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FOR SALE

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retailwest

**8300**  
**OAKPORT ST**  
OAKLAND, CA

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3,220 SF / Drive-Thru  
1.04 acres

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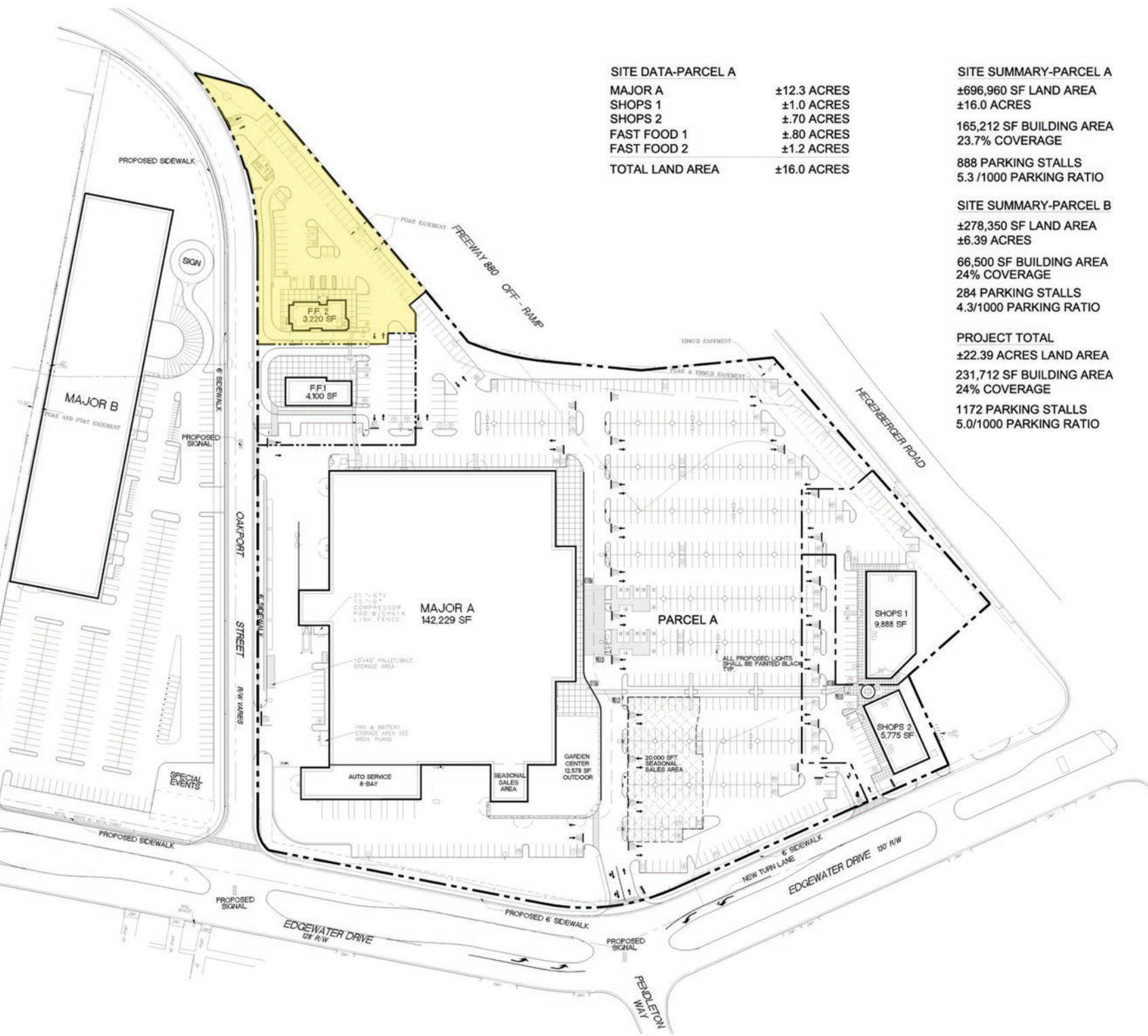


Location Information	
Address:	8300 Oakport St
City, State & Zip:	Oakland, CA 94621
County:	Alameda
Building Size:	3,220 SF
Land Size:	45,302 SF +/-

Description of Site	
Property Type:	QSR Drive-Thru
Cross Streets:	I-80/Hegenberger
Vehicle:	Easily accessible off of I-880. Dense, core urban infill market. Shadow anchored by dark Walmart. Major thoroughfare to airport.
Visibility:	Excellent visibility from I-880







