

FOR SALE

OAKLAND, CA

Former *Walgreens* # 1536



± 2.29 AC | ~21K SF | CN-3 | \$3.25MM

3434 HIGH STREET

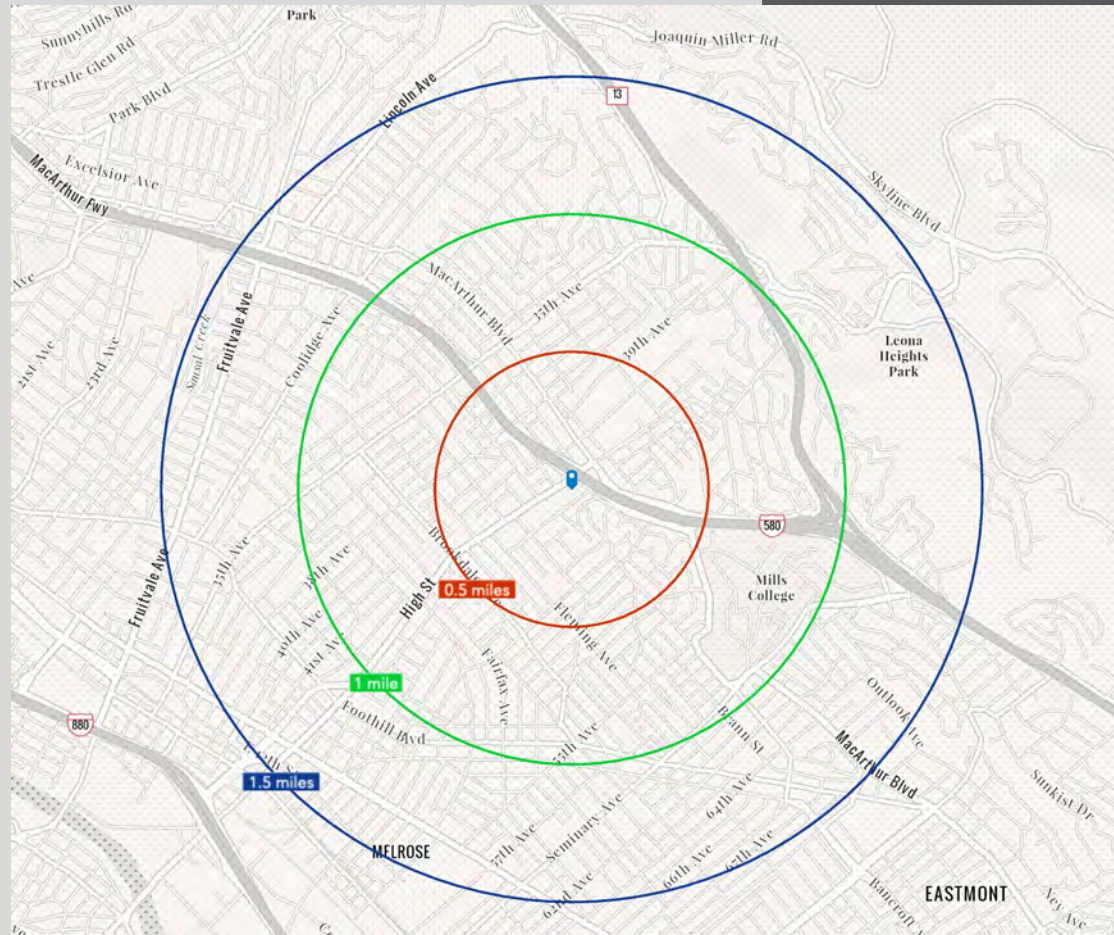


Property Overview

- **Offering Price.** \$3,250,000
- **Delivery.** ‘As-Is’, Vacant
- **Property.** ±2.29 AC
- **Building.** ~21,477 SF (~19,640 SF – 1st floor) + DT
- **Signage.** 2 large pylons + building
- **Yr Built / Renovated.** ~’55; renovated in ‘97
- **Upgrades.** 3 RTUs in ‘20; re-roof cert. ‘21
- **APNs.** 032-2032-134-00 / 032-2032-133-00
- **Access.** FI/FO on High & Redding Streets
- **Zoning.** CN-3, Oakland - [Permitted Uses](#)
- **Deed Restriction.** Pharmacy

Location Overview

- **MacArthur Freeway (I-580).** Property is adjacent to freeway on/off ramps. MacArthur Freeway has ±140,00 VPD.
- **Neighborhoods.** Property is centrally located serving the Mills College, Allendale and Laurel neighborhoods
- **Mills College at Northeastern University.** ±0.5 mile; 1,200 student, 135-acre campus
- **Residential Growth.** MacArthur Studios, 197-unit mixed-use project to be constructed 1 block north.



