

# INFILL DEVELOPMENT

4201 BANCROFT AVE  
Oakland, CA 94601  
±53,319 SF ~1.22 ACRES

SAN FRANCISCO

DOWNTOWN OAKLAND



INTERNATIONAL BLVD

42ND AVE

BANCROFT AVE

HIGH ST

## HIGHLAND SQUARE



**John Dunning**

Senior Director

510-622-8435

[john.dunning@tricommercial.com](mailto:john.dunning@tricommercial.com)

LIC: #02024892





# REDEVELOPMENT SITE

## 4201 BANCROFT AVE

### Oakland, CA 94601

#### Table of Contents

Location Highlights	3
The Offering	
Site Location Overview	
Redevelopment Opportunities	
Aerial Overview	5
Regional Area Map	6
Demographics	7

**John Dunning**  
**Senior Director**

510-622-8435

john.dunning@tricommercial.com

LIC: #02024892



Pictures representative of possible redevelopment options per  
City of Oakland CC-1 Zoning 'By Right.'

Imagery courtesy of DIALOG: <https://dialogdesign.ca/>



# LOCATION HIGHLIGHTS

## THE OFFERING

±53,319 SF ~ 1.22 ACRES (4201 Bancroft Ave., Oakland, CA 94601)

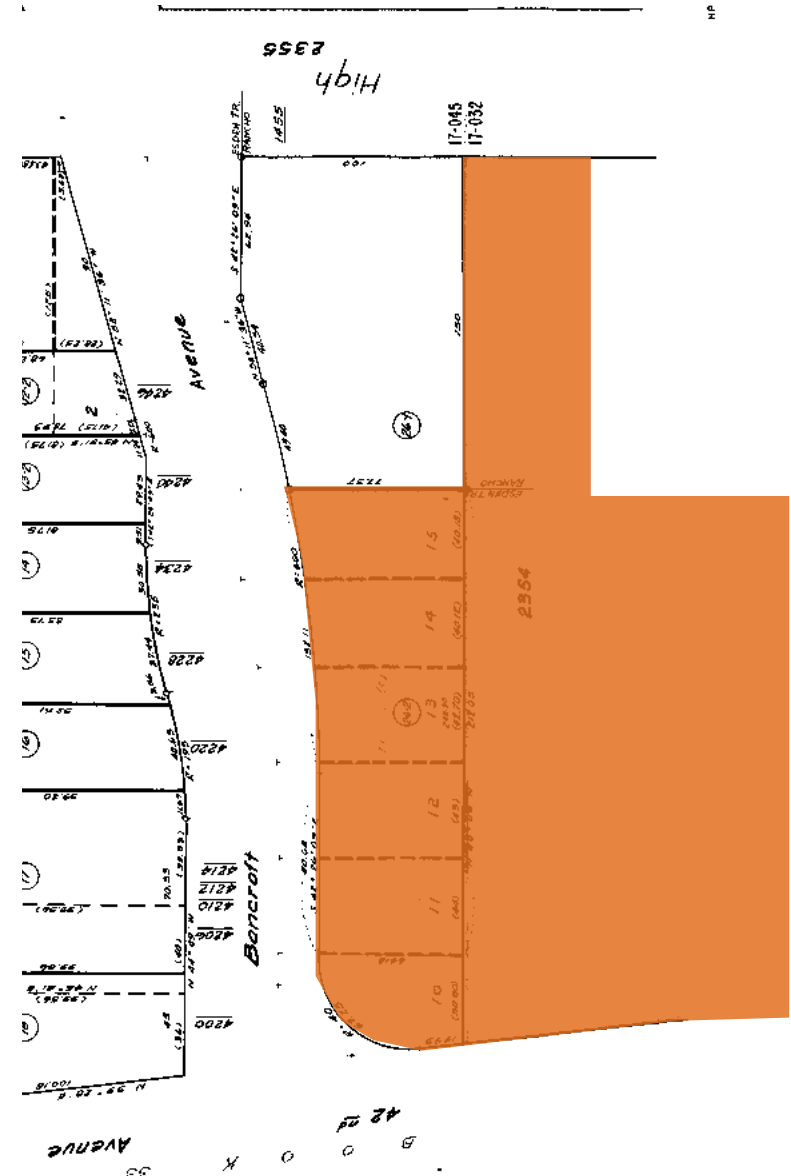
Signalized Corners parcels spanning half a city block and fronting Bancroft Ave, 42nd Ave, and High Street! Lot sits ½ mile to the 880 FWY and ½ mile to the Fruitvale BART with City of Oakland CC-1 Zoning that allow 'By Right', multifamily housing, mixed-use, education, healthcare & wellness and retail/ food & beverage, etc.

