

**AVAILABLE**

# 3439-3443 Fruitvale Avenue, Oakland

**Dimond District Dream 7000 Square Feet of Retail/Commercial For Sale**

Ideally located in the heart of the Dimond District: 7,000 square feet ready to be transformed. With a 5500+ sq ft main open retail space, 3443 Fruitvale Avenue is spacious enough to become a future fitness, laundromat, healthcare, market, or restaurant concept. Consider dividing the building to house multiple tenants or businesses each using their own entrance. Step inside either of the street-level, level-in front entrances and through the main space to the "back of house": two bathrooms (ADA), a large back room with fir floors ideal for inventory storage, private office with window and more storage, plus rear door with alley access. The upstairs 800+ sq ft loft features another open room for storage or use as meeting space with natural light from windows and skylight, as well as two more private offices, one of which overlooks the retail floor. Large windows span the 50 ft of street frontage on Fruitvale Avenue.

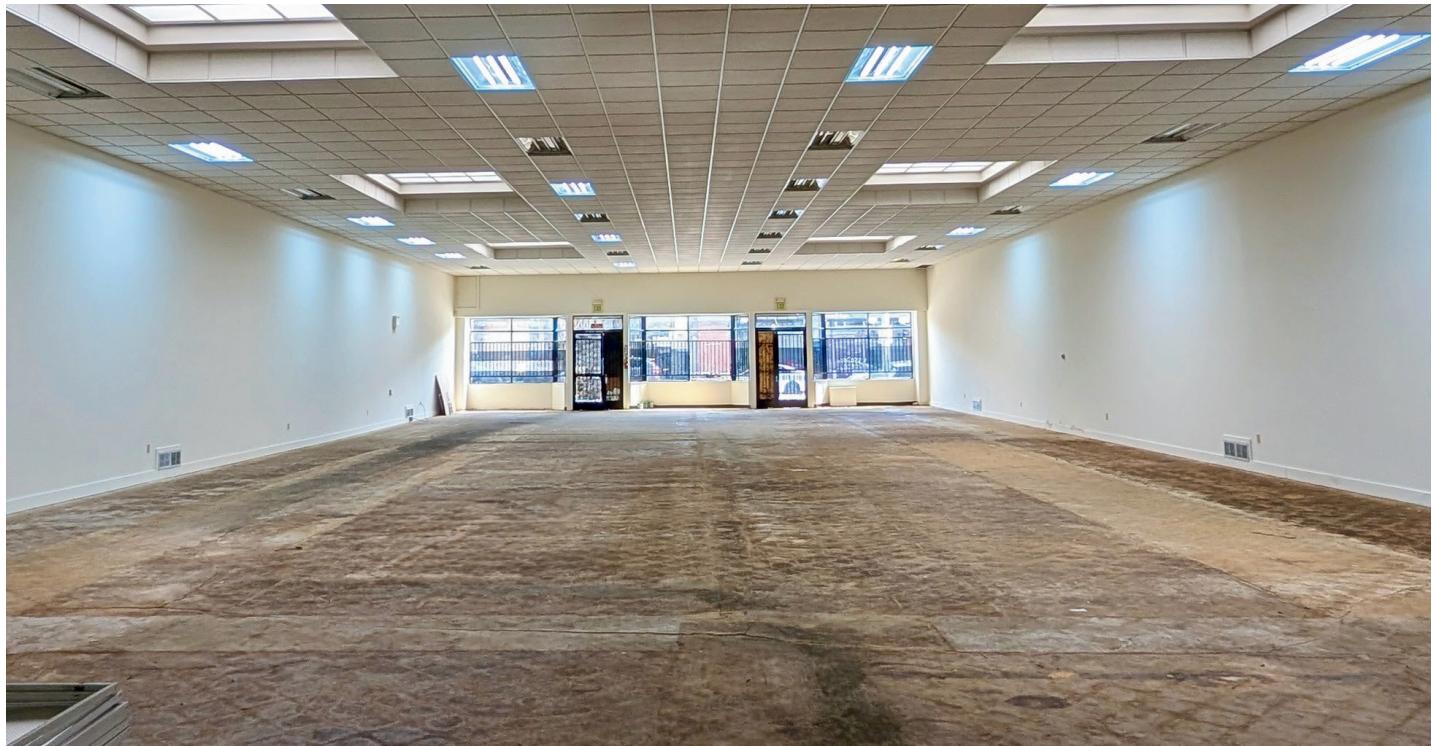
**Michael "Casey" Bradley**

Realtor® Partner | DRE# 02040518

**510-872-9654**

[Casey@TheGundermanGroup.com](mailto:Casey@TheGundermanGroup.com)





