

HIGHWAY COMMERCIAL LAND FOR SALE

4200 ALAMEDA AVE, OAKLAND, CA

OPPORTUNITY ZONE



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RIGHTSITE

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PROPERTY OVERVIEW

Property Highlights

Square Footage:
±0.84^{AC} (±36,501^{SF})

Square Footage:
33-2203-4-4
33-2203-6-2

Zoning: D-CE-2
(Central Estuary District
Commercial Zone-1)

Allowed Uses:

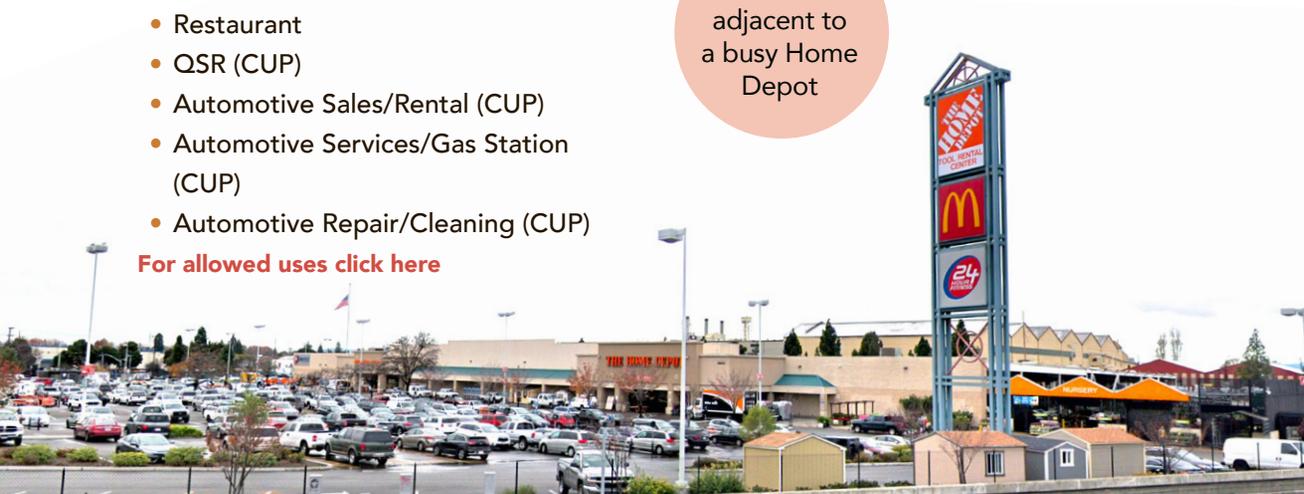
- Building Material Sales
- Restaurant
- QSR (CUP)
- Automotive Sales/Rental (CUP)
- Automotive Services/Gas Station (CUP)
- Automotive Repair/Cleaning (CUP)

[For allowed uses click here](#)

Utilities at the street

- Adjacent to HWY 880 Southbound off ramp at High St.
- Planned 42nd Ave. / High Street extension will create greater access to the site.

Site is adjacent to a busy Home Depot



Property Demographics (2025 est.)

