

Call Brokers for Pricing

LAUREL DISTRICT, OAKLAND

3235
MacArthur Blvd

OAKLAND, CA 94612

FOR SALE

±3,420 SF FREESTANDING
COMMERCIAL BUILDING

INVESTMENT CONTACTS

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CBRE

PRIME LAUREL DISTRICT OWNER/USER OFFERING

OPPORTUNITY PROFILE

3235 MacArthur Blvd presents a versatile standalone opportunity in the heart of Oakland's Laurel District, appealing to both owner-users and investors seeking adaptability and strong neighborhood positioning. The building's configuration supports a wide mix of uses such as retail, office, creative, and potential live-work spaces, while also offering the option for a partial storefront presence along MacArthur Blvd. Strong corridor visibility, walkable neighborhood amenities, and immediate access to I-580 enhance both functionality and long-term value. With vacant delivery and a flexible layout that can be tailored to a range of business types, the property offers a compelling blend of location, usability, and future potential within a proven East Bay commercial corridor.

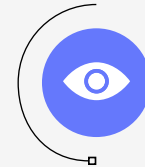


Built in 1950, this ±3,420 SF freestanding building sits on a ±4,050 SF lot and offers a flexible, character-rich layout in Oakland's Laurel District.

INVESTMENT HIGHLIGHTS



Freestanding ±3,420 SF Building
Owner/User purchase opportunity in an active neighborhood corridor.



Prominent Storefront
Excellent visibility and signage along MacArthur Blvd.



High-Ceiling Interior
Flexible plan with two private offices and a conference room.



Operational Flexibility
Electric roll-up door in excellent condition for loading/secure access.



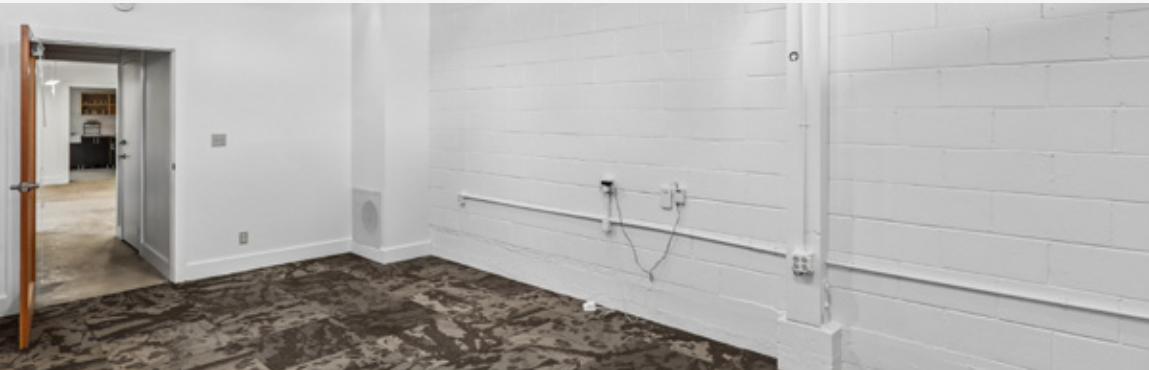
Unique Amenity
Small private garden with indoor-outdoor potential.



Connected Location
Laurel District near Dimond District; convenient access to I-580.

PROPERTY DESCRIPTION**PROPERTY OVERVIEW**

Built in 1950 and recently renovated, this $\pm 3,420$ SF freestanding building sits on a $\pm 4,050$ SF lot and offers a flexible live-work or owner-user opportunity. The interior features an open floor plan with high ceilings, a partial mezzanine, two private offices, a conference room, an existing kitchen area, and an electric roll-up door. The layout provides a customer-facing storefront at the front of the building, with additional workspace extending toward the rear. The property also includes a private rear patio and outdoor storage area. Conveniently located in the Dimond District with easy access to I-580 and the Fruitvale area, the building offers strong accessibility for owner-users seeking both operational efficiency and neighborhood convenience.