**Offer Price: UNPRICED (Call with Offers)**

## SITE LOCATION OVERVIEW

- Exceptional demographics with an average household income of over \$118,537 and over 493,227 residents within 5-miles (2022 Census)
- High traffic intersection of 42nd Ave. And International Blvd. (14,110 VPD), just off 880 FWY (210,000 VPD) (2022 Census)
- 880 FWY is a major commuter and commercial thoroughfare in the East Bay that connects from the San Francisco/Oakland Bay Bridge to San Jose/Silicon Valley and services Downtown Oakland, the Port of Oakland, Oakland International Airport and Alameda County.
- The High St./ 42nd Ave. Exit from the 880 FWY access the Subject Site (4201 Bancroft Ave.), the Island City of Alameda and the Foot-hills of Oakland.
- Clear Channel billboard providing monthly income (faces High St)

## SITE LOCATION OVERVIEW (CONT.)



# LOCATION HIGHLIGHTS

- Notable tenants in the area include Home Depot, Burger King, Panda Express, Smart & Final Extra!, Valero, O'Reilly Auto Parts, WSS Shoes, Cardenas Grocery Market, and many more...
- Pharmacy - (3) Walgreens within 1.5-mile radius
- Education – Fremont High School (a block away) and Oakland Charter Academy (a block away)
- Grocery – Cardenas Grocery Market (across the street) and Smart & Final Extra! (across the street)
- Medical Services – Excell Health Care Services within 1.5 mile

