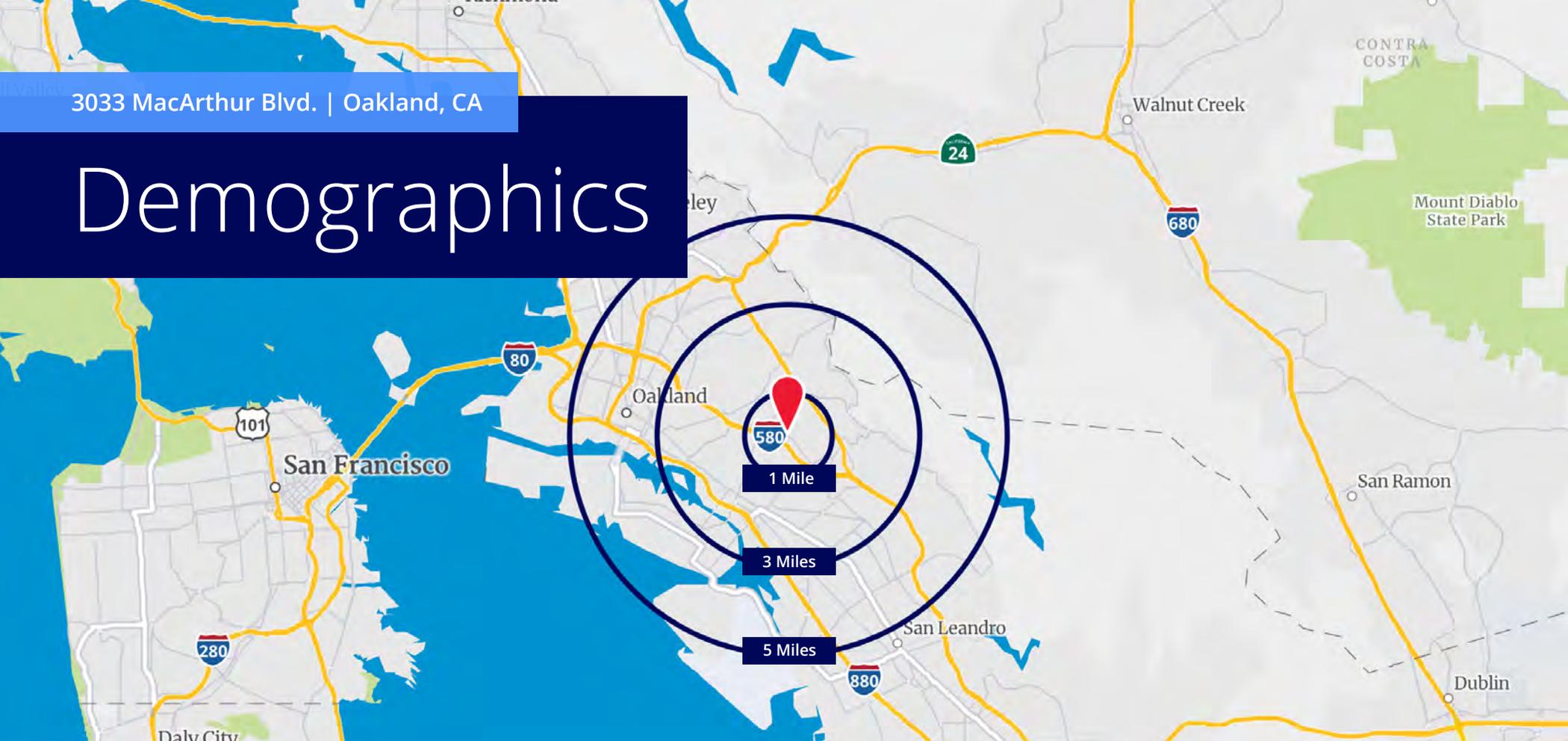
# Sale Comparables



#	Address	Date Sold	Average Sale Price	Price PSF	Total SF	Lot Size (AC)
1	8383 Baldwin Street   Oakland	10/29/25	\$5,600,000	\$226.72	±24,700	Not listed
2	863-867 Walnut Street   Alameda	09/29/25	\$3,225,000	\$274.73	±11,739	±0.47
3	1615 Broadway   Oakland	08/25/25	\$800,000	\$326.53	±2,450	±0.05
4	1000 42nd Street   Oakland	07/25/25	\$6,000,000	\$296.78	±20,217	±0.70
5	4825 San Leandro Street   Oakland	04/15/25	\$4,250,000	\$255.41	±16,640	±1.10
6	201 2nd Street   Oakland	04/08/25	\$4,600,000	\$306.67	±15,000	±1.00
7	1814 Franklin Street   Oakland	01/01/25	\$34,500,000	\$246.81	±139,785	Not listed
8	5634 College Avenue   Oakland	12/24/25	\$2,850,000	\$277.35	±10,276	±0.11
9	8600 International Blvd   Oakland	05/17/24	\$1,900,000	\$246.75	±7,700	±0.18

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# Demographics



## Demographics

	1 mile	3 miles	5 miles
 Total Population	38,819	245,517	535,621
 Daytime Population	27,174	189,909	822,205
 Total Households	14,899	90,441	207,948
 Median HH Income	\$108,863	\$104,762	\$108,934
 Education <i>(Bachelor's/graduate/prof degree)</i>	51%	50%	54%
 Total Businesses	850	7,082	21,653
 Total Employees	4,266	47,055	195,274



San Francisco

Downtown Oakland



Subject Property

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