

# PRIME INCOME-PRODUCING RETAIL PROPERTY



3715 International Boulevard, Oakland, CA 94601



**FOR SALE | \$1,200,000**

## PROPERTY DESCRIPTION

This well-established retail property presents a compelling investment opportunity, generating consistent net income for the current owner. The property offers an attractive capitalization rate with escalation upon renewal.

Strategically located on the high-traffic International Blvd in Oakland, the property has operated successfully as a liquor store for over three decades. International Blvd is a major thoroughfare with significant pedestrian and vehicular traffic, further enhanced by its proximity—just two blocks away—from the Fruitvale BART station.

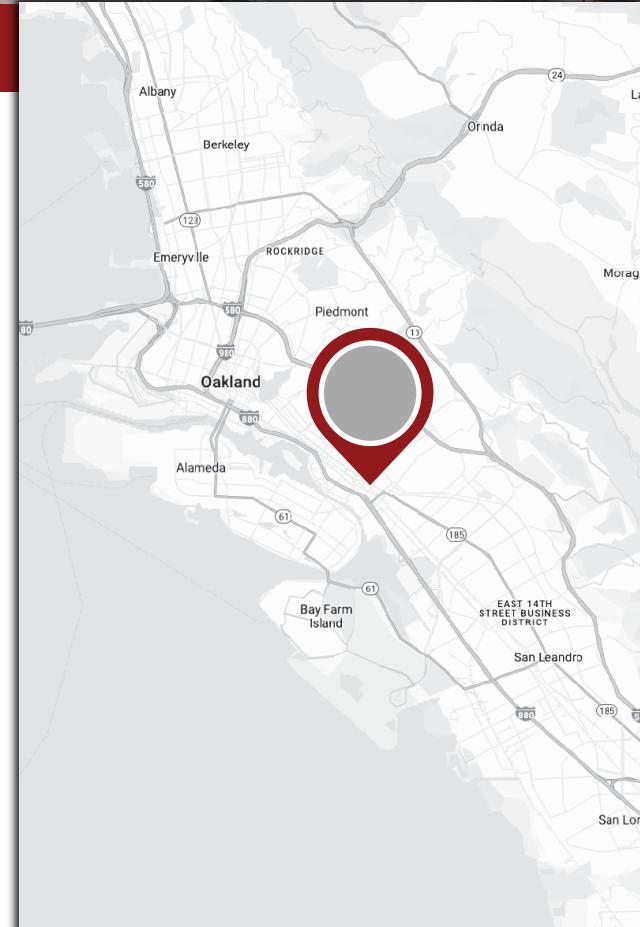
The property boasts a recently renovated façade, with over \$100,000 invested in enhancing its curb appeal. It features a spacious layout with a large storage area at the rear, providing operational efficiency and flexibility. There is also a second full bathroom and office in the rear detached building.

The current tenant, who previously served as the store manager, has been successfully operating the business for approximately seven years, demonstrating stability and proven performance.

This is an exceptional opportunity to acquire a well-positioned retail asset in a dynamic location. Contact us today for further details and to arrange a viewing.

