



For Sale

3105 San Pablo Avenue
West Oakland, CA 94608

Excellent Opportunity for Owner/User or Investor in West Oakland

Owner/User

- Move-in ready grocery store
- All furniture, fixtures and equipment (FF&E) shall remain

Investor

- High-visibility retail location with long-standing community relevance
- Easy access to major freeways

\$5,100,000 Asking Price

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Property Details

Civic Address	3105 San Pablo Avenue Oakland, CA 94608
Submarket	West Oakland
Square Feet	13,185
Tenancy	Single
Year Built	2019
Zoning	C-40
Land Size	0.37 SC (16,150 SF)
APN	5-467-5
Tax Year 2024	\$67,928

Ground Lease for Parking Lot

- 15 parking spaces
- \$4,000 per month with 3% increases
- 21 years remaining with a 10 year option

Property Photos

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Why West Oakland



Located in a neighborhood undergoing rapid revitalization, and improved perception of West Oakland



Significant residential growth including a 73-unit senior housing project next door



Surrounded by new multifamily housing and infrastructure upgrades



Formerly underserved, now a hub of developer and investor interest



1.5% net absorption growth over the past 12 months — one of the highest in the East Bay

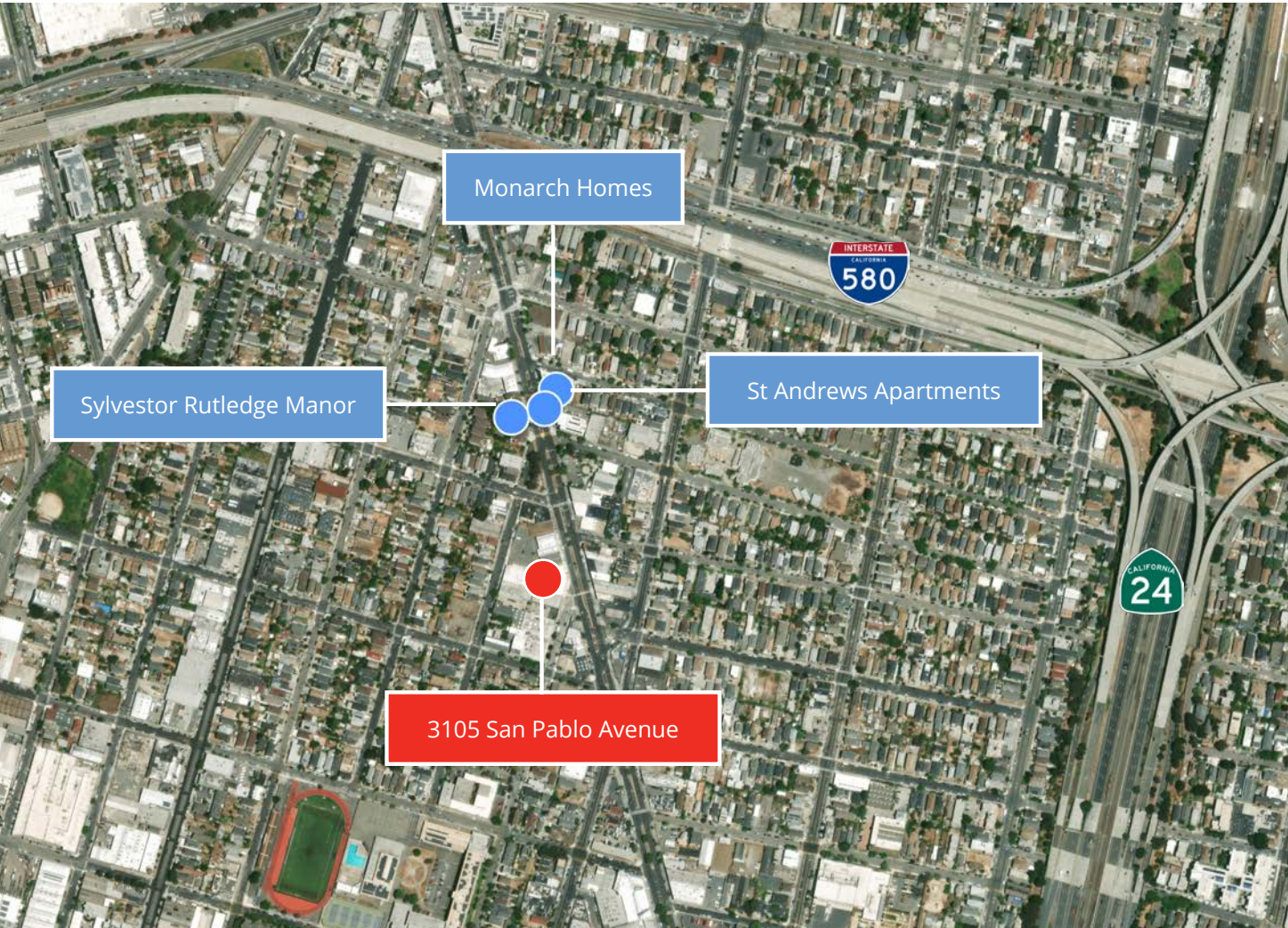
Oakland Demographics

1, 3 & 5 Mile Radius | 2024

	1 Mile	3 Mile	5 Mile
2024 Total Population	45,097	254,420	512,314
2029 Total Population	47,863	266,997	529,598
2024 Households	18,880	112,950	207,656
Median Household Income	\$106,651	\$110,124	\$108,372
Median Home Value	\$982,831	\$1,379,861	\$1,391,387
Median Age	35.9	38.0	37.5
Bachelor's Degree or Higher	57.2%	65.8%	63.4%
Money Spent on Food Away from Home	\$110,656,600	\$697,069,983	\$1,265,136,561

Residential Draw

3105 San Pablo Avenue
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Monarch Homes



Sylvestor Rutledge Manor



St Andrews Apartments

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