**ADDRESS**

3235 MacArthur Blvd,
Oakland, CA 94612

**MARKET/SUBMARKET**

Laurel District, Oakland

**SQUARE FOOTAGE**

$\pm 3,420$ SF

**LOT SIZE**

$\pm 4,050$ SF

**YEAR BUILT**

1950

**USE TYPE**

Retail / Office / Flex

**APN**

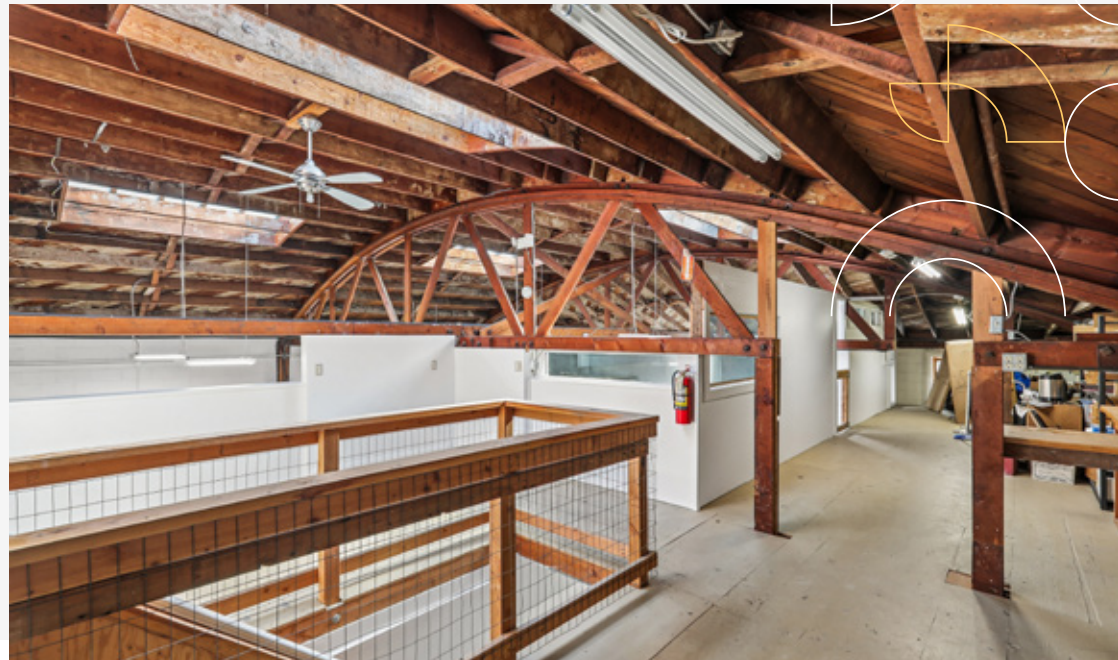
028-0945-027

**DELIVERY**

Vacant at Close

**ASKING PRICE**

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INVESTMENT FUNDAMENTALS

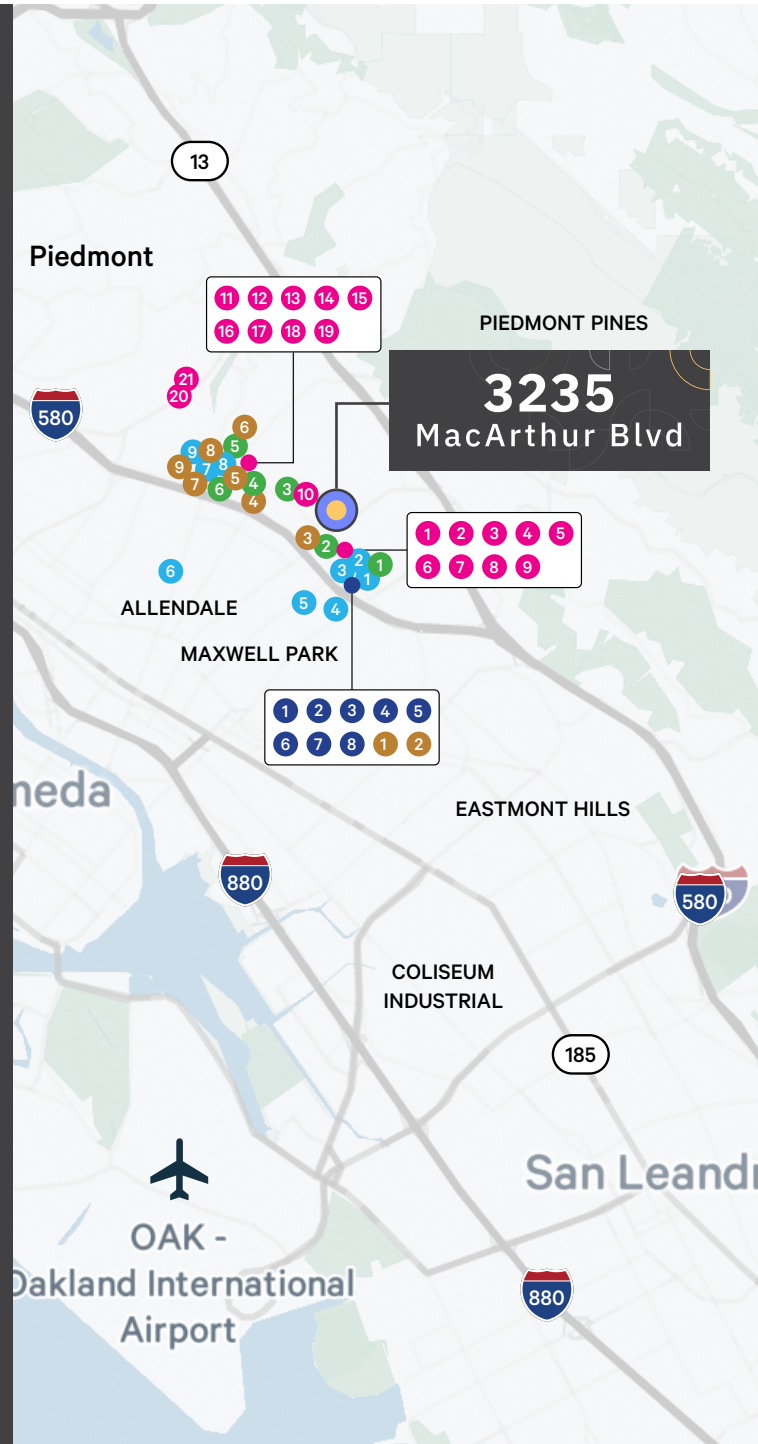
ESTABLISHED RETAIL CORRIDOR

The Laurel District is a proven Oakland neighborhood corridor anchored by daily needs retailers, restaurants, and specialty shops, supported by strong residential density that drives consistent consumer demand.

ACCESS & TRAFFIC DRIVERS

HIGH VISIBILITY & REGIONAL CONNECTIVITY

Positioned along MacArthur Blvd with steady vehicle traffic and direct access to I 580, providing efficient connectivity to the broader East Bay and supporting sustained retail performance. The Laurel District is an established Oakland neighborhood corridor anchored by daily needs retailers, restaurants, specialty