POPULATION

1 mile	32,386
2 mile	135,365
3 mile	270,361
5 mile	503,979

MEDIAN HOUSEHOLD INCOME

1 mile	\$111,203
2 mile	\$98,573
3 mile	\$110,809
5 mile	\$120,078

AVERAGE HOUSEHOLD INCOME

1 mile	\$134,868
2 mile	\$124,862
3 mile	\$148,068
5 mile	\$160,986

DAYTIME EMPLOYMENT

1 mile	12,482
2 mile	34,506
3 mile	68,127
5 mile	210,721

TRAFFIC COUNTS

Alameda Ave	17,612 ADT
Oakport St	13,260 ADT
High St	34,227 ADT

PUBLIC TRANSPORTATION

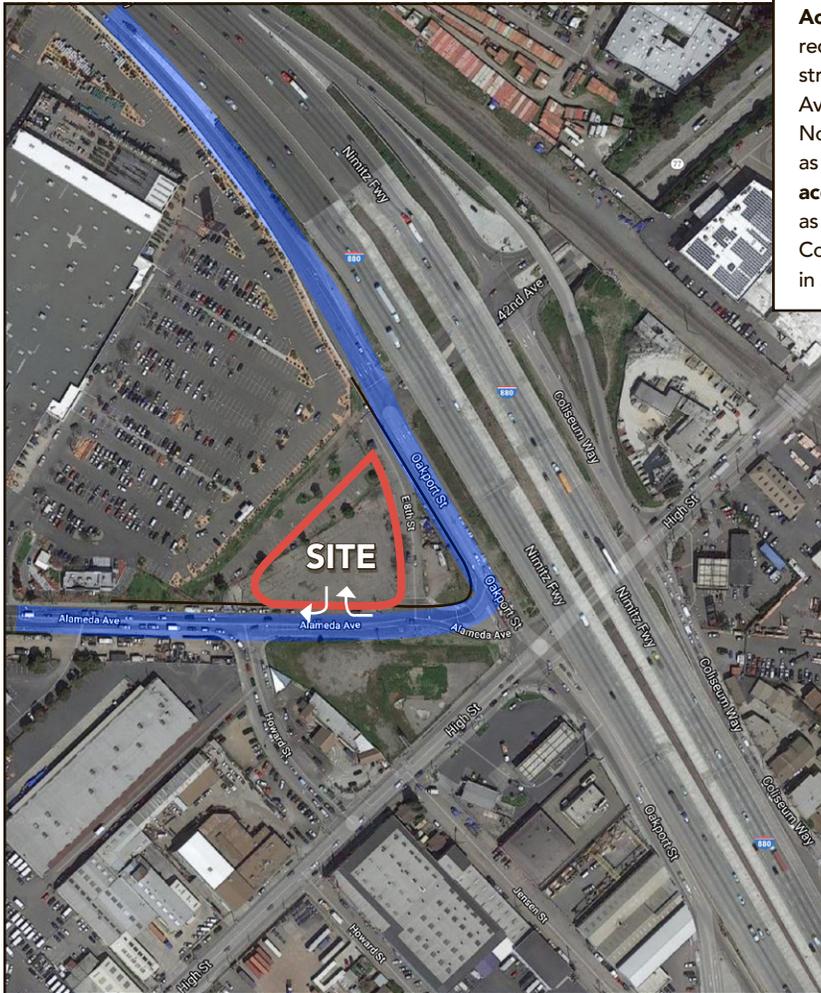
Fruitvale BART Station	0.9 mi
22nd St Commuter Rail (Caltrain)	5.4 mi
Oakland International Airport	27.3 mi

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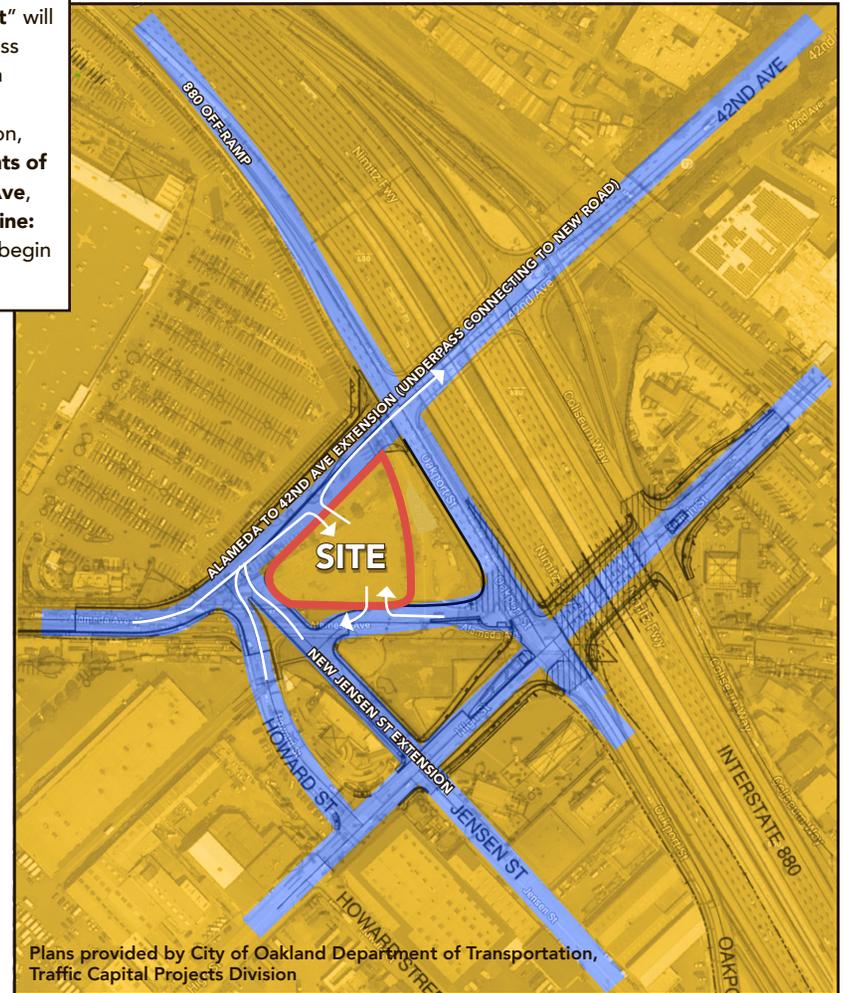
PLANNED TRAFFIC CIRCULATION IMPROVEMENTS