**SITE DATA-PARCEL A**

MAJOR A	±12.3 ACRES
SHOPS 1	±1.0 ACRES
SHOPS 2	±.70 ACRES
FAST FOOD 1	±.80 ACRES
FAST FOOD 2	±1.2 ACRES
<b>TOTAL LAND AREA</b>	<b>±16.0 ACRES</b>

**SITE SUMMARY-PARCEL A**

±696,960 SF LAND AREA  
 ±16.0 ACRES  
 165,212 SF BUILDING AREA  
 23.7% COVERAGE  
 888 PARKING STALLS  
 5.3 /1000 PARKING RATIO

**SITE SUMMARY-PARCEL B**

±278,350 SF LAND AREA  
 ±6.39 ACRES  
 66,500 SF BUILDING AREA  
 24% COVERAGE  
 284 PARKING STALLS  
 4.3/1000 PARKING RATIO

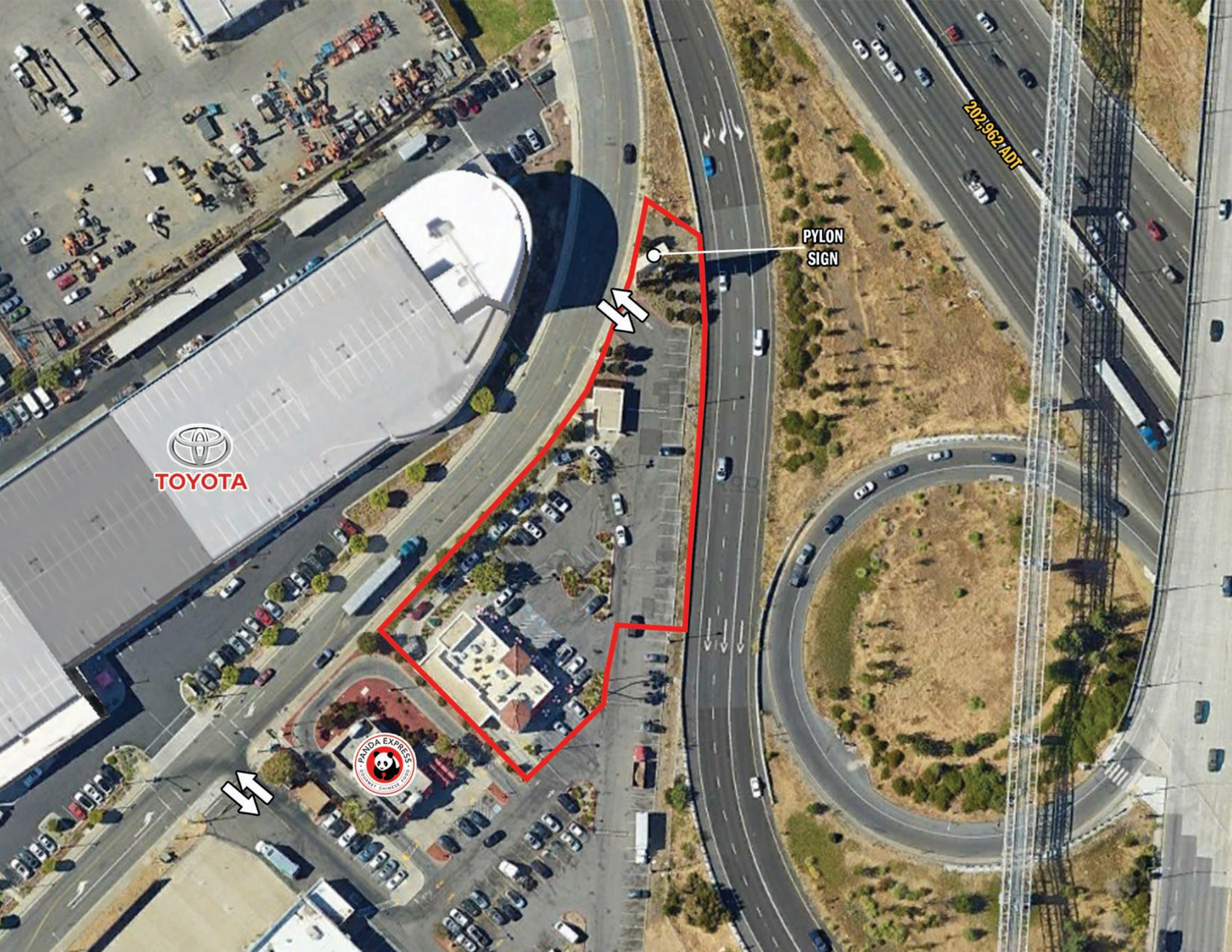
**PROJECT TOTAL**

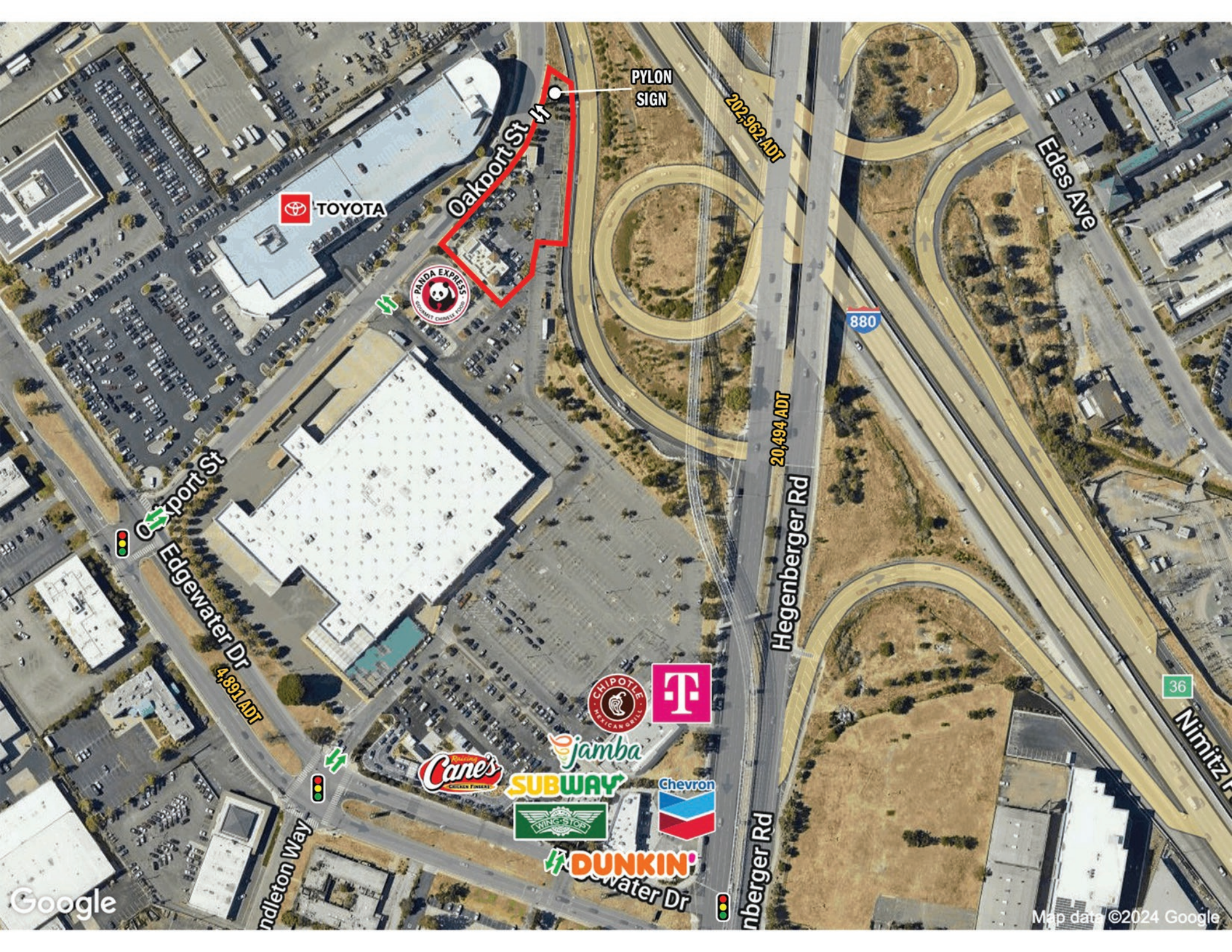
±22.39 ACRES LAND AREA  
 231,712 SF BUILDING AREA  
 24% COVERAGE  
 1172 PARKING STALLS  
 5.0/1000 PARKING RATIO



PYLON  
SIGN

202,962 ADT





TOYOTA



Jamba



SUBWAY

Chevron



DUNKIN'