shops and high residential density. MacArthur Blvd provides consistent vehicle traffic and convenient access to I-580, linking the property to the broader East Bay region.



COFFEE & CAFES

- 1 Cafe Santana Roasting Company
- 2 Lucky Donuts and Sandwiches
- 3 Café of the Bay
- 4 Dick's Donuts
- 5 Donut Savant
- 6 Hasta Muerte Café
- 7 Dimond Café
- 8 Peet's Coffee
- 9 Mohka House

RESTAURANT & BAR

- 1 Laurel Lounge
- 2 Phnom Penh
- 3 Ghost Town Brewing
- 4 Paulista Brazilian Cafe, Kitchen and Taproom
- 5 Diggery Inn
- 6 Grand Lake Kitchen
- 7 Willows & Pine
- 8 Flower Lounge
- 9 La Hacienda
- 10 Shawarma (Dimond Hala Burgers listing)
- 11 Rayman's Nudough
- 12 Bombera
- 13 Jade Palace
- 14 Kasper's Hot Dogs
- 15 Wawa Thai Food
- 16 Sequoia Diner
- 17 Jo's Modern Thai
- 18 Tacos El Melon
- 19 Golondrinas Mexican Grill
- 20 Degrees Plato Tap Room Bottle Shop & Kitchen
- 21 Fountain Garden Seafood Restaurant

DAILY NEEDS / GROCERIES

- 1 House of Produce
- 2 Farmer Joe's Marketplace
- 3 Dallas Liquor
- 4 The Food Mill
- 5 Safeway
- 6 Dimond Shops & Snacks



