



PROPERTY DESCRIPTION

Introducing 1490-1494 MacArthur Blvd., a prime commercial space in Oakland, located in a mixed-use building that offers excellent potential for businesses seeking a dynamic location.

Boasting a spacious layout, large storefront windows, this property is perfect for retail, office, or service-oriented ventures, professional services, cafe, art gallery, barbershop, and many more opportunities. With high visibility and easy access to the I-580 highway, the property presents a fantastic opportunity to establish a thriving business. The bright, modern interior and customizable floor plan cater to a variety of needs, making it an ideal canvas for your vision. Embrace the possibilities and elevate your enterprise at 1490- 1492 and 1494 MacArthur Blvd. The 3 available units have mostly open floor plans, a mezzanine, and a private restroom.

1494 MAC ARTHUR BLVD. 3D TOUR LINK:

<https://my.matterport.com/show/?m=mLB7Yy7ptQj>

OFFERING SUMMARY

Premises Type:	Retail/office/ professional services
Lease Rate:	Please Call
Lease Term:	Negotiable
Space Size:	+/- 1,200 to +/- 1500 SF
Building Size:	19,782 SF

AVAILABLE UNITS

1490 Mac Arthur Blvd.	+/- 1200 SF
1492 Mac Arthur Blvd.	+/- 1200 SF
1494 Mac Arthur Blvd.	+/- 1500 SF

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**PROPERTY HIGHLIGHTS**

- Mixed-Use Property
- Versatile layout suitable for retail, office, or service-oriented ventures.
- Spacious interior with large storefront windows.
- Ample street parking for employees and customers.
- High visibility for increased foot traffic.
- Easy access for convenience and customer accessibility.
- Modern interior design with a customizable floor plan.
- Mezzanine
- Private entrance
- Easily accessible via the Broadmoor-MacArthur Blvd exit from I-580.

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**UNIT HIGHLIGHTS**

- Space size: +/- 1200 SF
- Mostly open floor plan
- Private space, private entrance
- Wood Flooring
- Mezzanine Approximately +/- 400 SF space
- High Ceilings
- HVAC
- 1 Private Restroom
- Large Storefront Windows
- Great Lighting
- Unit 1490 Virtual Tour:
<https://my.matterport.com/show/?m=3rkHeSLS1x9>

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**UNIT HIGHLIGHTS**

- Space size: +/- 1200 SF
- Private space, private entrance
- Mostly open floor plan
- Mezzanine included
- HVAC
- High Ceilings
- Large Storefront Windows
- 1 Private Restroom
- Great Lighting
- Unit 1492 Virtual Tour:
<https://my.matterport.com/show/?m=M29dpGLRPLW>

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**UNIT HIGHLIGHTS**

- Space size: +/- 1500 SF (Private space, private entrance)
- Mostly open floor plan
- Wood Flooring
- Spacious Kitchenette
- Storage Area
- HVAC
- Mezzanine included
- Large Storefront Windows
- High Ceiling
- Great Lighting
- 2 Private restrooms
- Unit 1494 Virtual Tour:
<https://my.matterport.com/show/?m=mLB7Yy7ptQj>

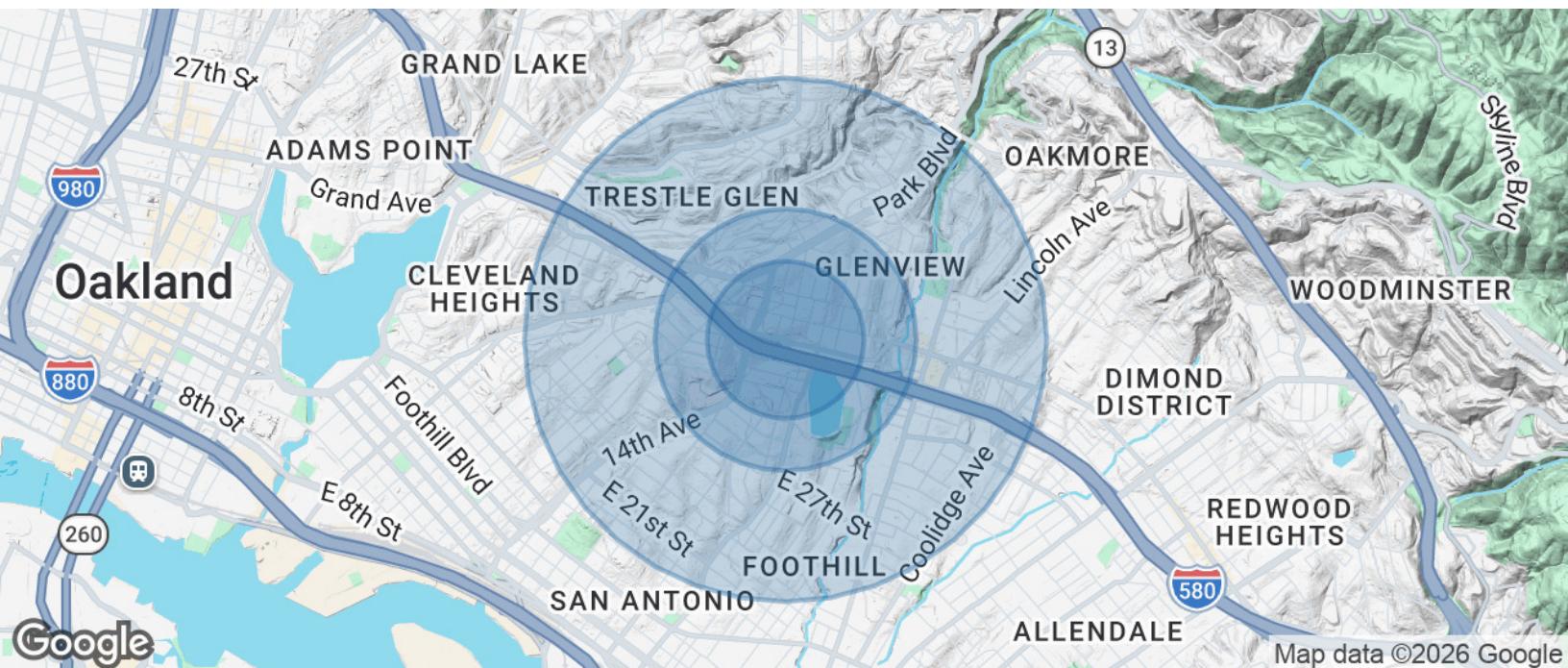
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,257	9,864	43,910
Average Age	42	43	41
Average Age (Male)	40	41	40
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,411	4,144	16,830
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$160,602	\$154,793	\$148,464
Average House Value	\$1,269,298	\$1,223,704	\$1,097,571

Demographics data derived from AlphaMap

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