

FOR SALE

# 1716 BROADWAY

Oakland, CA 94612



Exclusively Listed by

**Steve Banker**

*President*

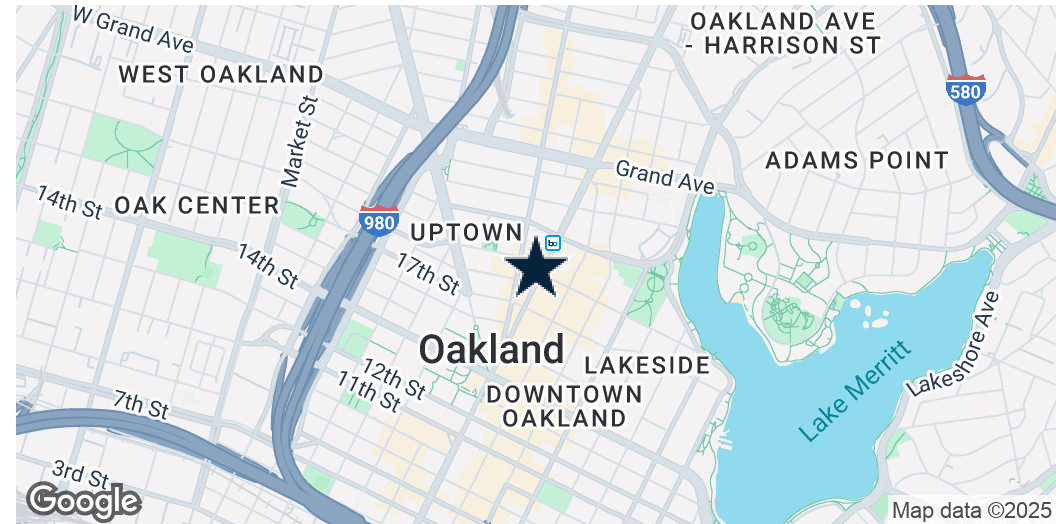
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## 1716 Broadway Oakland, CA 94612



### OFFERING SUMMARY

Sale Price:	\$1,999,999
Building Size:	10,000 SF
Lot Size:	4,356 SF
Number of Units:	1
Price / SF:	\$200.00
Year Built:	1940
Zoning:	D-DT-C

### PROPERTY OVERVIEW

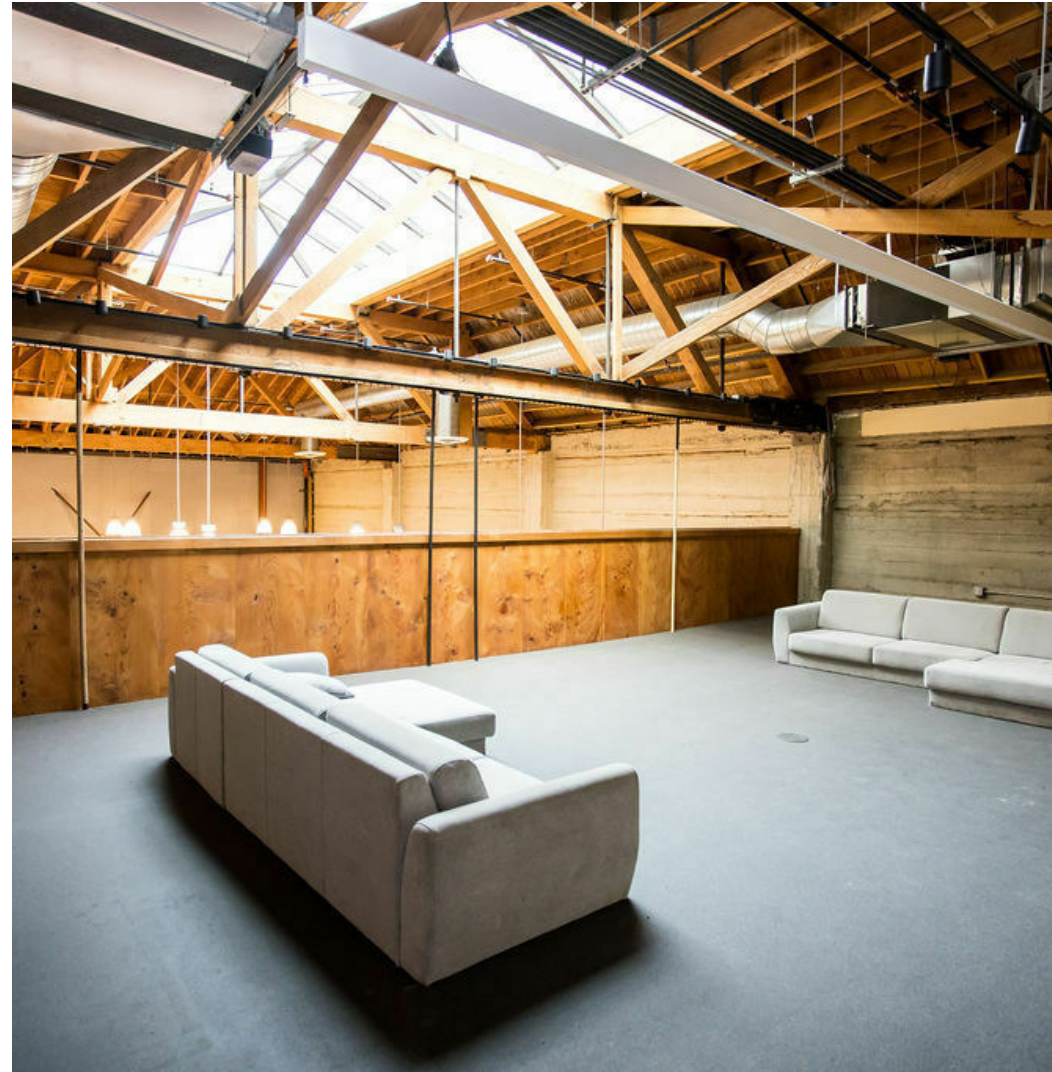
Prime Owner-User/Investment opportunity in Uptown Oakland. Stand Alone building directly outside of the entry to 17th Street BART station. Building is 10,000 square feet consisting of 4,000 square foot retail area, 4,000 square foot basement, and a 2,000 square foot mezzanine (Buyer to Confirm). Building features high ceilings, sprinkler system, skylights, previous cafe infrastructure (Buyer to Investigate), restroom core and HVAC throughout. Zoned D-DT-C, retail, restaurant, office and medical uses allowed (Buyer to Confirm).