## PROPERTY HIGHLIGHTS

- 1,100 SF
- 0.06 acres



FOR MORE INFORMATION CONTACT

**Mukesh Advani**

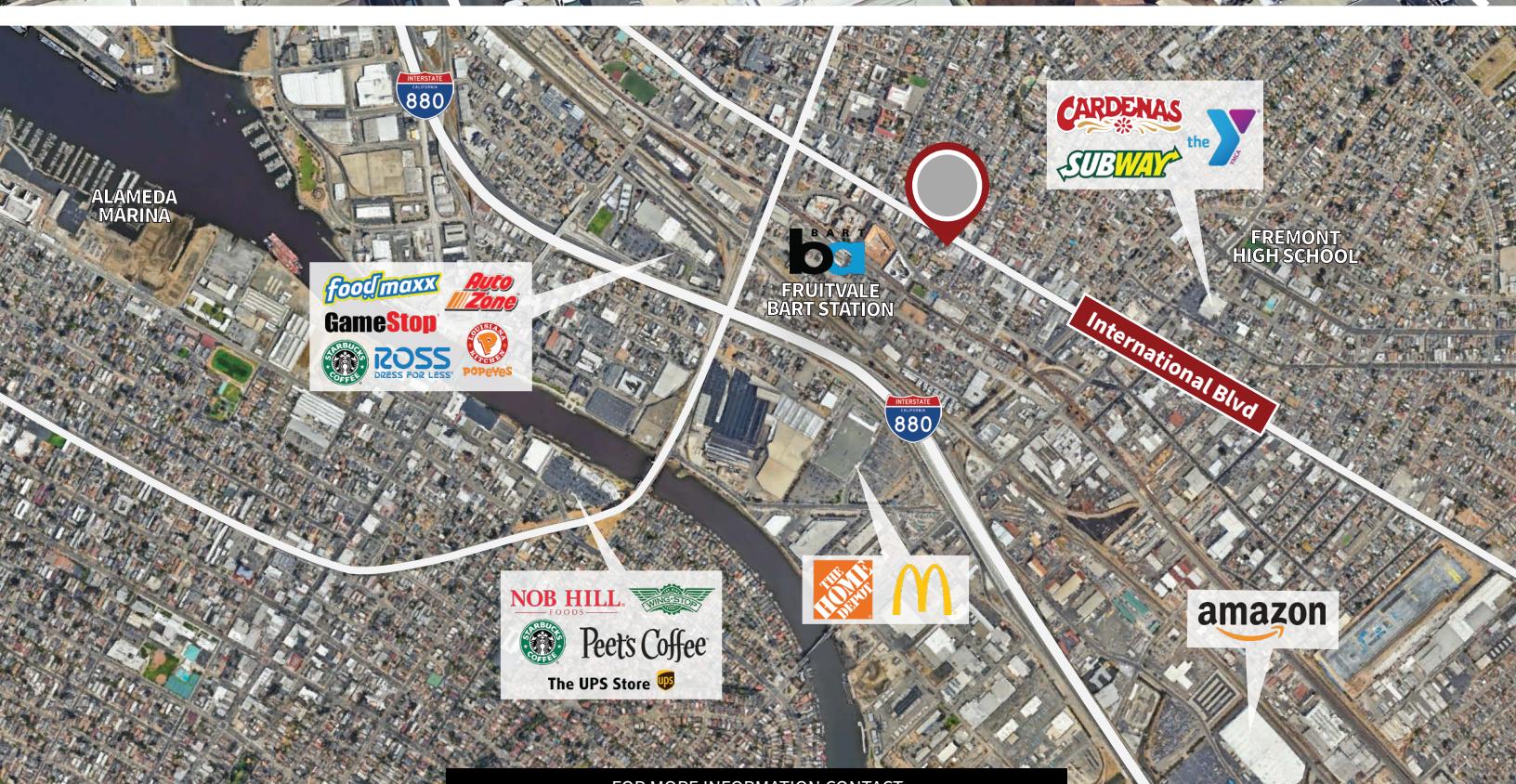
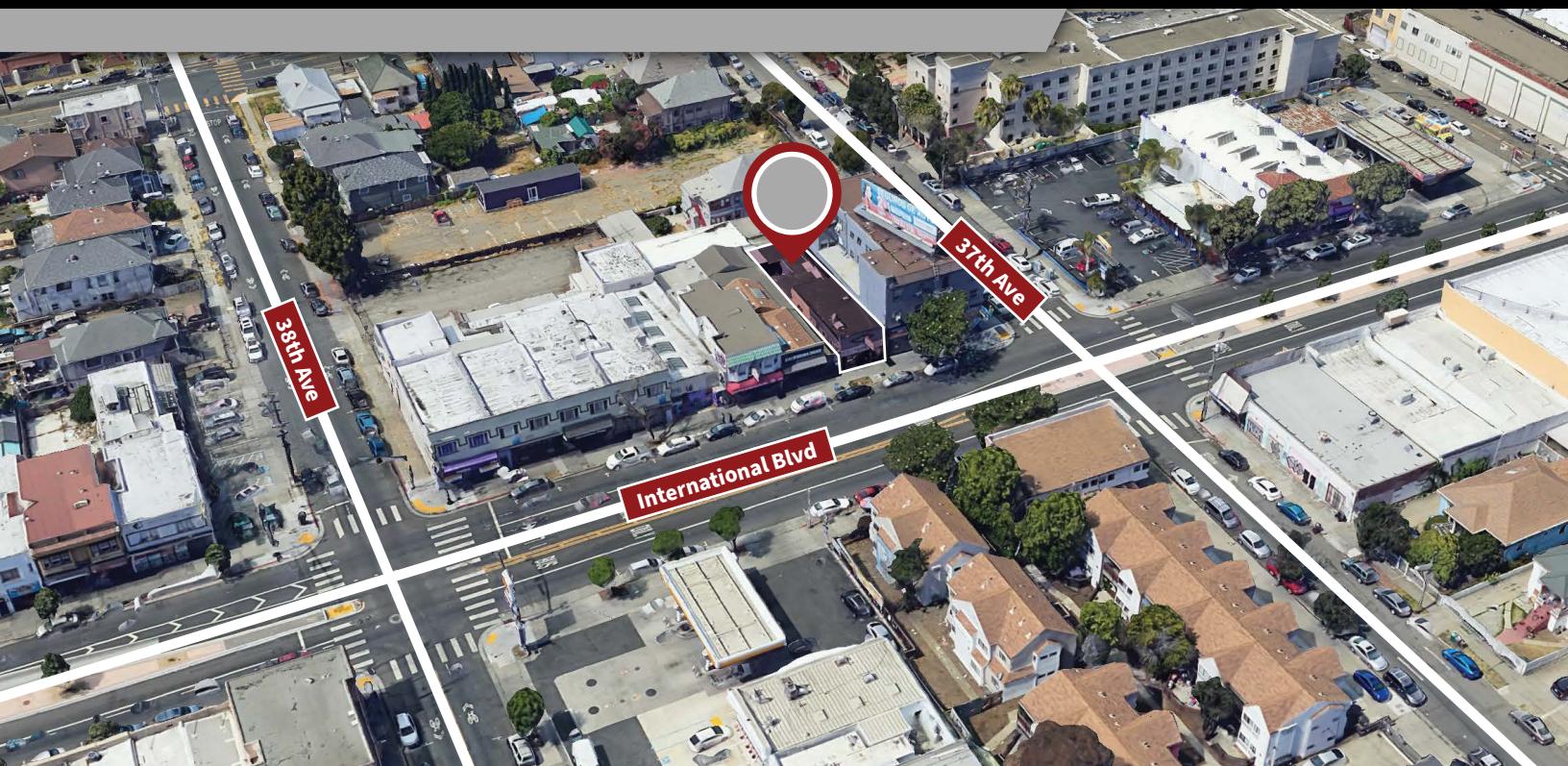
DRE# 01378601 | 925-480-7588

