



**1649 12<sup>TH</sup> AVE, OAKLAND**

# COMMERCIAL BUILDING FOR SALE

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**ARTIZAN**  
Commercial Advisors

  
KW COMMERCIAL - OAKLAND  
DRE# 02029039





# PROPERTY OVERVIEW

Artizan Commercial Advisors is pleased to present 1649 12th Ave, Oakland, CA 94606. This two-story commercial property, built in 1906, offers  $\pm 5,600$  SF on a  $\pm 4,000$  SF lot and is well-suited for a variety of commercial, community, educational, or office uses.

Located in Oakland's San Antonio neighborhood, the property benefits from excellent street visibility, strong walkability (Walk Score® 84), and convenient transit access. Just minutes from Downtown Oakland, Amtrak, and Oakland International Airport, it provides seamless connectivity across the East Bay.

An excellent opportunity for an owner-user or investor seeking a versatile, centrally located asset with historic character and long-term growth potential.



# PROPERTY SUMMARY

For Sale:

**\$950,000**

Total Building Sqft:

**± 5,600**

\$PSF:

**\$170**

Lot SQ Ft:

**± 4,000**

Zoning:

**RM-3**

APN#: **2-192-5**

## PROPERTY HIGHLIGHTS



New Roof



Flexible Building Layout



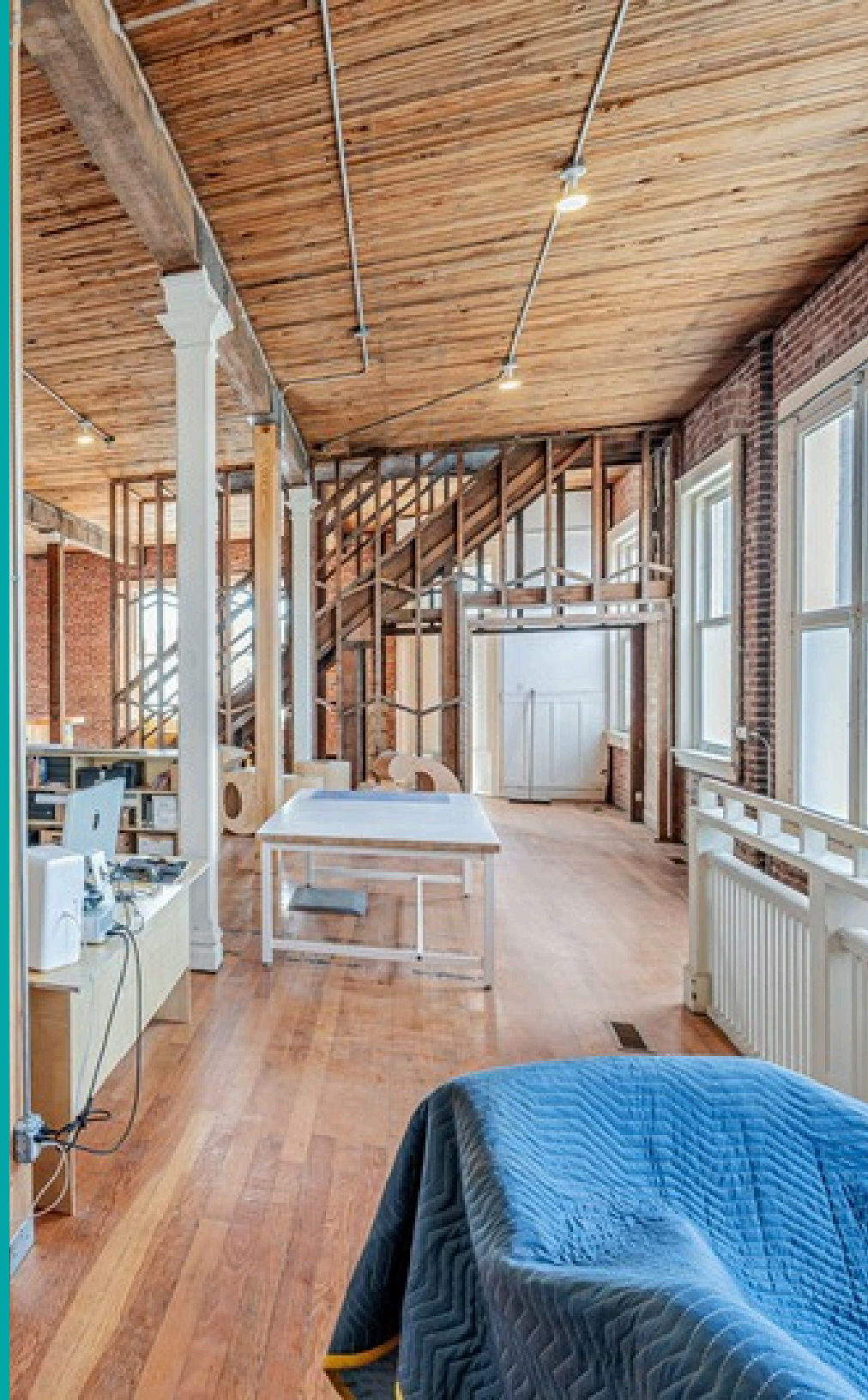
Ideal For Owner-User



On Site Parking



Sewer Lateral Compliant

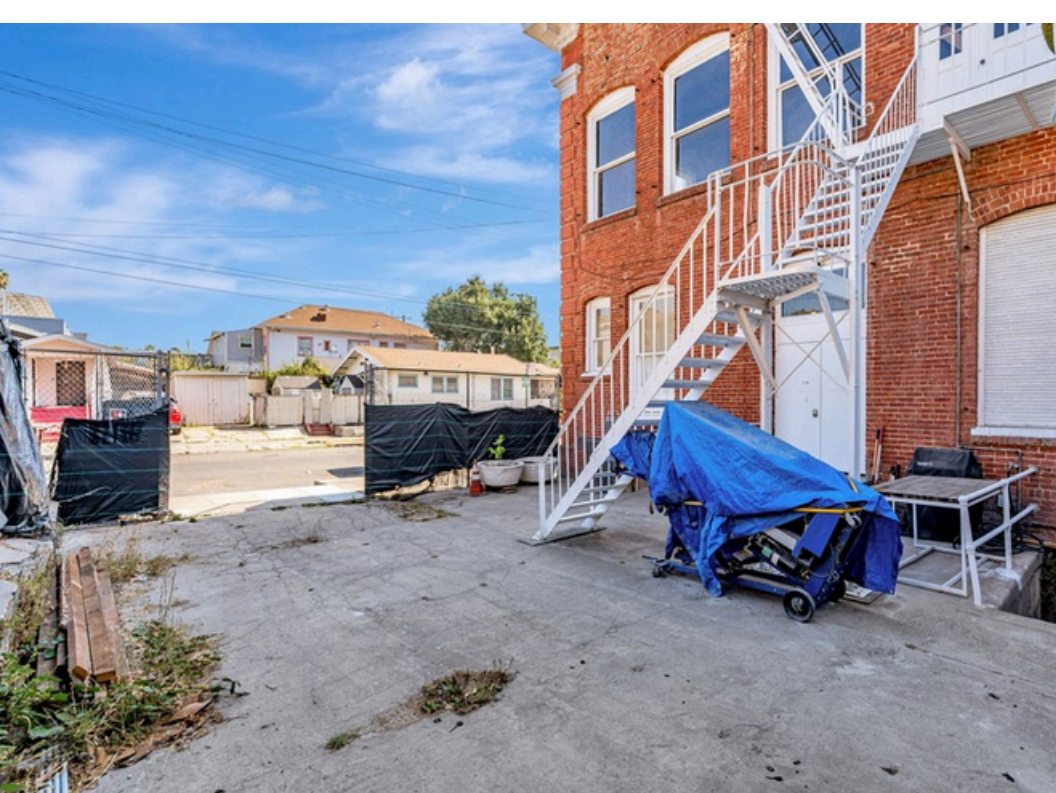
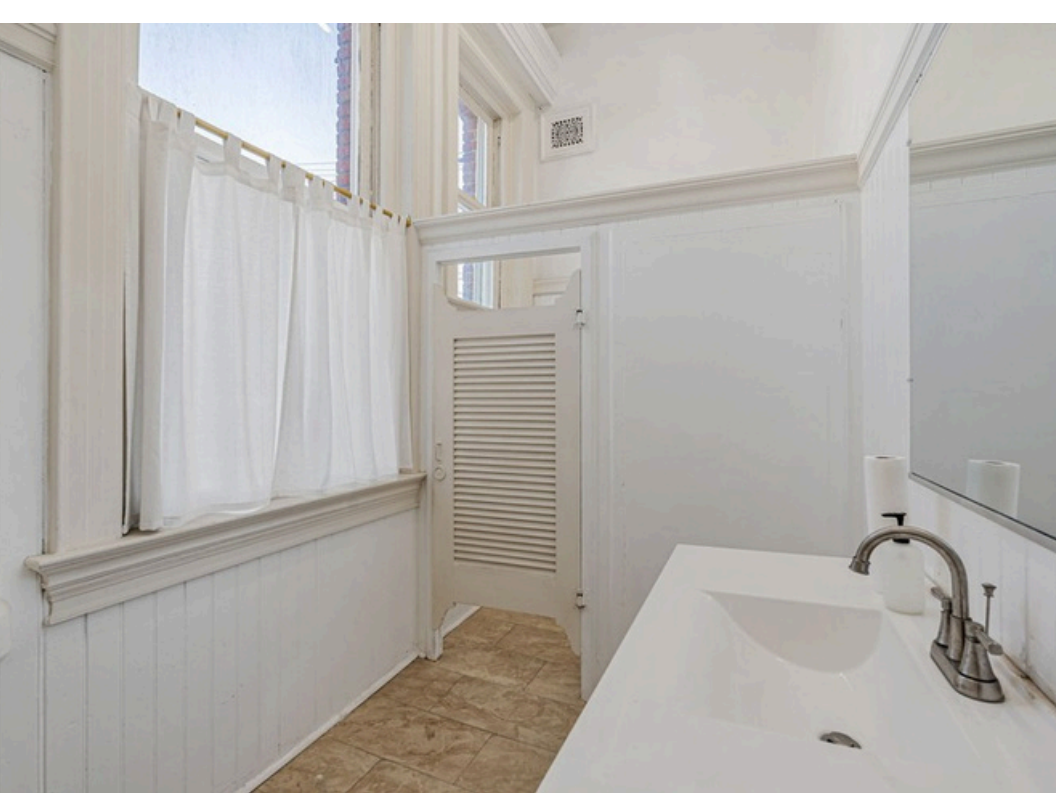




