



PRICE REDUCTION

436-444 MacArthur Blvd | Oakland

For Sale
Owner/User Opportunity
on ±.48 Acres



Investment Opportunity | Offering Memorandum

Exclusive Agent

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[All property showings are by appointment only. Please consult listing agent for more details.](#)

Executive Summary

The property is a 40-room hospitality-oriented commercial real estate asset located at 436-444 MacArthur Blvd in Oakland, California. In addition to the guest rooms the property host a separate guest reception space, multiple storage spaces and on-site laundry room. Built in 1958, this structure spans a total building area of 14,625 square feet, sitting on a 21,175 square-foot parcel of land. Although built in 1958, the property has undergone multiple upgrades and receives programmed and regular maintenance. The property is zoned Neighborhood Commercial and is currently utilized for hospitality purposes, presenting a flexible investment opportunity with potential for redevelopment into mixed-use or government-contracted housing under its highest and best use.

Address:

436-444 MacArthur Blvd,
Oakland, CA

Status:

For Sale - \$8,500,000 (Price
Reduction)

Property Type:

Hospitality, Mixed Use Type
Residential, Community
Commercial

Property Size:

Structure – 14,625 sf
Land – 21,175 sf



Property Description

Site Size:

21,175

Assessor’s Parcel Number:

011-0974-043-00, 102-0974-044-01

Gross Building Areas:

14,625 SF

Land Area:

21,175 SF

Building Age:

Built 1958

Site Coverage Ratio:

69%

Specific Plan:

Neighborhood Commercial

Zoning:

CN-3

General Plan:

Retail

Present Use:

Hospitality

Legality of Use:

Housing/Hospitality

Highest and Best Use As if Vacant:

Housing/ Hospitality

Earthquake Special Studies Zone::

No

Frontage:

Approximately 140 feet

Topography:

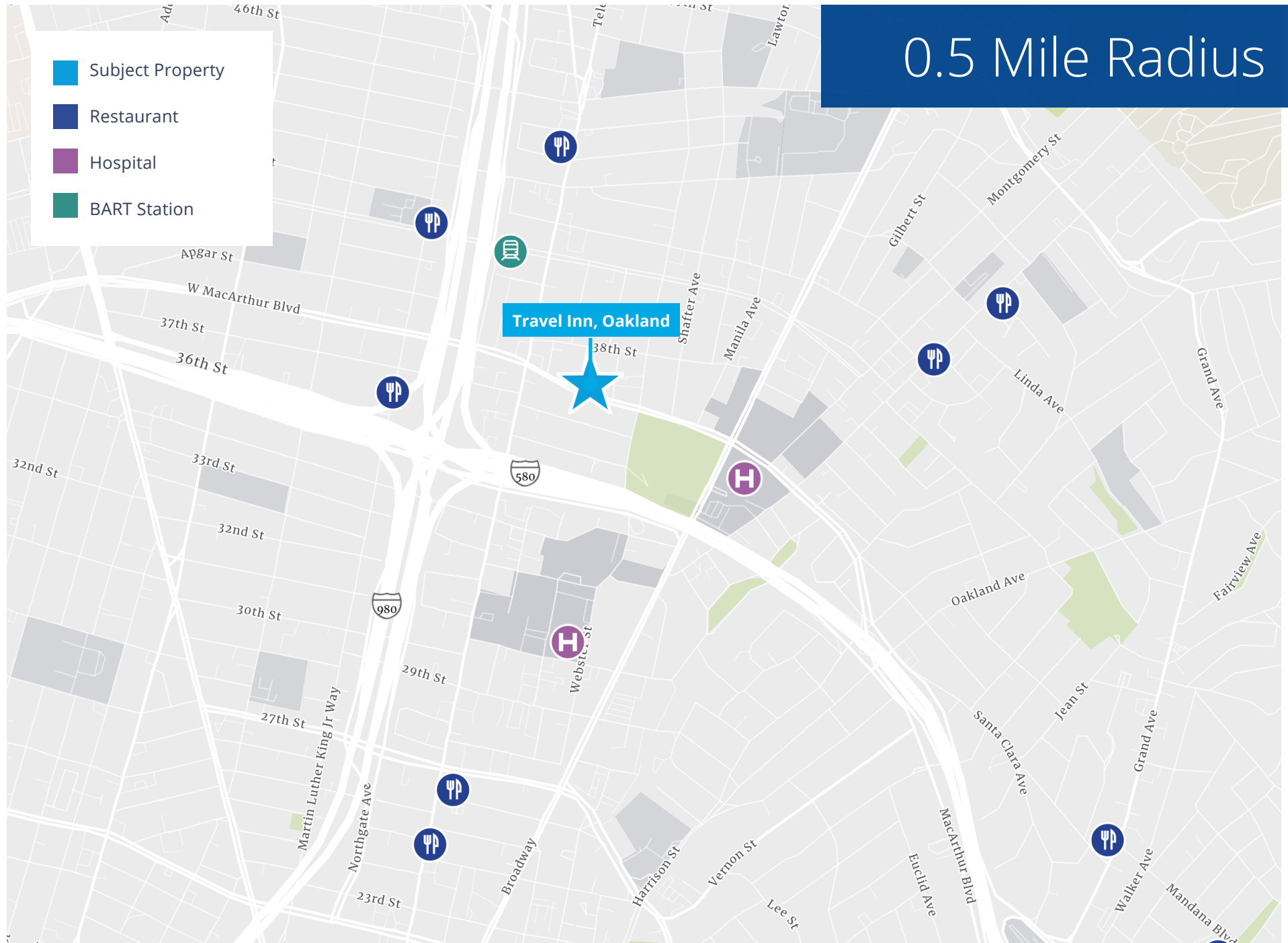
Level

Shape

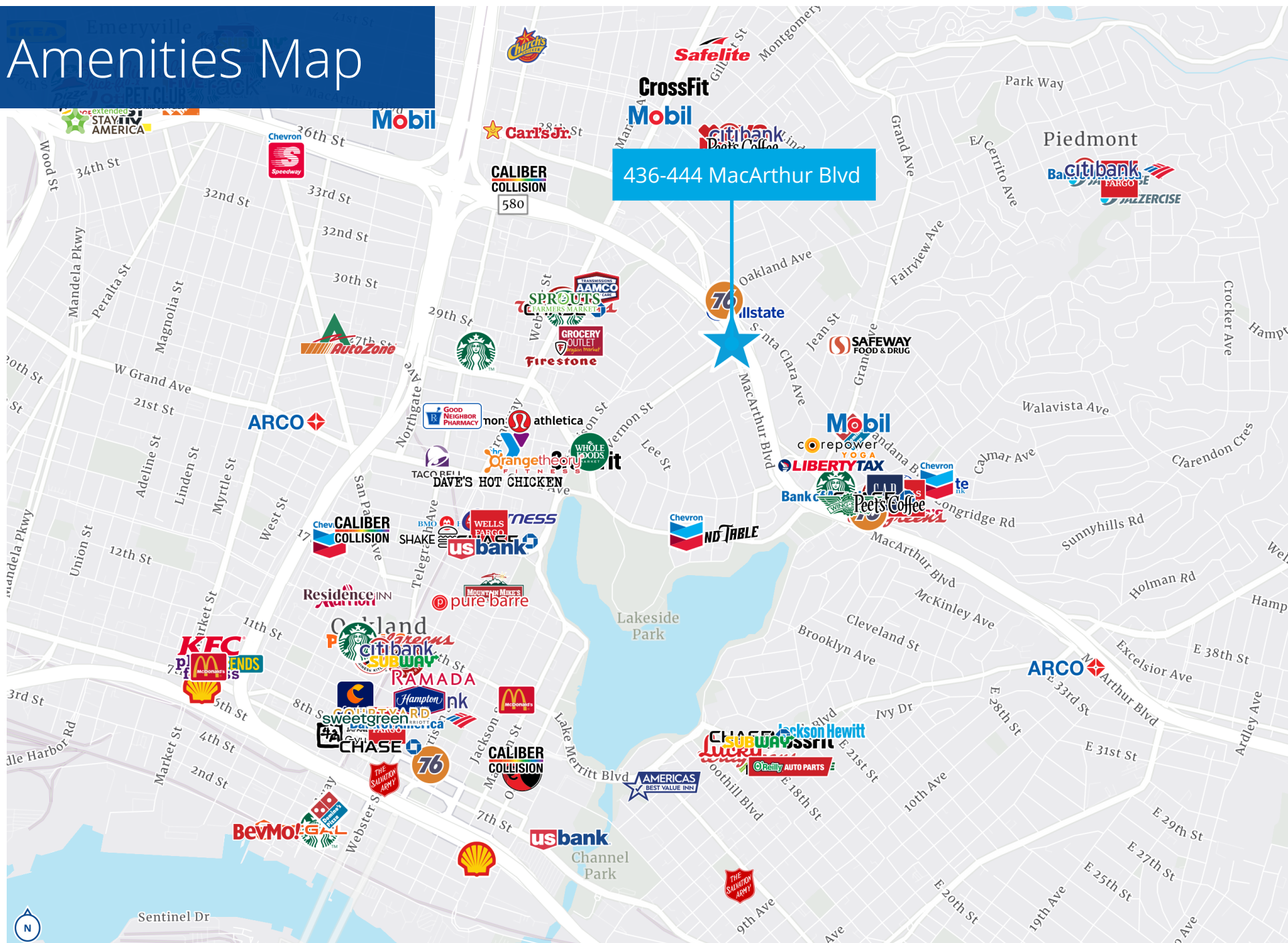
Rectangular



0.5 Mile Radius



Amenities Map



Interior Photos




Exterior Photos



Homekey Summary

[Click here to view Department of Housing & Community Development - Homekey Program](#)

Homekey Round 2 & 3 - East Bay Funded Projects							
Units	Cap Award*	Per Key	Property				
1	49	\$ 13,475,000	\$ 275,000	Round 3	Imperial Inn	Oakland	
2	29	\$ 8,068,250	\$ 278,216	Round 3	Lewelling Interim Housing	San Leandro	
3	31	\$ 8,386,362	\$ 270,528	Round 3	Hayward Scattered Sites	Hayward	
4	43	\$ 12,200,000	\$ 283,721	Round 3	University Inn	Berkeley	
5	104	\$ 18,486,309	\$ 177,753	Round 3	CSH Enterprise Housing	Oakland	
6	41	\$ 12,250,000	\$ 298,780	Round 3	Dignity Village Housing	Oakland	
			\$ 264,000	Average per key amount Round 3			
7	47	\$ 9,225,536	\$ 196,288	Round 2	Dignity Village Housing	Alameda	
8	45	\$ 11,840,689	\$ 263,126	Round 2	Piedmont Place	Oakland	
9	44	\$ 13,505,944	\$ 306,953	Round 2	Golden Bear Inn	Berkeley	
10	37	\$ 9,658,776	\$ 261,048	Round 2	Inn at Coliseum	Oakland	
11	34	\$ 5,241,000	\$ 154,147	Round 2	Kingdom Builders	Oakland	
			\$ 236,313	Average per key amount Round 2			
* - Cap award does not include Operating Award funds granted to project.							
							
Produced 121124							



Revenue Summary

