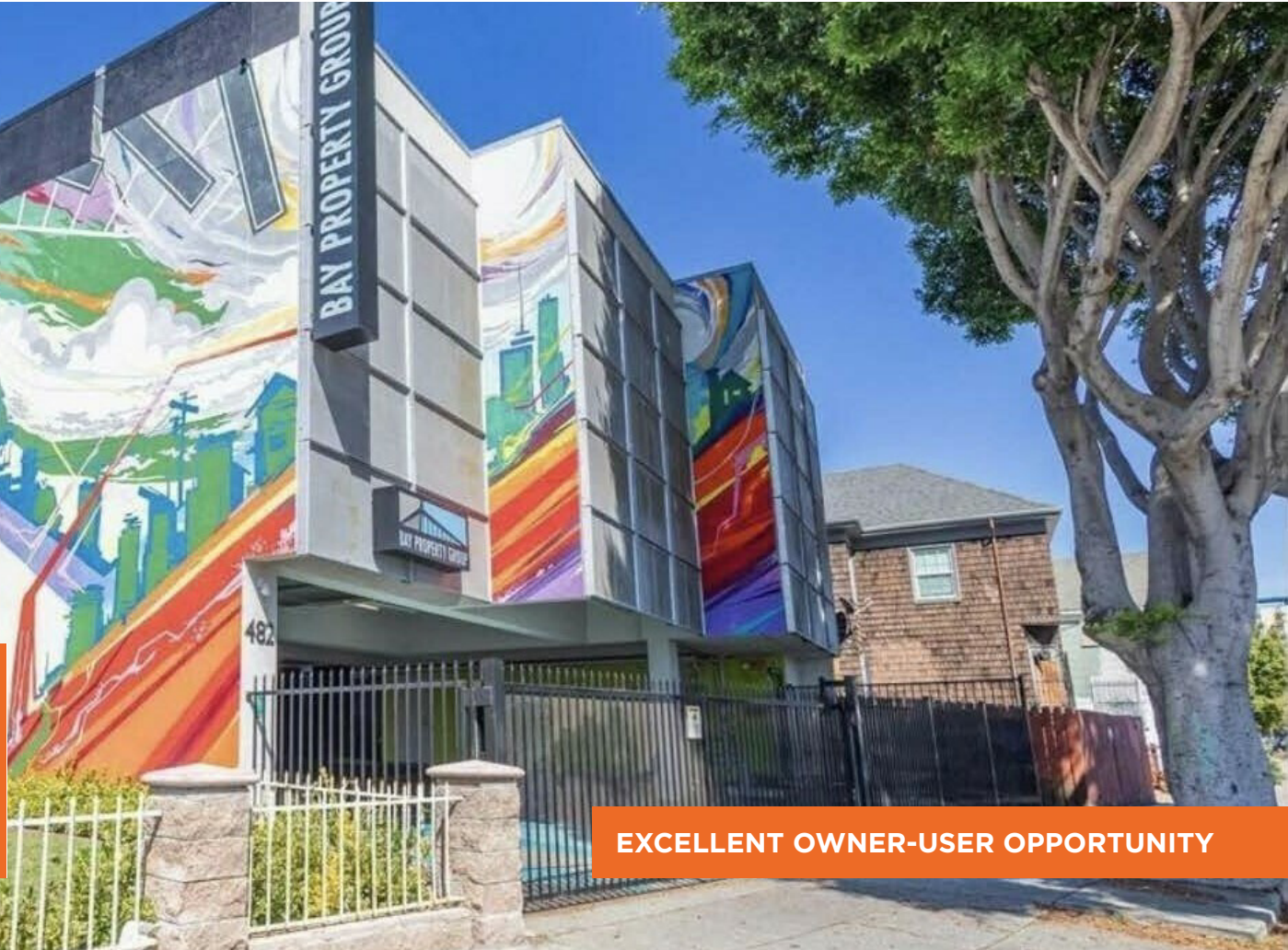




# Offering Memorandum

**482 W Macarthur Blvd**

**OAKLAND, CA 94609**



**EXCELLENT OWNER-USER OPPORTUNITY**

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## PROPERTY SUMMARY

### 482 W MACARTHUR BLVD

OAKLAND, CA 94609

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,283,000
<b>BUILDING SIZE:</b>	±6,414 SF
<b>LOT SIZE:</b>	±5,616 SF
<b>ZONING:</b>	CN-13, S-13
<b>GENERAL PLAN:</b>	Neighborhood Center Mixed Use
<b>APN:</b>	12-974-11
<b>PRICE / SF:</b>	\$200