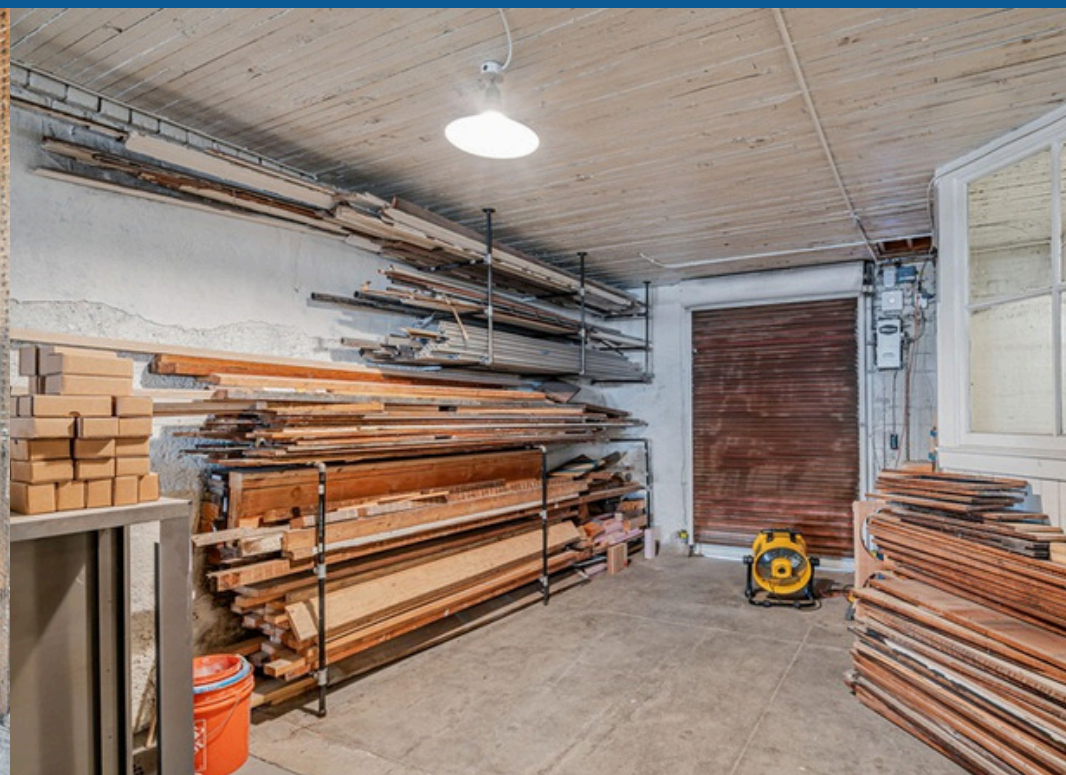
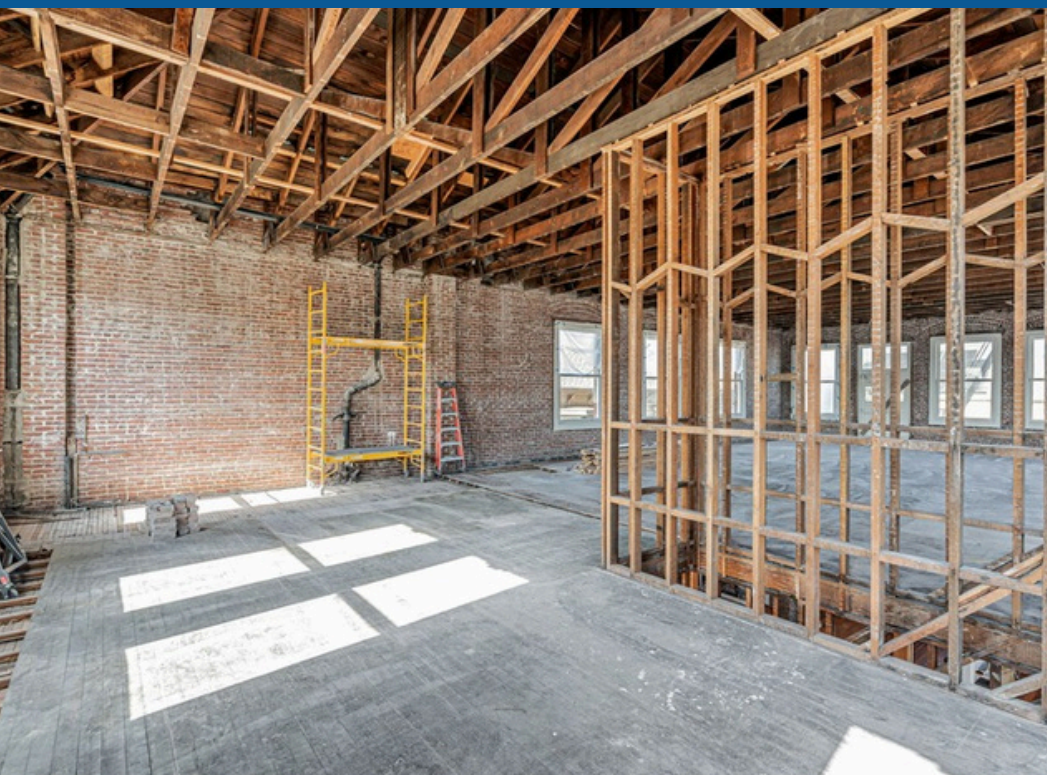