‘24 Estimates	.5 Mile	1 Mile	1.5 Miles
Population	9,935	39,108	88,617
Households	3,862	14,362	30,591
Avg. HH Inc.	\$128,189	\$127,048	\$121,566
High Street – Daily Traffic Count Estimate			17,297



High Street - 17,297 VPD

Oakland Fire Station

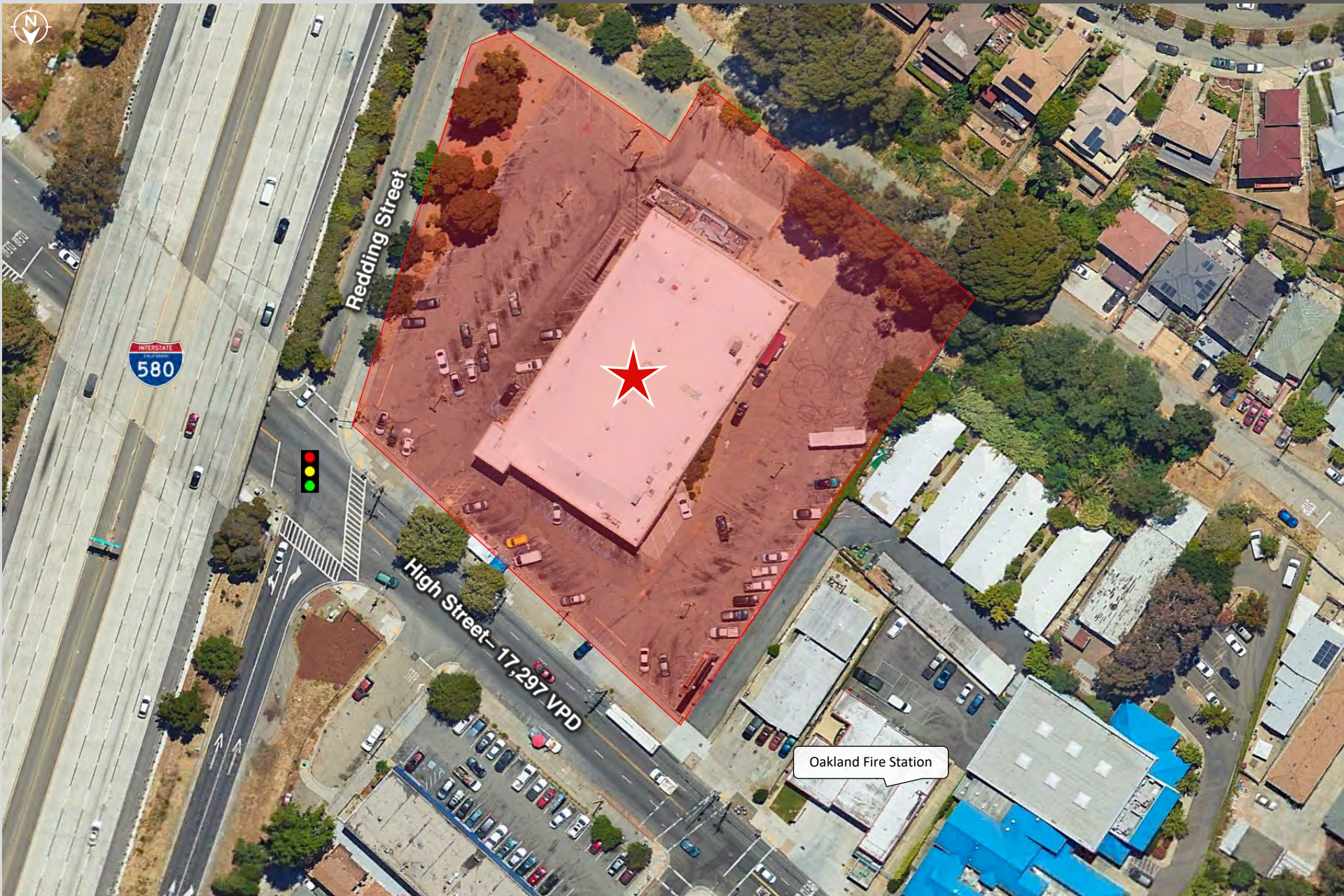
THE LAUREL
OAKLAND'S
NEIGHBORHOOD

MacArthur
STUDIOS

INTERSTATE
580

Redding Street

MacArthur Blvd