PYLON SIGN

Oakport St

202,962 ADT

Edes Ave

880

20,494 ADT

Hegenberger Rd

36

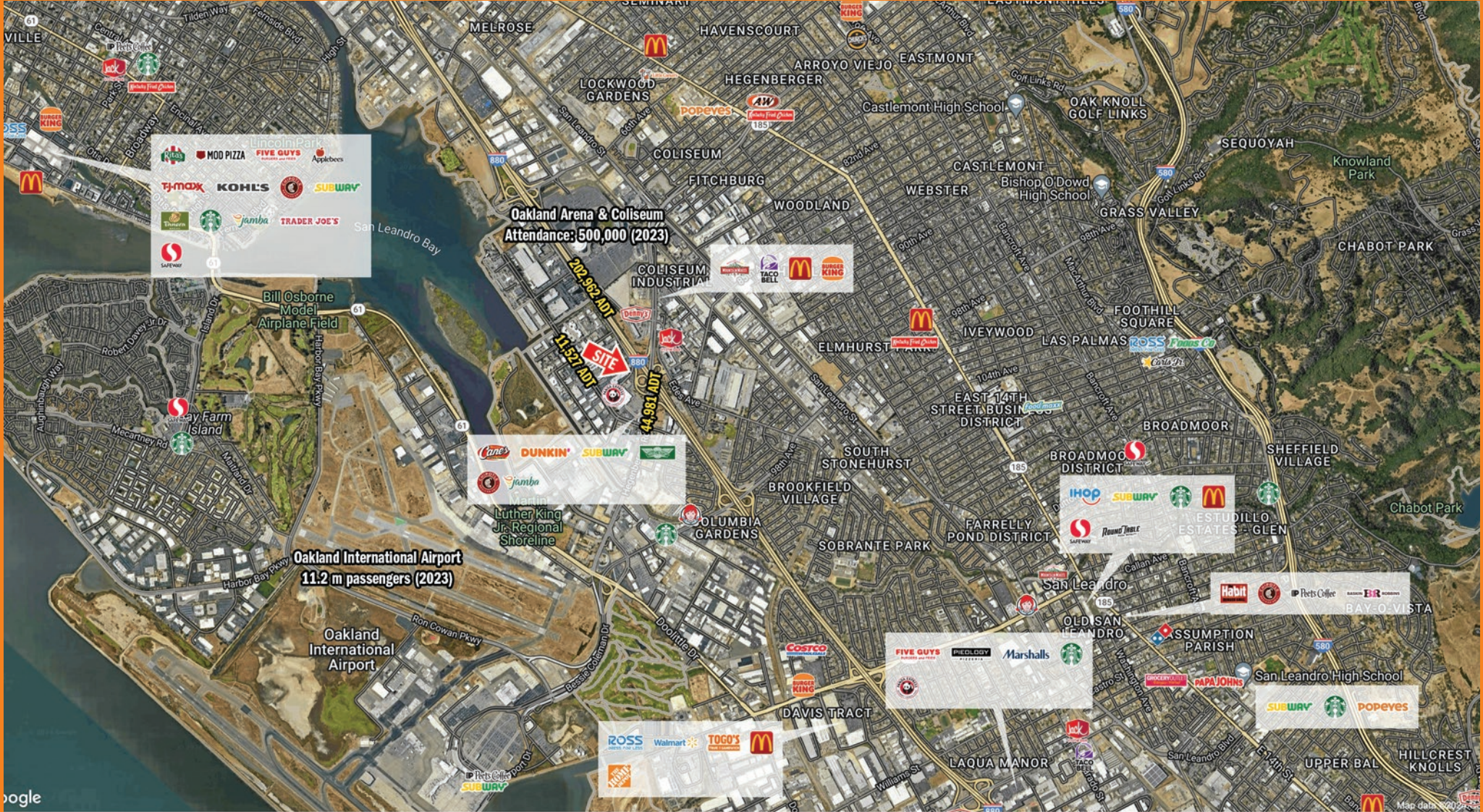
Nimitz Fwy

Oakport St

Edgewater Dr  
4,891 ADT

Andleton Way

Hegenberger Rd



# DEMOGRAPHICS

<b>Population</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2023 Estimated Population	5,329	185,991	404,948
2028 Projected Population	5,084	176,910	385,027

<b>Daytime Population</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Total Businesses	947	6,822	12,908
Total Employees	12,226	74,006	126,405

<b>Households</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2023 Estimated Households	1,259	60,030	142,705
2028 Projected Households	1,214	58,258	138,596

<b>Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
Average HH Income	\$105,046	\$134,094	\$144,342
Median HH Income	\$93,659	\$112,417	\$118,585

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