EXISTING CONDITIONS



The planned "42nd Ave/High St Access Improvement Project" will reconstruct several local access streets around 4200 Alameda Ave. The project will relieve North-South traffic congestion, as well as **provide more points of access into 4200 Alameda Ave**, as shown on the right.¹ **Timeline:** Construction is estimated to begin in Summer 2029.²

PLANNED IMPROVEMENTS



Plans provided by City of Oakland Department of Transportation, Traffic Capital Projects Division

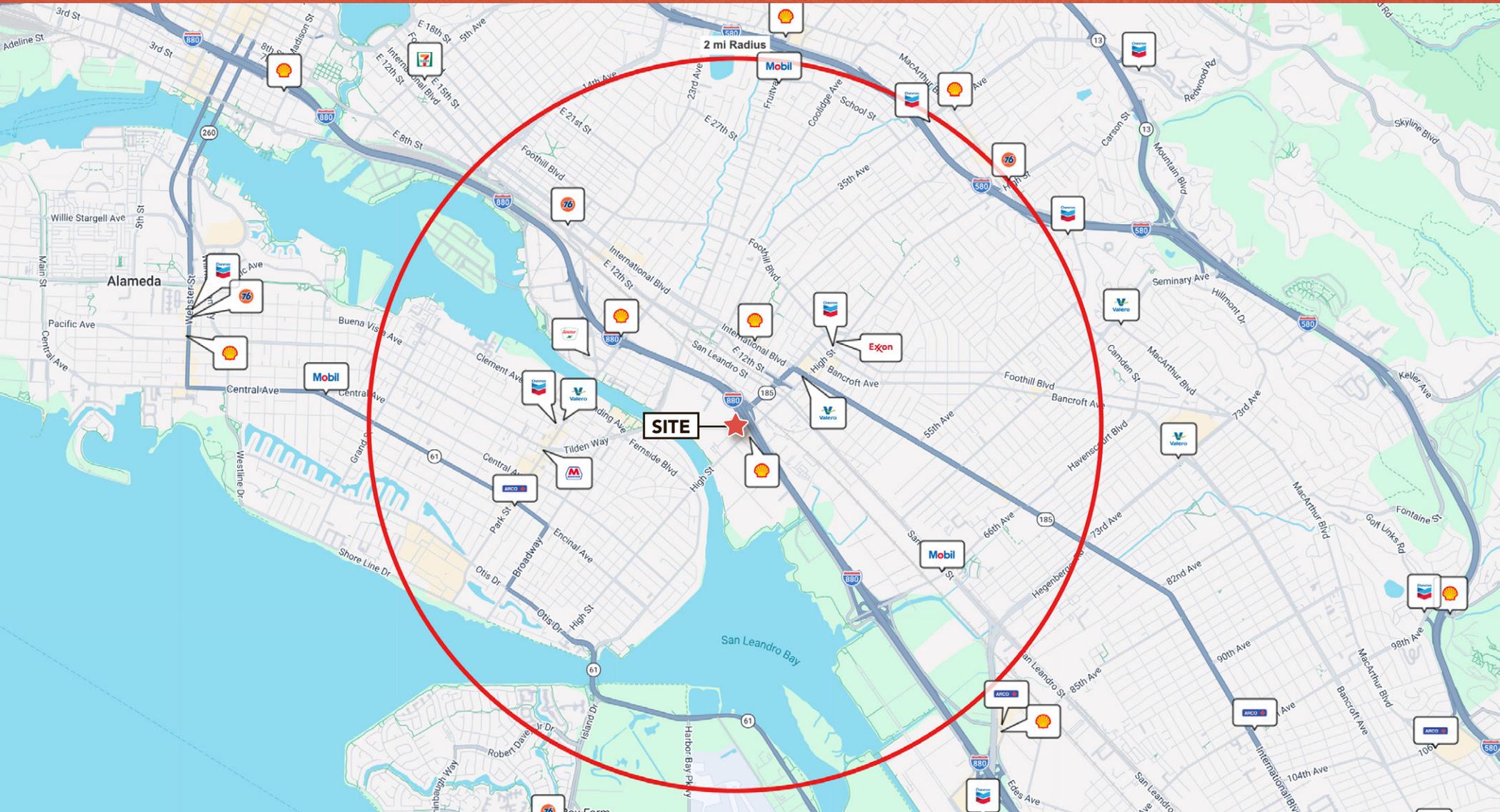
¹City of Oakland Planning and Zoning Department—Central Estuary Plan