THE
LAUREL
OAKLAND'S
NEIGHBORHOOD

MacArthur
STUDIOS

Drive-Thru





Redding Street

High Street - 17,297 VPD





Redding Street



High Street - 17,297 VPD



THE
LAUREL
OAKLAND'S
NEIGHBORHOOD

MacArthur
STUDIOS



High Street - 17,297 VPD

Redding Street







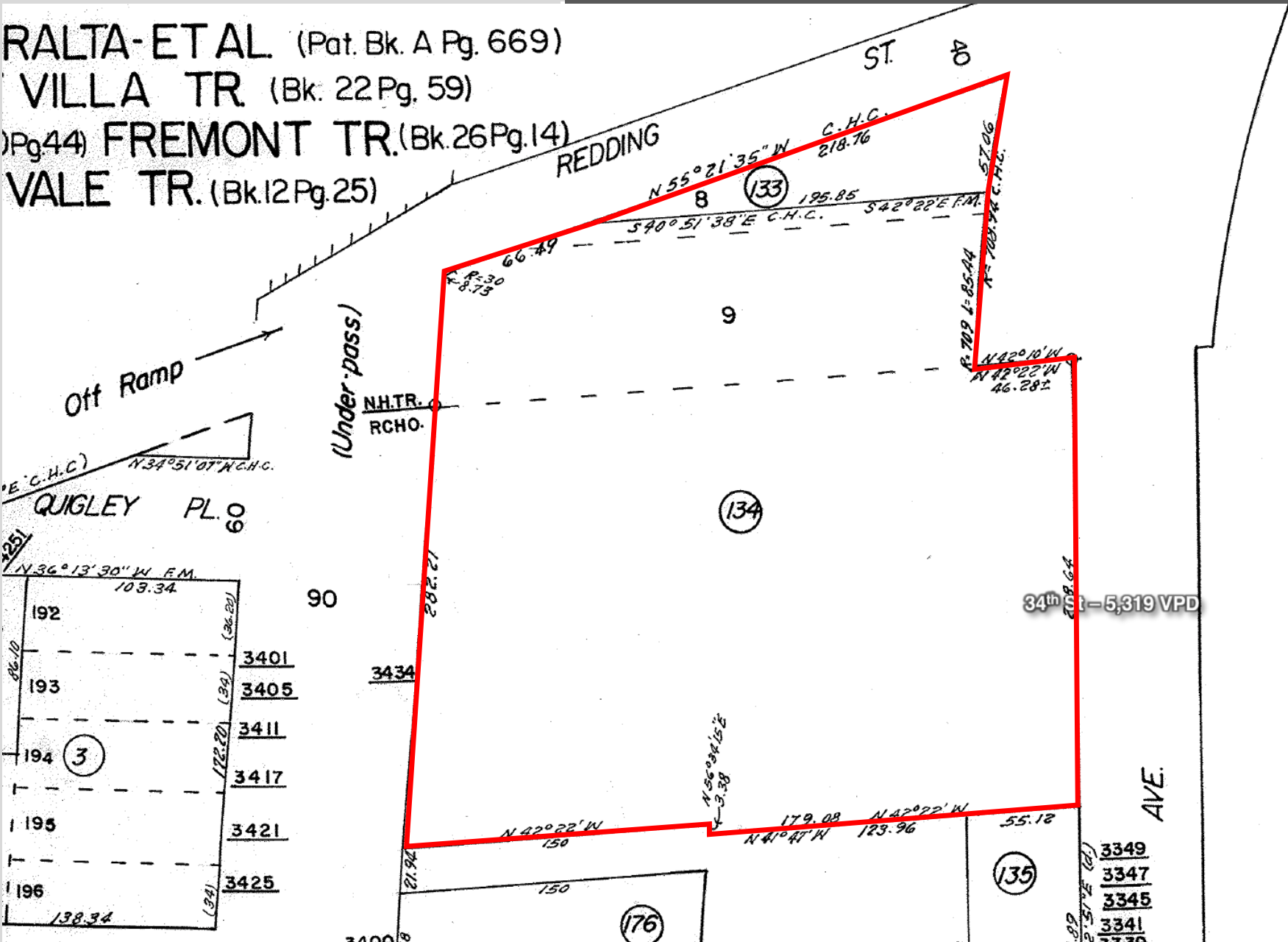
oakland, ca

3434 HIGH STREET

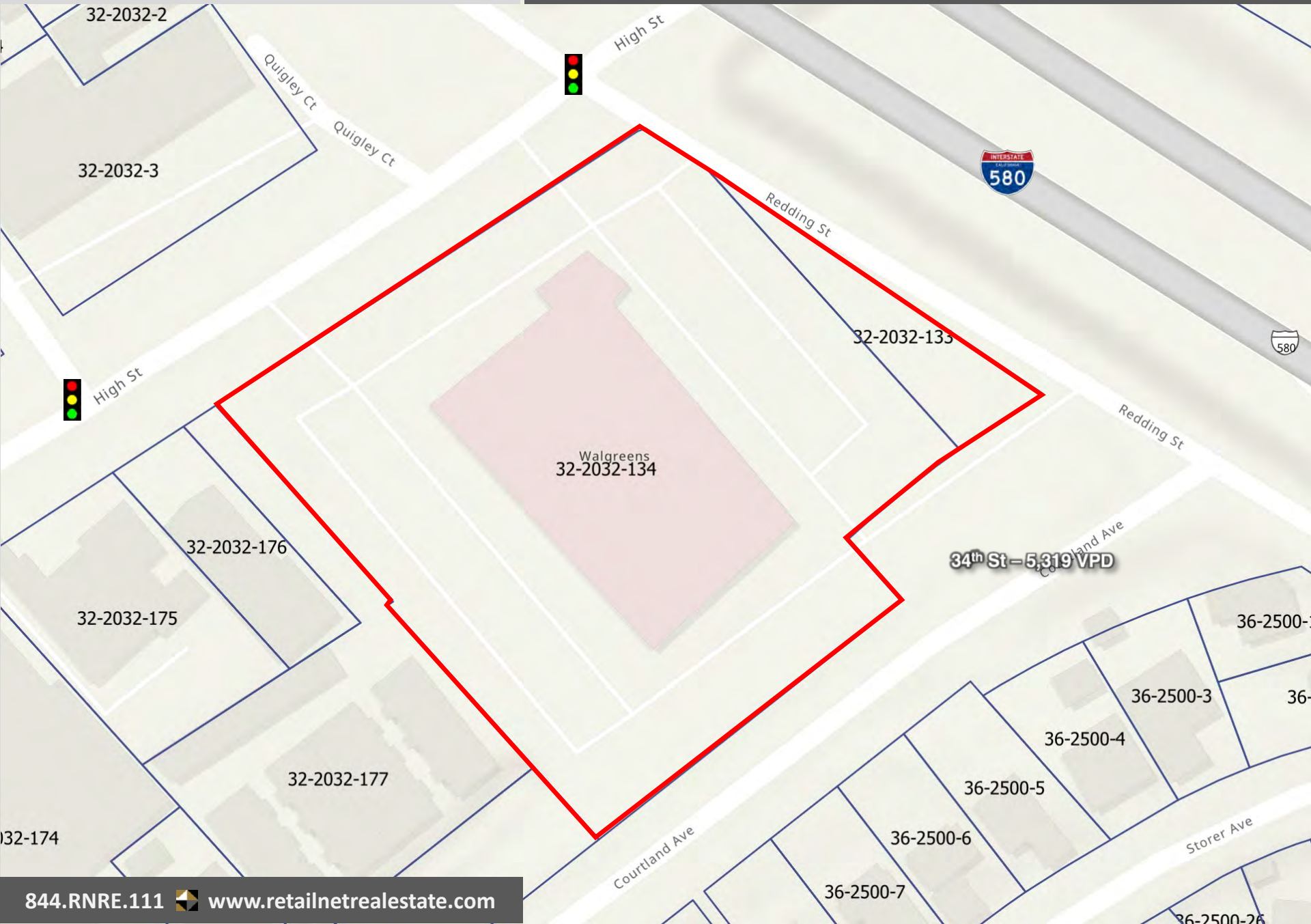




RALTA-ETAL (Pat. Bk. A Pg. 669)
VILLA TR (Bk. 22 Pg. 59)
Pg.44) FREMONT TR.(Bk.26Pg.14)
VALE TR.(Bk.12Pg.25)



34th St - 5,319 VPD



TERMS

OFFERING PRICE	\$3,250,000
DELIVERY	Vacant
TERMS	'As-Is', No Financing Contingency
DEED RESTRICTION	Pharmacy

OFFERS EVALUATED AS RECEIVED

****Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

CONTACT

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