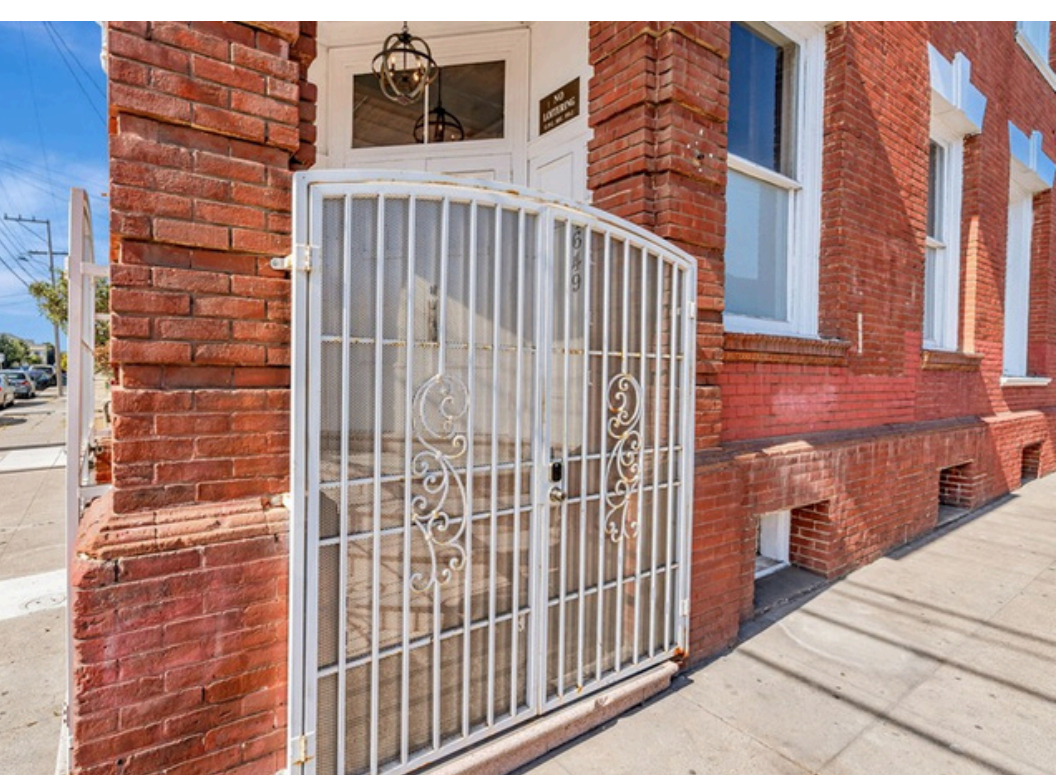
1649 12<sup>TH</sup> AVE,