Travel Inn - Revenue Summary

	2022	2023
Gross Revenue	1,228,366	874,405
Net Revenue	364,622	145,026

Note: Profit and Loss statement available with submittal of a Letter Of Intent (LOI) to purchase.

Demographics

Population Summary	1 Mile	3 Mile	5 Mile
2024 Total Population	51,935	304,091	545,011
2029 Total Population	53,611	317,165	562,284
2010 Total Population	44,778	264,145	487,386
2000 Total Population	45,034	262,940	478,274
Household Summary	1 Mile	3 Mile	5 Mile
2024 Households	26,716	128,759	218,269
2029 Households	27,343	133,339	223,552
2010 Households	24,455	115,606	202,314
2000 Households	24,832	110,311	196,074
Income	1 Mile	3 Mile	5 Mile
2024 Average Household Income	\$171,931	\$171,644	\$166,048
2024 Median Household Income	\$114,565	\$110,946	\$107,011
2024 Per Capita Income	\$89,146	\$73,192	\$66,962
Labor Force	1 Mile	3 Mile	5 Mile
Employed Civilian Population Age 16+	32,749	172,260	295,565
Employed Civilian Population Age 16+	96%	94%	94%
Unemployment Rate	4.1%	5.6%	5.5%
2024 Population by Race/Ethnicity	1 Mile	3 Mile	5 Mile
White Alone	48%	38%	38%
Black Alone	15%	16%	14%
American Indian Alone	1%	1%	1%
Asian Alone	18%	23%	23%
Pacific Islander Alone	0%	0%	0%
Some Other Race Alone	5%	9%	11%
Two or More Races	13%	12%	12%
Diversity Index	76.4	82.5	83.3



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