## PROPERTY SUMMARY

482 W MacArthur Boulevard in Oakland is a two-story office building featuring a modern design with abundant natural light from skylights and windows. The property is zoned to accommodate a variety of uses, including office and medical. The building totals approximately ±6,414 square feet, with ±2,000 square feet on the ground floor and ±4,414 square feet on the second floor. Amenities include an ADA-accessible elevator, a light-filled atrium courtyard, and a small rear garden. The property is also equipped with fiber internet throughout and an electric vehicle charging outlet.



## PROPERTY HIGHLIGHTS

- Excellent Owner-User Opportunity
- ±6,414 SF across two floors
- First floor: ±2,000 SF
- Second floor: ±4,414 SF
- 14 private offices with a light-filled interior atrium
- Served by an ADA-accessible elevator
- 8 gated parking spaces, including EV charging capability
- Walking distance to MacArthur BART with convenient access to I-580 and Highway 24
- SBA financing available



**OWNER-USER  
OPPORTUNITY**



**VIBRANT  
URBAN LOCATION**



**ATTRACTIVE  
SBA FINANCING**



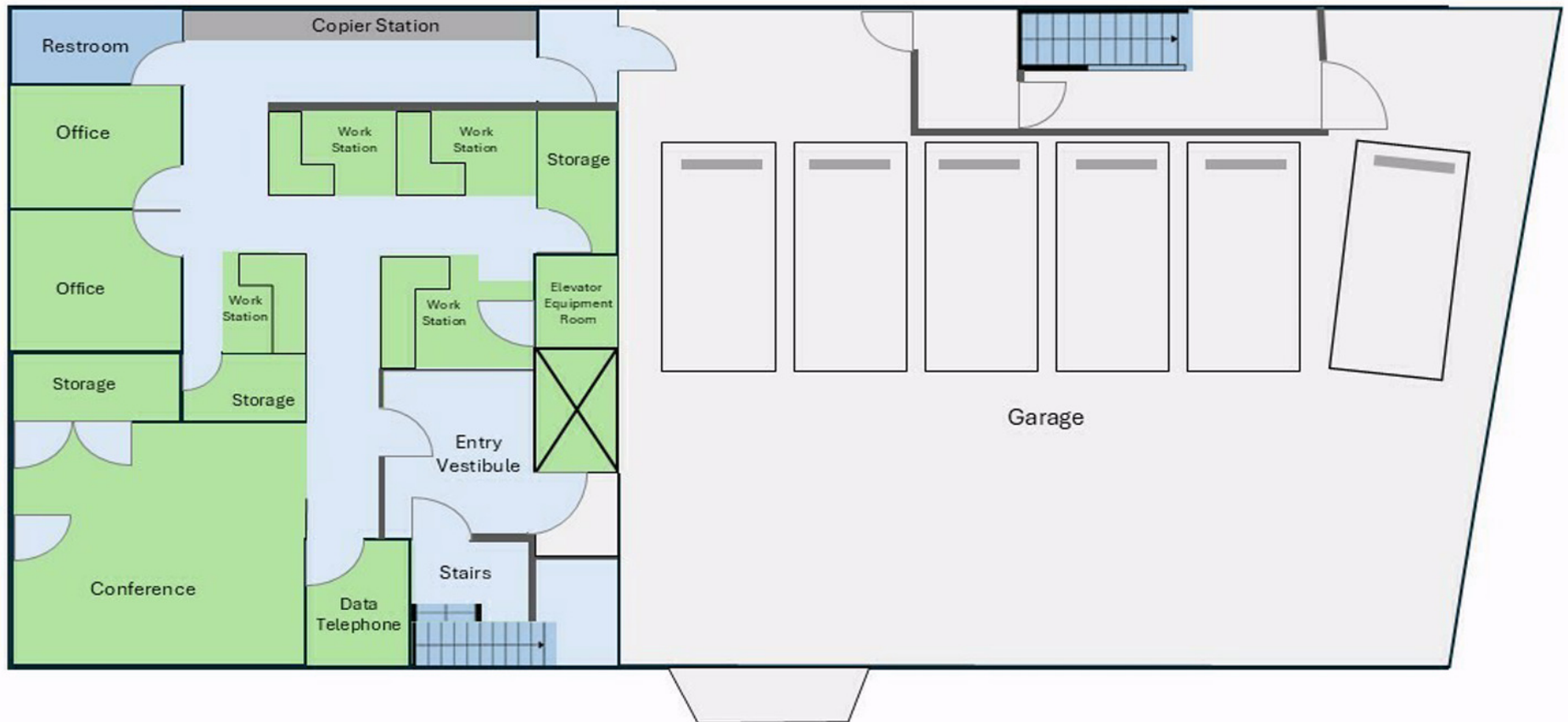
# EXTERIOR PHOTOS



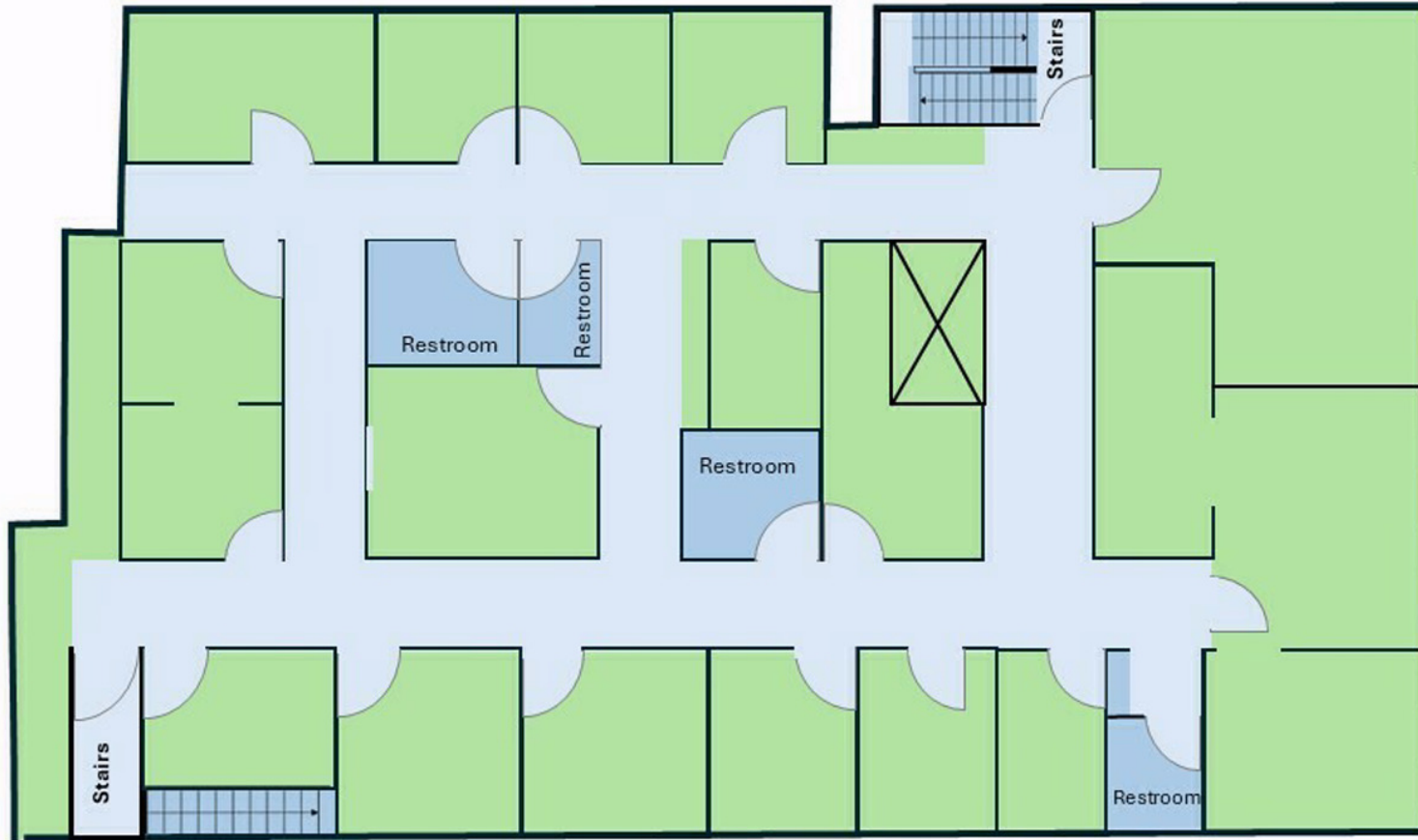
# INTERIOR PHOTOS



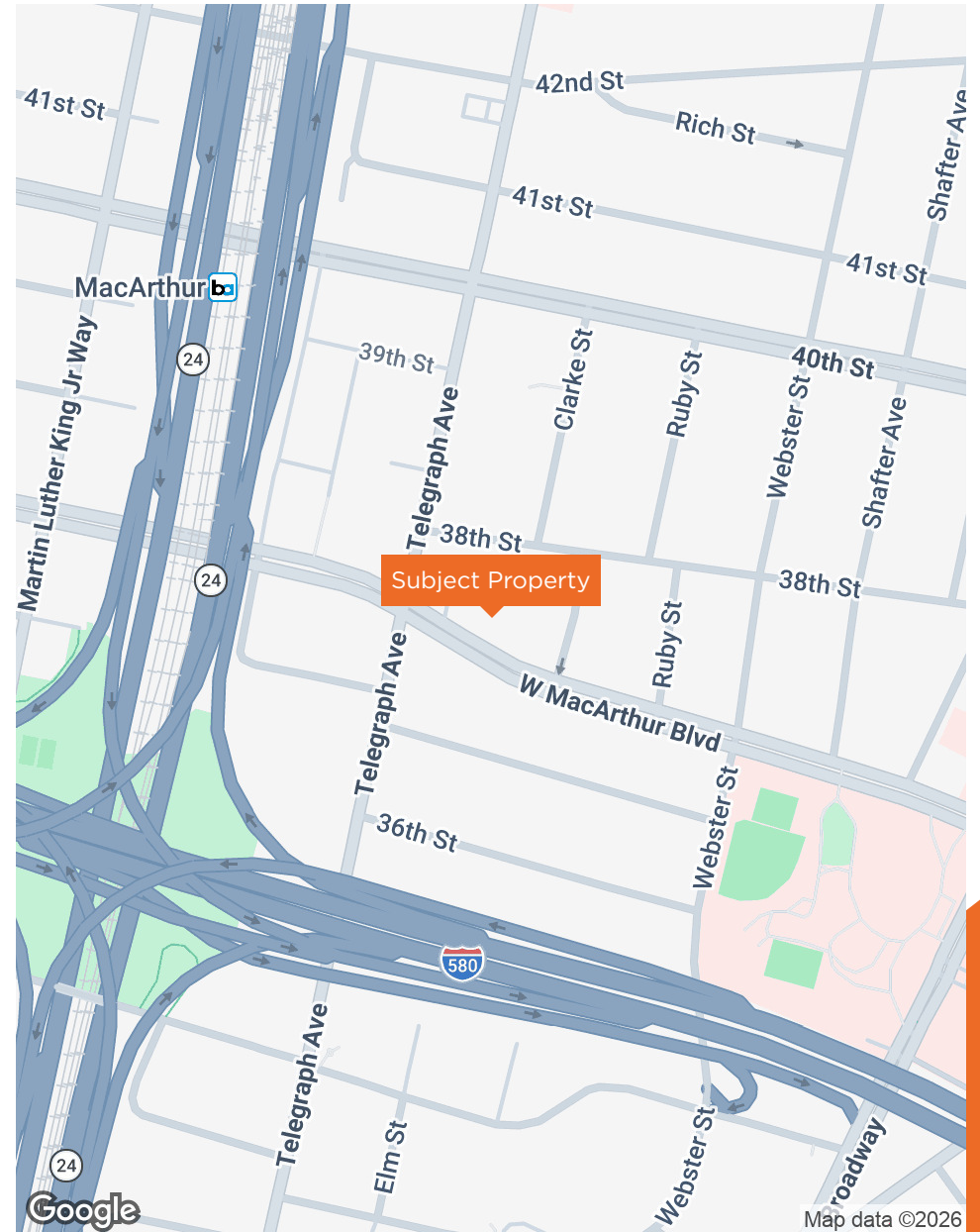
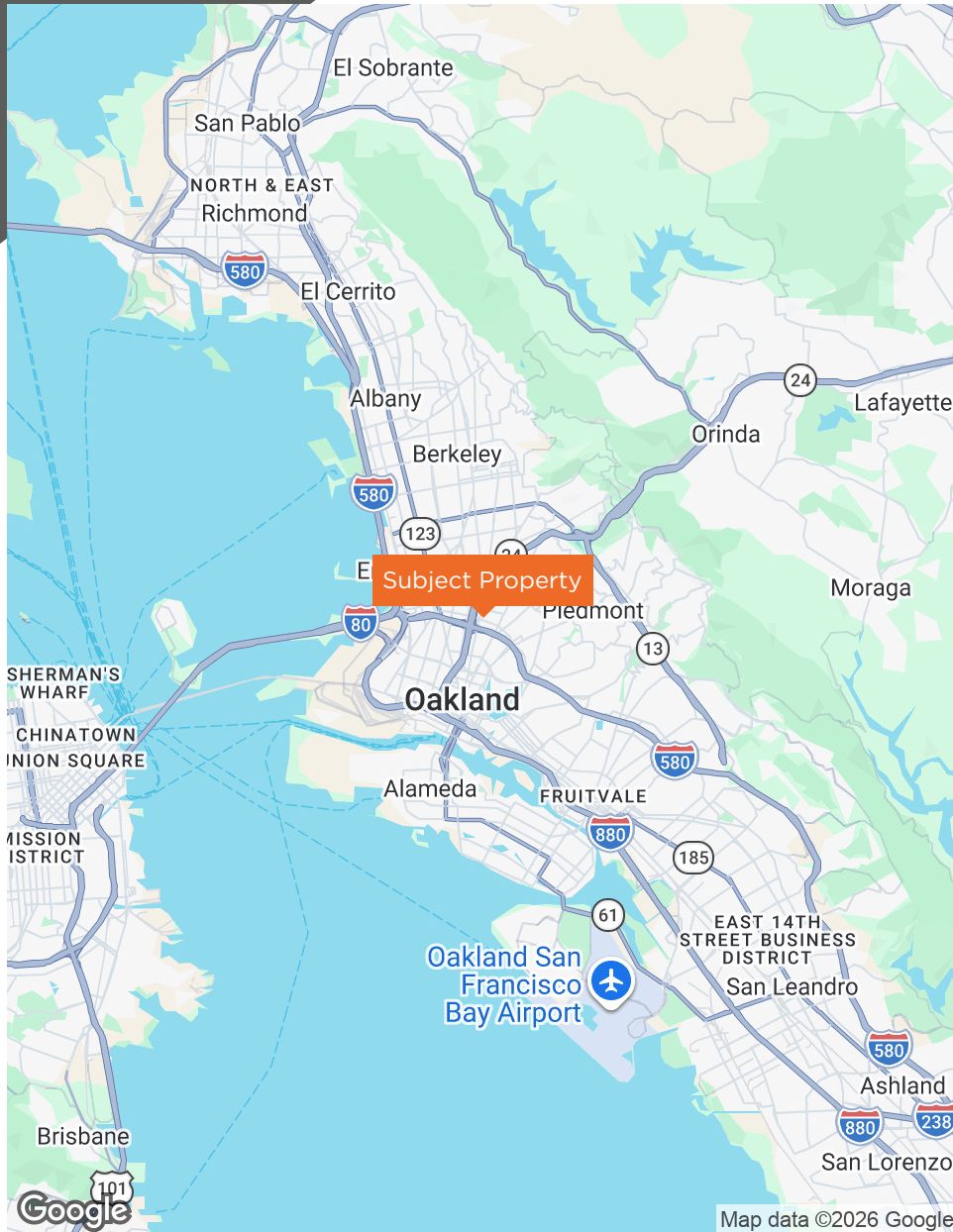
# FIRST FLOOR PLAN