## Property Details:

- Zoning: CN-1, Neighborhood Commercial ([Link](#))
- Walk Score of 93
- High vehicle counts (12K+ cars/day)
- Proximity to transit corridors of Fruitvale Ave. and MacArthur Blvd.
- Public parking nearby
- Two front entrances
- Two bathrooms
- Modern electrical panels, overhead lighting, and skylights throughout
- 7000 Sq Ft building

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## Neighborhood Highlights:

Public parking is available around the corner in the Dimond Avenue lot and plentiful street parking is out front. Neighboring businesses include local favorites: Farmer Joe's, La Farine, Peets, Bombera, Grand Lake Kitchen, Mohka House, and Safeway. Development in the Dimond continues with new residential multi-family buildings under way, bringing additional future foot traffic to this vibrant and locally-loved neighborhood.



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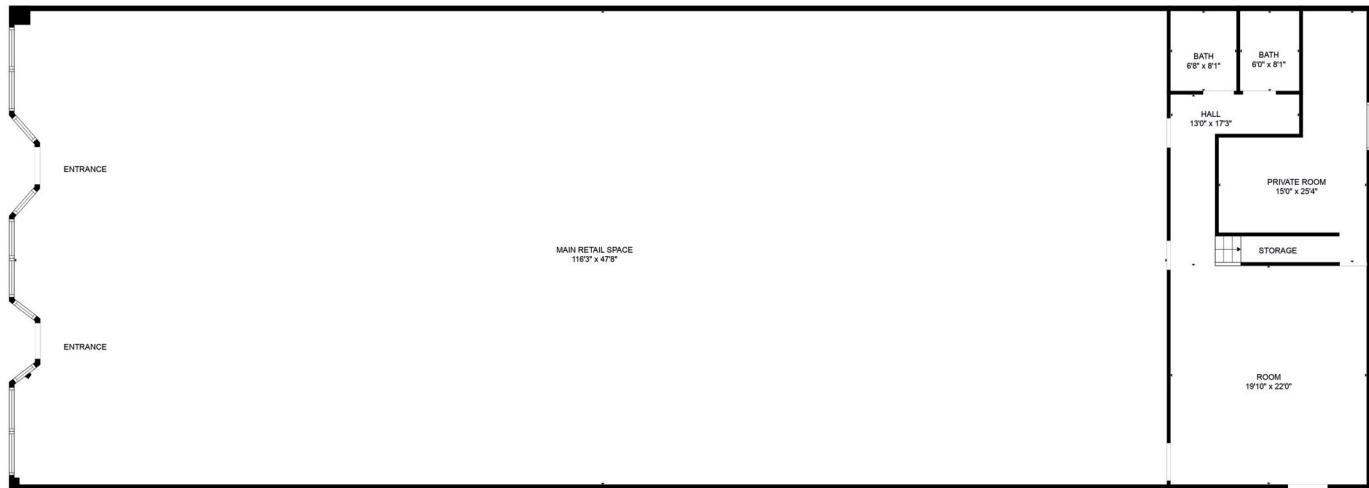
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## Ground Floor

## Upper Floor

### BUILDING DETAILS

**Building Size:** 7000 SqFt (per county records)

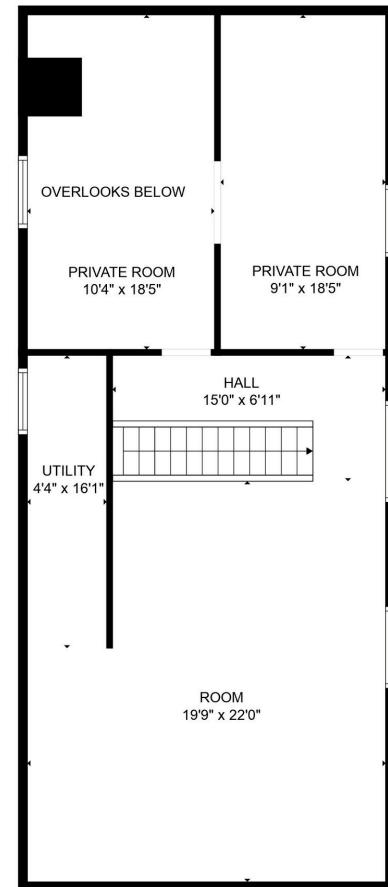
**Lot Size:** 0.16 Acres

**Zoning:** CN-1, Neighborhood Commercial ([Link](#))

**Combining Zone:** S-13 Affordable Housing

**Prior Use:** Beauty supply retail store

**Occupancy:** Fully vacant



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