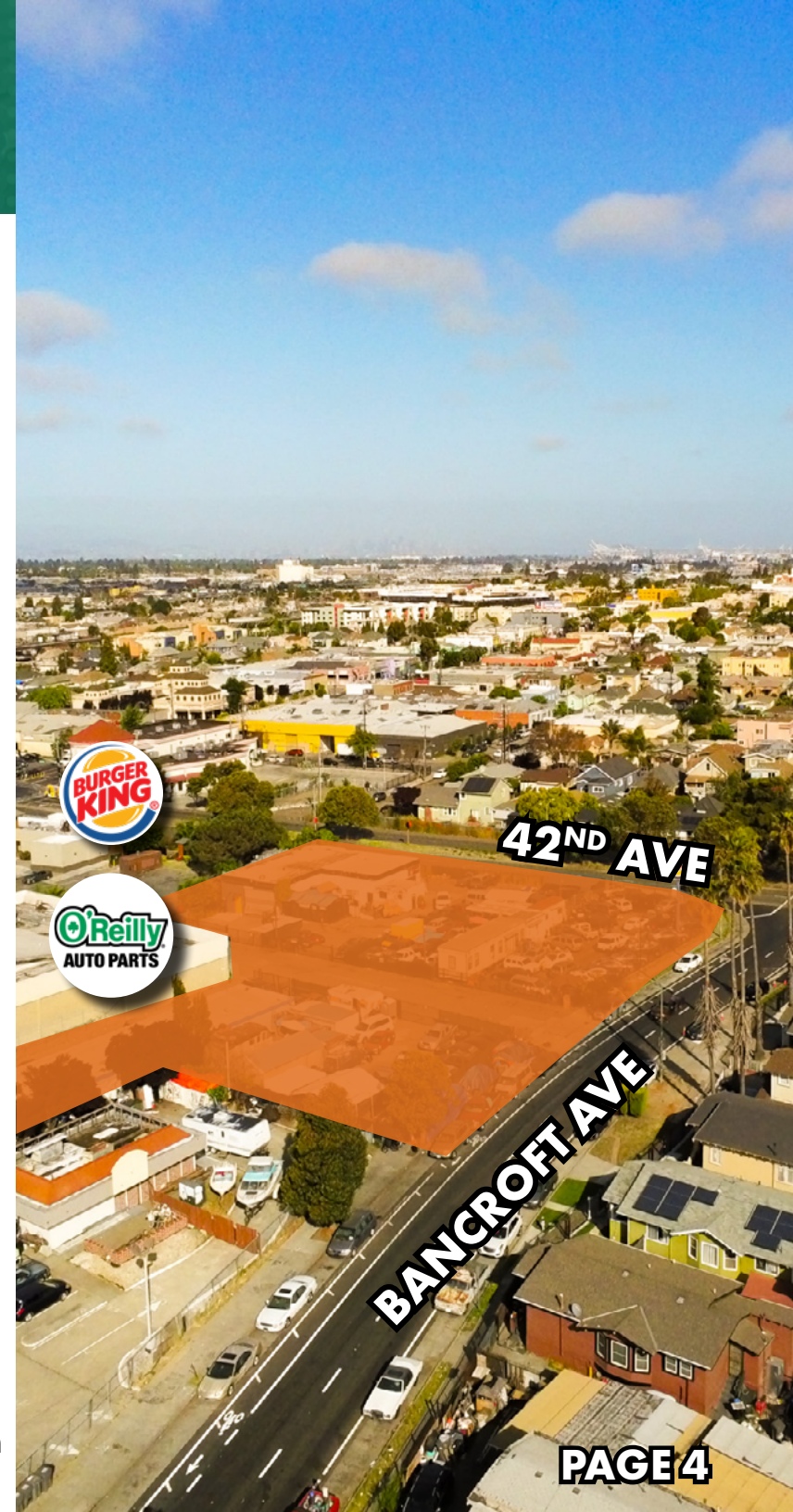
## **REDEVELOPMENT OPPORTUNITIES**

The Subject Site (4201 Bancroft Ave., Oakland, CA 94601) provides the following re-development incentives...

- Qualified Census Tract "QCT" Site: [https://www.huduser.gov/portal/sadda/sadda\\_qct.html](https://www.huduser.gov/portal/sadda/sadda_qct.html)
- California Tax Credit Allocation Committee "CTCAC" Site Eligible: <https://www.treasurer.ca.gov/ctcac/index.asp>
- Opportunity Zone "OZ" Site: <https://maps.gis.ca.gov/hsr/map.html>
- City of Oakland CC-1 Zoning: [https://library.municode.com/ca/oakland/codes/planning\\_code?nodeId=TIT17PL\\_CH17.35CCCOCOCORE\\_17.35.010TIINDE](https://library.municode.com/ca/oakland/codes/planning_code?nodeId=TIT17PL_CH17.35CCCOCOCORE_17.35.010TIINDE)