# SECOND FLOOR PLAN



# LOCATION MAPS



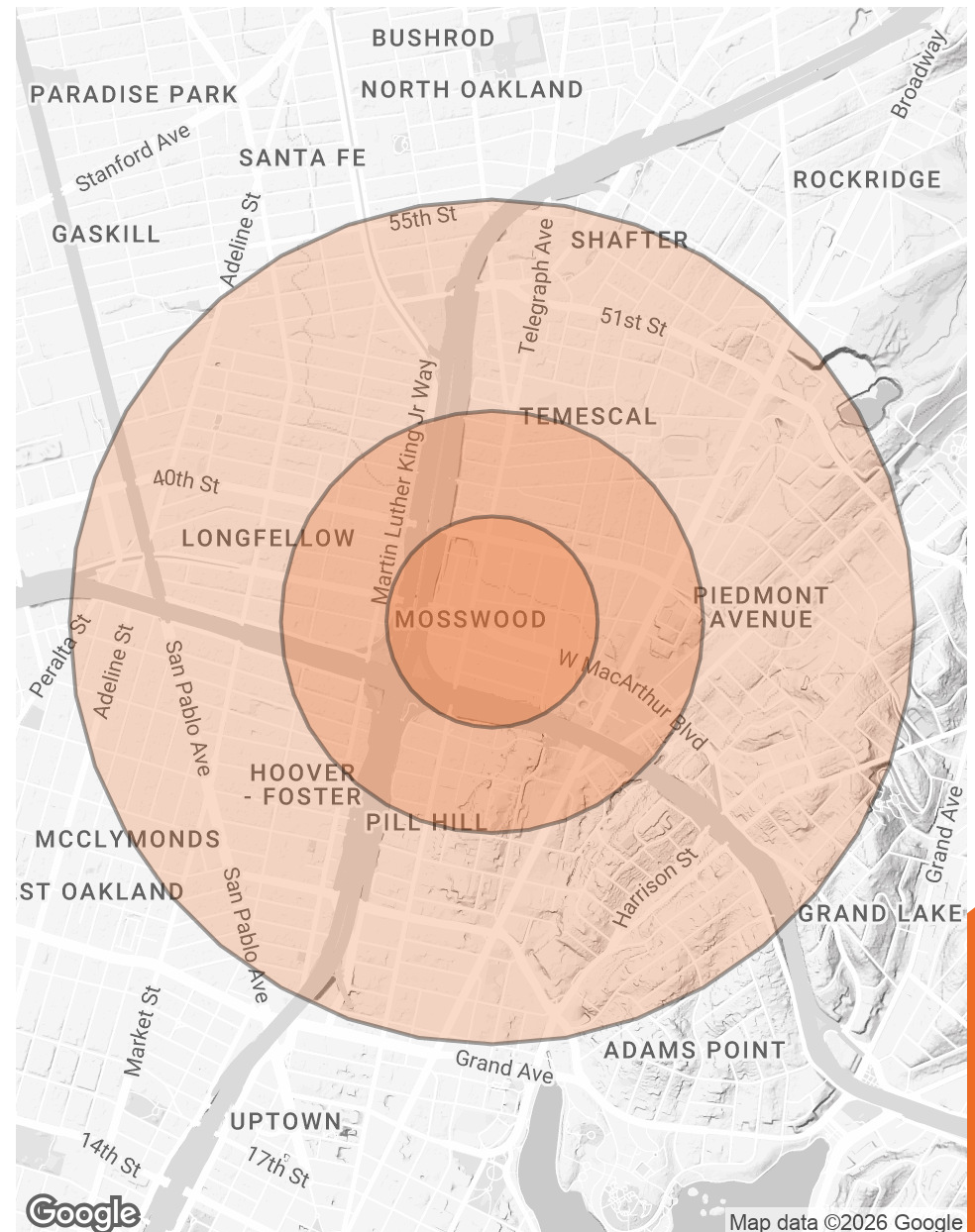
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,056	11,094	52,058
AVERAGE AGE	34.4	35.9	37.2
AVERAGE AGE (MALE)	34.8	36.7	37.5
AVERAGE AGE (FEMALE)	35.0	36.7	37.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,409	5,383	25,545
# OF PERSONS PER HH	2.2	2.1	2.0
AVERAGE HH INCOME	\$133,996	\$137,398	\$144,701
AVERAGE HOUSE VALUE	\$937,870	\$945,736	\$961,929

2023 American Community Survey (ACS)





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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.