### PROPERTY HIGHLIGHTS

- Great Investment/Owner User Opportunity in the Heart of Uptown Oakland
- Delivered completely vacant
- Flexible D-DT-C zoning
- High Ceilings, Skylights, HVAC, Sprinklers

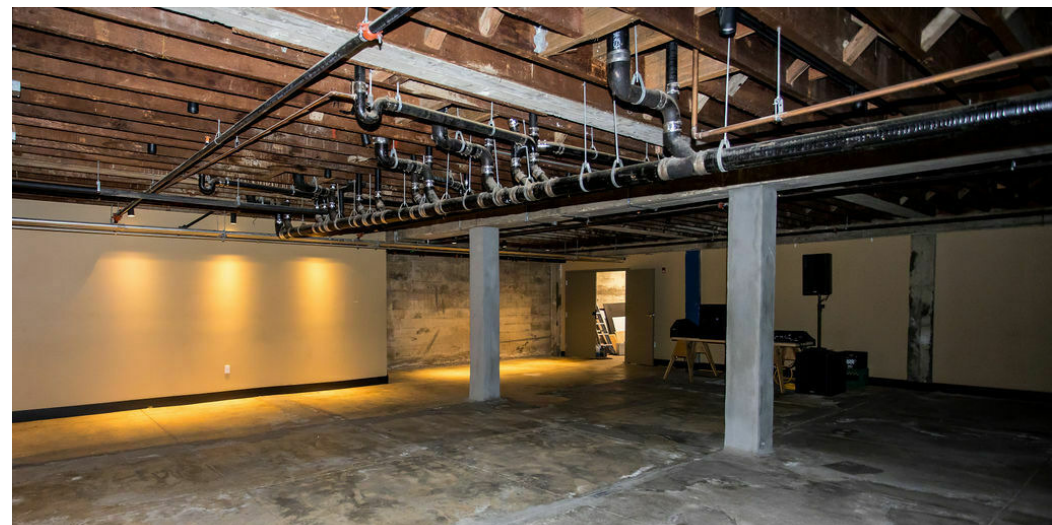
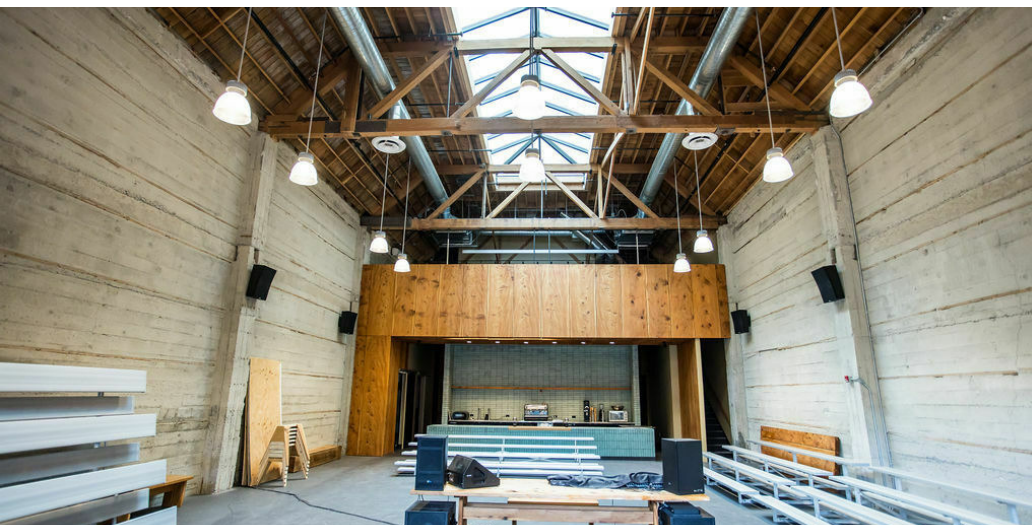
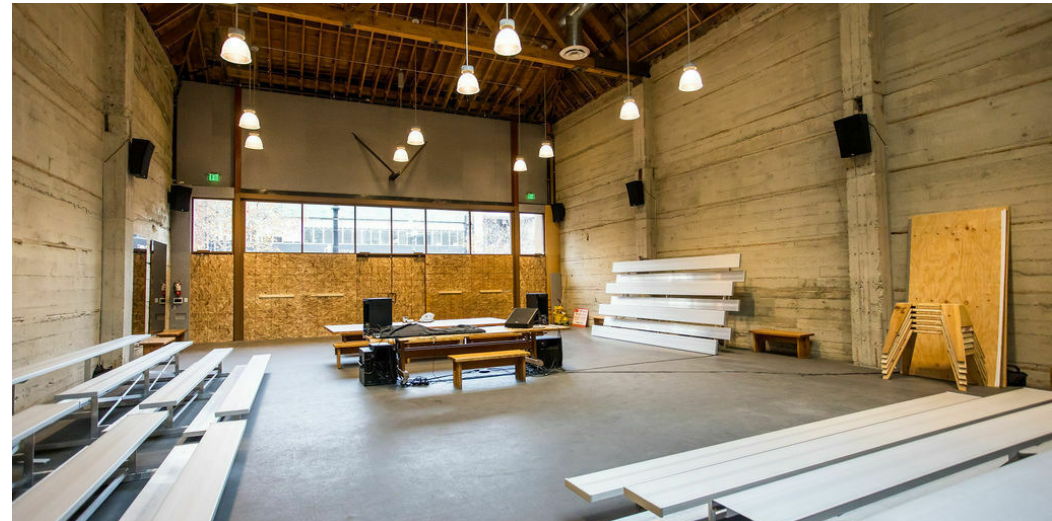
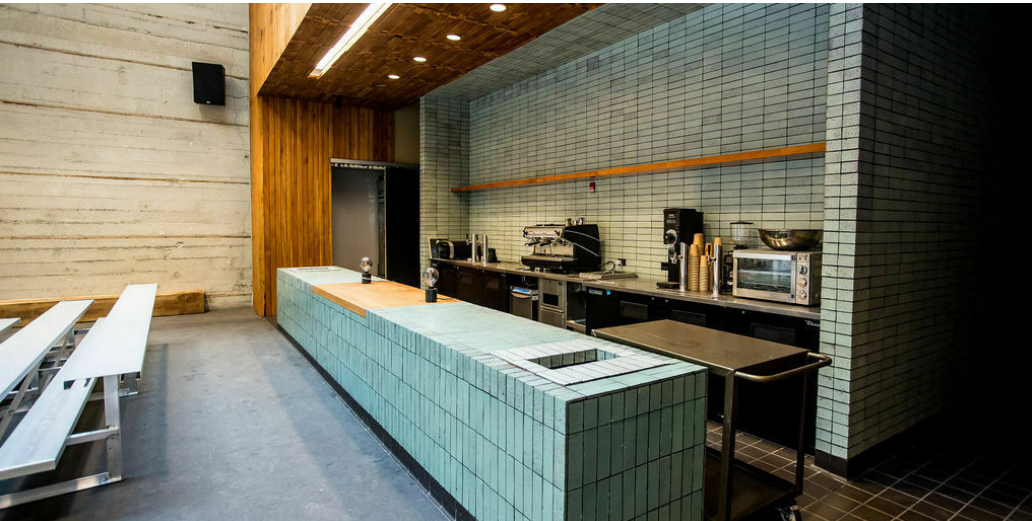