*How would you look to re-develop the Site?*

**Contact:** John Dunning | 510-622-8435 | [john.dunning@tricommercial.com](mailto:john.dunning@tricommercial.com)





# LOCAL AERIAL



**John Dunning**

510-622-8435

john.dunning@tricommercial.com

LIC: #02024892

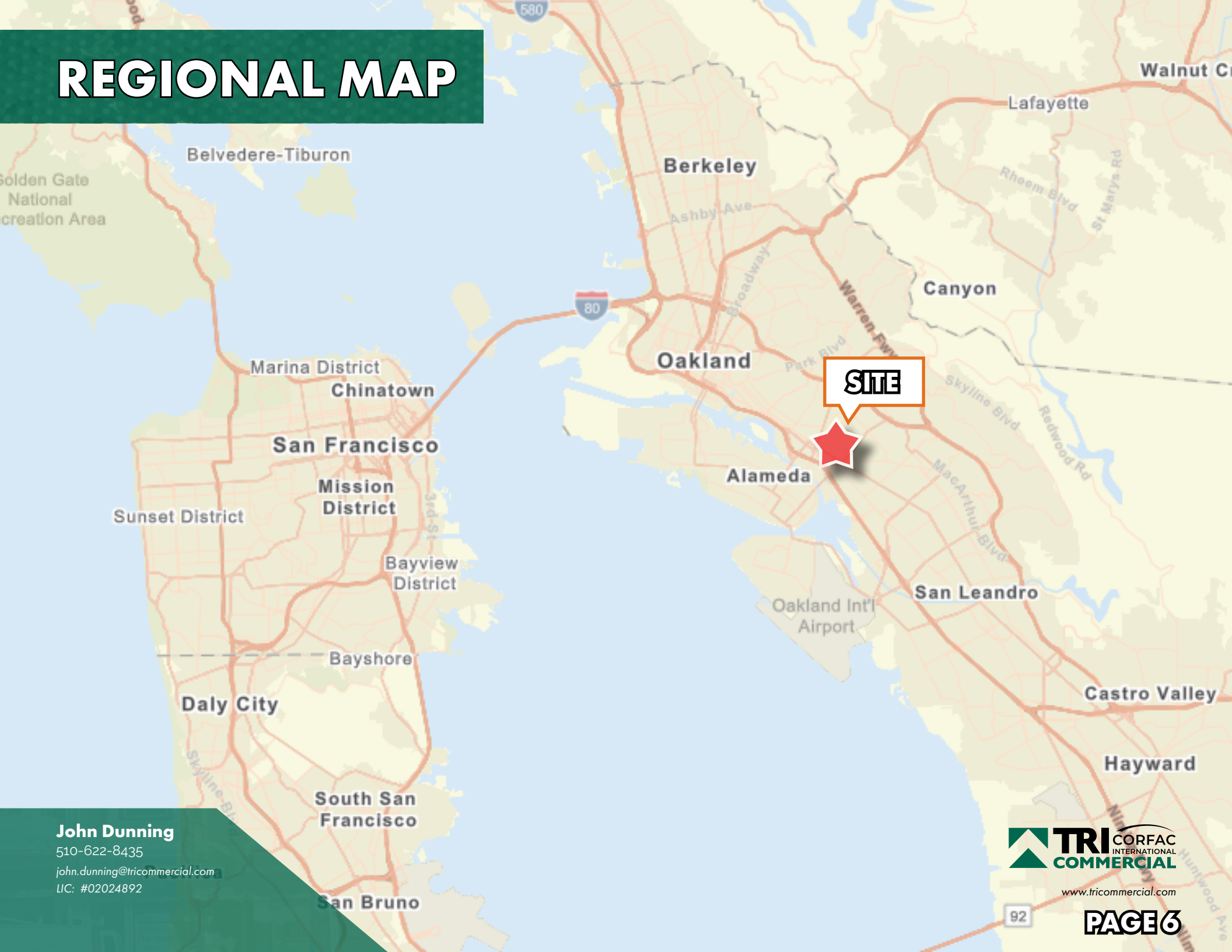


www.tricommercial.com

**PAGE 5**



# REGIONAL MAP



**John Dunning**

510-622-8435

[john.dunning@tricommercial.com](mailto:john.dunning@tricommercial.com)

LIC: #02024892



[www.tricommercial.com](http://www.tricommercial.com)



# DEMOGRAPHICS

SAN FRANCISCO

DOWNTOWN OAKLAND



Smart&Final



INTERNATIONAL BLVD



42ND AVE

BANCROFT AVE

HIGH ST

## HIGHLAND SQUARE



	2022 Census	2 Mile	5 Mile
Population		145,747	493,227
Households		48,676	191,810
Average Household Size		2.9	2.5
Owner Occupied Households		19,665	80,982
Renter Occupied Households		28,684	110,435
Median Age		37.3	39.6
Median Household Income		\$67,352	\$88,966
Average Household Income		\$94,439	\$118,537

**John Dunning**

510-622-8435

john.dunning@tricommercial.com

LIC: #02024892



www.tricommercial.com

**PAGE 7**