OAKLAND CA











# OAKLAND, CA

Oakland, California, offers a dynamic environment for businesses and entrepreneurs seeking opportunity and innovation. Positioned at the heart of the Bay Area, the city provides unmatched access to major markets through the Port of Oakland, BART connections, and proximity to San Francisco and Silicon Valley. Oakland's economy is powered by diverse industries including technology, healthcare, green energy, and the creative arts, making it an attractive base for both established companies and emerging startups. The city's renowned diversity and progressive culture create a supportive ecosystem for socially-conscious enterprises, with a strong emphasis on sustainability and equity. A vibrant cultural scene, thriving food and arts districts, and access to outdoor recreation contribute to a high quality of life that draws top talent. With its blend of connectivity, innovation, and community, Oakland is a compelling destination for businesses looking to grow and thrive in the Bay Area market.

84

WALK SCORE



67

BIKE SCORE











57

TRANSIT SCORE



## TRANSIT HIGHLIGHTS

-  Oak St. & 8<sup>th</sup> St BART 1 mi
-  Fruitvale BART 1.6 mi
-  Oakland Jack London Square .6mi
-  Lake Merrit Subway 1 mi
-  Ashby 5 mi
-  Oakland Train 1.4 mi
-  Metro Oakland International 40 mins
-  San Francisco International 24 mins