RETAIL

- 1 Goodwill
- 2 Casa Hechizos
- 3 Dear John Gift Shop
- 4 Kelly's Corner
- 5 Laurel Ace Hardware
- 6 MacArthur Skate Shop
- 7 7-Eleven
- 8 Veranda Co

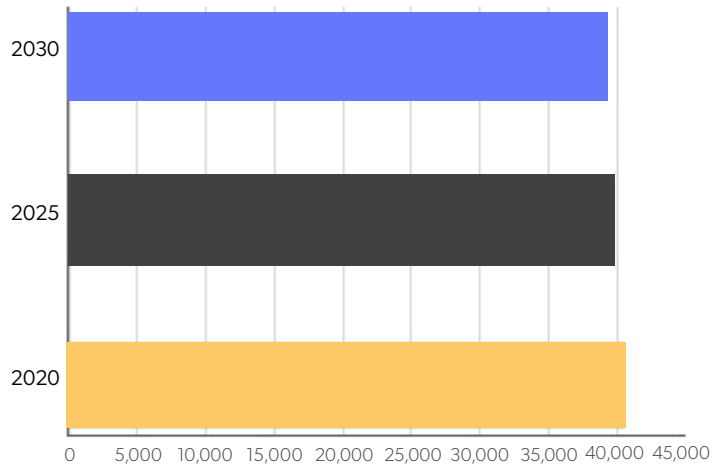


QSR

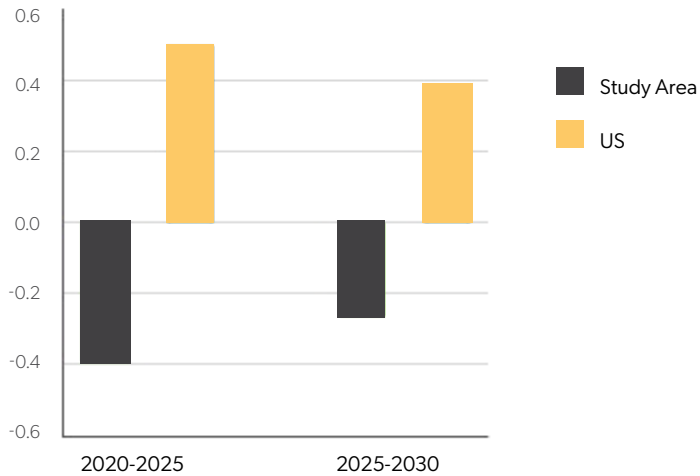
- 1 Wingstop
- 2 KFC
- 3 Domino's Pizza
- 4 Taco Bell
- 5 1/4 Pound Giant Burgers
- 6 Giant Burgers
- 7 Dimond Slice Pizza
- 8 The Saucy Hut
- 9 Razzo's Pizza

POPULATION

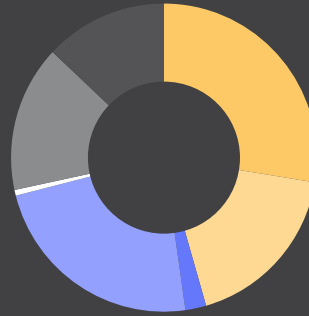
POPULATION BY YEAR



% COMPOUND ANNUAL POPULATION GROWTH



RACE & ETHNICITY



- White - 27.6%
- Black/African American - 18.0%
- American Indian - 2.2%
- Asian - 23.3%
- Native Hawaiian/Other Pacific Islander - 0.6%
- Other Race - 15.4%
- Two or More Races - 13.0%

EDUCATION



- Master's/Professional/Doctorate - 20.6%
- Bachelor's - 29.5%
- Other - 49.9%

INCOME

\$109,662
MEDIAN HOUSEHOLD INCOME

\$58,713
PER CAPITA INCOME

HOME OWNERSHIP

51.0%
OWNER-OCCUPIED UNITS

26.3%
HISPANIC/LATINO
POPULATION (ALL RACES)

EMPLOYMENT

47,286
EMPLOYEES

867
BUSINESSES

6.3%
RESIDENTIAL UNEMPLOYMENT RATE

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