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# PRIME INCOME-PRODUCING RETAIL PROPERTY

**AiCRE**  
PARTNERS

## Aerial & Amenities Map



FOR MORE INFORMATION CONTACT

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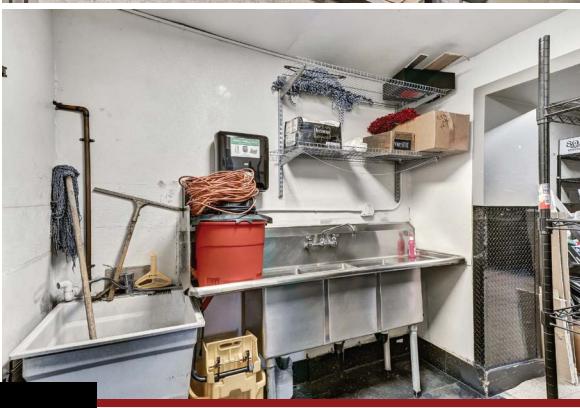
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**ACRE**  
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## Property Photos



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**ACRE**  
PARTNERS

## Location Overview



### 2024 Summary

	1 MILE	3 MILES	5 MILES
Population	45,893	275,897	518,847
Households	13,608	99,563	195,947
Families	8,779	59,224	108,706
Average Household Size	3.20	2.69	2.56
Owner Occupied Housing Units	4,302	41,293	79,881
Renter Occupied Housing Units	9,306	58,270	116,066
Median Age	35.6	38.9	38.8
Median Household Income	\$67,996	\$94,923	\$101,688
Average Household Income	\$107,538	\$147,982	\$157,927

### 2029 Summary

	1 MILE	3 MILES	5 MILES
Population	45,951	280,081	531,940
Households	13,484	100,055	199,514
Families	8,725	59,652	110,527
Average Household Size	3.24	2.72	2.58
Owner Occupied Housing Units	4,269	41,050	79,678
Renter Occupied Housing Units	9,216	59,006	119,836
Median Age	36.9	40.4	40.5
Median Household Income	\$84,303	\$115,489	\$122,516
Average Household Income	\$129,411	\$173,475	\$183,160



**Oakland, California**, situated on the east side of the San Francisco Bay, is a vibrant and diverse urban center known for its rich cultural heritage and bustling arts scene. This dynamic city is a melting pot of cultures, reflected in its varied neighborhoods, cuisine, and festivals. Oakland's history is deeply intertwined with social and political activism, contributing significantly to its unique character. The city's waterfront at Jack London Square offers scenic views and entertainment, while the Oakland Hills provide stunning natural landscapes and outdoor activities. With a mix of urban and natural attractions, Oakland stands as a prominent and multifaceted city in the Bay Area.

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## DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

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