## 1 MILE DEMOGRAPHICS

MEDIAN HOUSEHOLD INCOME

**\$77,190**

MEDIAN NET WORTH

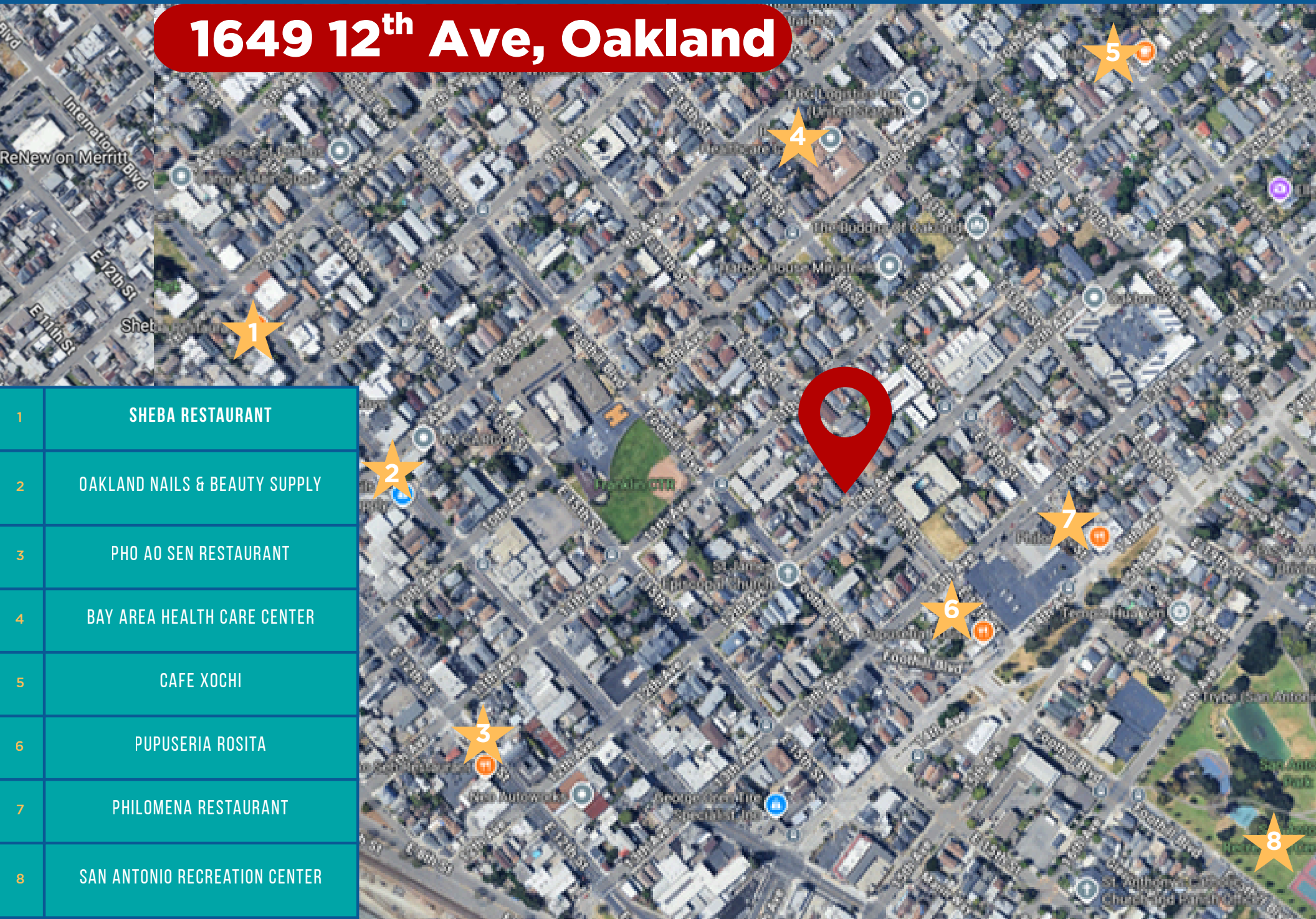
**\$51,473**

MEDIAN DISPOSABLE INCOME

**\$61,600**

# LOCAL AMENITIES

**1649 12<sup>th</sup> Ave, Oakland**



1	SHEBA RESTAURANT
2	OAKLAND NAILS & BEAUTY SUPPLY
3	PHO AO SEN RESTAURANT
4	BAY AREA HEALTH CARE CENTER
5	CAFE XOCHI
6	PUPUSERIA ROSITA
7	PHILOMENA RESTAURANT
8	SAN ANTONIO RECREATION CENTER



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.