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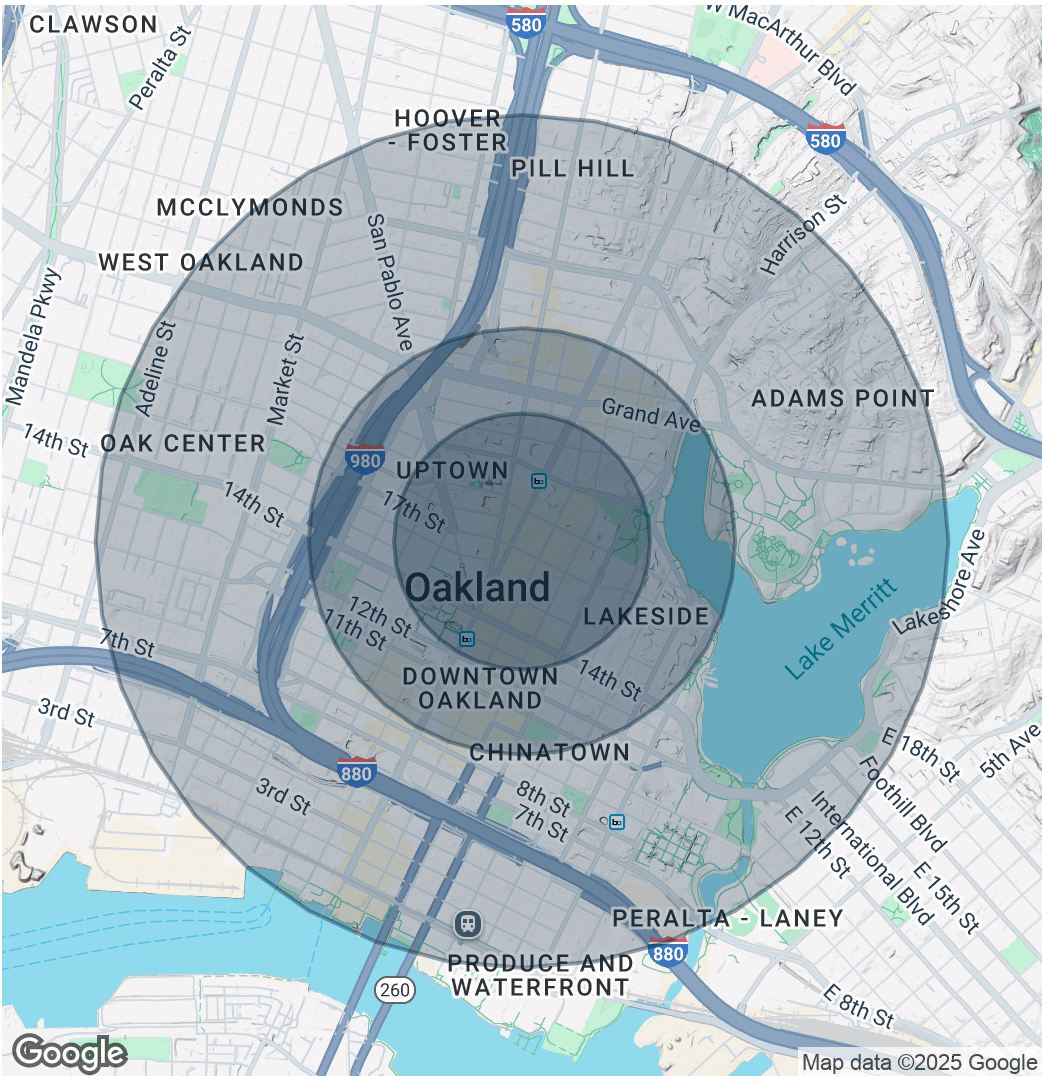
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,807	18,080	54,159
Average Age	44	46	43
Average Age (Male)	44	45	42
Average Age (Female)	44	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,932	9,944	27,335
# of Persons per HH	1.6	1.8	2
Average HH Income	\$112,289	\$113,570	\$128,719
Average House Value	\$767,254	\$881,055	\$973,345

Demographics data derived from AlphaMap



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