

RETAIL INVESTMENT OFFERING

Fruitvale Market & Liquor

Single-Tenant, Net-Leased Convenience & Liquor Store

3715 International Blvd, Oakland, CA 94601



\$999,888

ASKING PRICE

1,100 SF

BUILDING SIZE

~30,000

VEHICLES / DAY ON INT'L BLVD

**Opportunity
Zone**

FEDERALLY DESIGNATED

INVESTMENT HIGHLIGHTS

- **High-Traffic Corridor** — Situated on busy International Blvd, which carries approximately 30,000 vehicles per day, just 2 blocks from Fruitvale BART.
- **Opportunity Zone** — Property sits within a federally designated Opportunity Zone, offering potential tax-advantaged investment treatment.
- **50 Years of Operating History** — Successful liquor store at this location for five decades.
- **Attractive Cap Rate** — Compelling investment opportunity with a strong cap rate and built-in escalation upon renewal.
- **\$100K+ Façade Renovation** — Recent investment ensures strong, modern curb appeal.
- **Stable Income / Tenant** — Reliable tenant, formerly the store manager, has operated the business for approximately 7 years.

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Fruitvale Market & Liquor — Offering Memorandum

EXECUTIVE SUMMARY

This well-established retail property presents a compelling investment opportunity, generating consistent net income for the current owner with an attractive capitalization rate and escalation upon renewal. Strategically located on high-traffic International Blvd in Oakland — a major thoroughfare carrying approximately 30,000 vehicles per day — the property has operated successfully as a liquor store for five decades. The corridor sees significant pedestrian and vehicular traffic, further enhanced by its proximity, just two blocks away, to the Fruitvale BART station. The property also sits within a federally designated **Opportunity Zone**, adding potential tax-advantaged upside for qualifying investors.

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, plus a second full bathroom and office in the rear detached building.

The current tenant, who previously served as the store manager, has successfully operated 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, transit-rich location.

PROPERTY FACTS

Sale Type	Investment	Price	\$999,888
Property Type	Retail	Price Per SF	\$908.99
Property Subtype	Convenience Store	Tenancy	Single
Building Class	C	Building FAR	0.44
Building Size	1,100 SF	Lot Size	2,500.34 SF
Year Built	1924	Zoning	CN-2 — Commercial
Building Height	1 Story	Frontage	28' on International Blvd
Opportunity Zone	Yes		
Traffic Count	~30,000 VPD on International Blvd		

LOCATION

3715 International Blvd, Oakland, CA 94601 — Fruitvale District, approximately 2 blocks from the Fruitvale BART station, on a corridor carrying an estimated 30,000 vehicles per day.



Schematic locator diagram for illustrative purposes. Live interactive map tiles were not available in this environment — swap in a Google Maps screenshot if a live-tile map is required.

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