²Timeline provided by City of Oakland Department of Transportation, Traffic Capital Projects Division

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2 MI GAS COMPETITION MAP



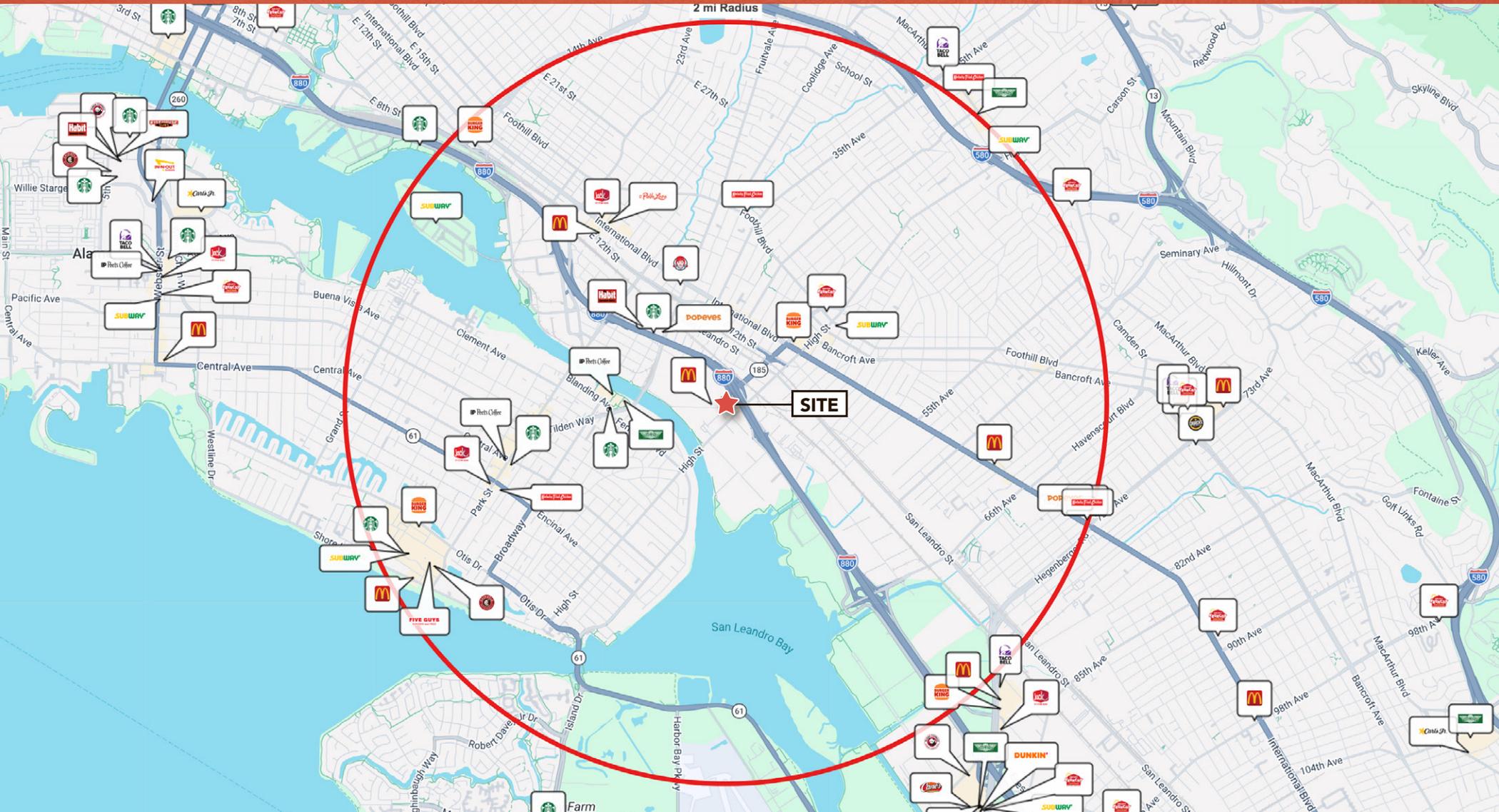
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2 MI QSR COMPETITION MAP



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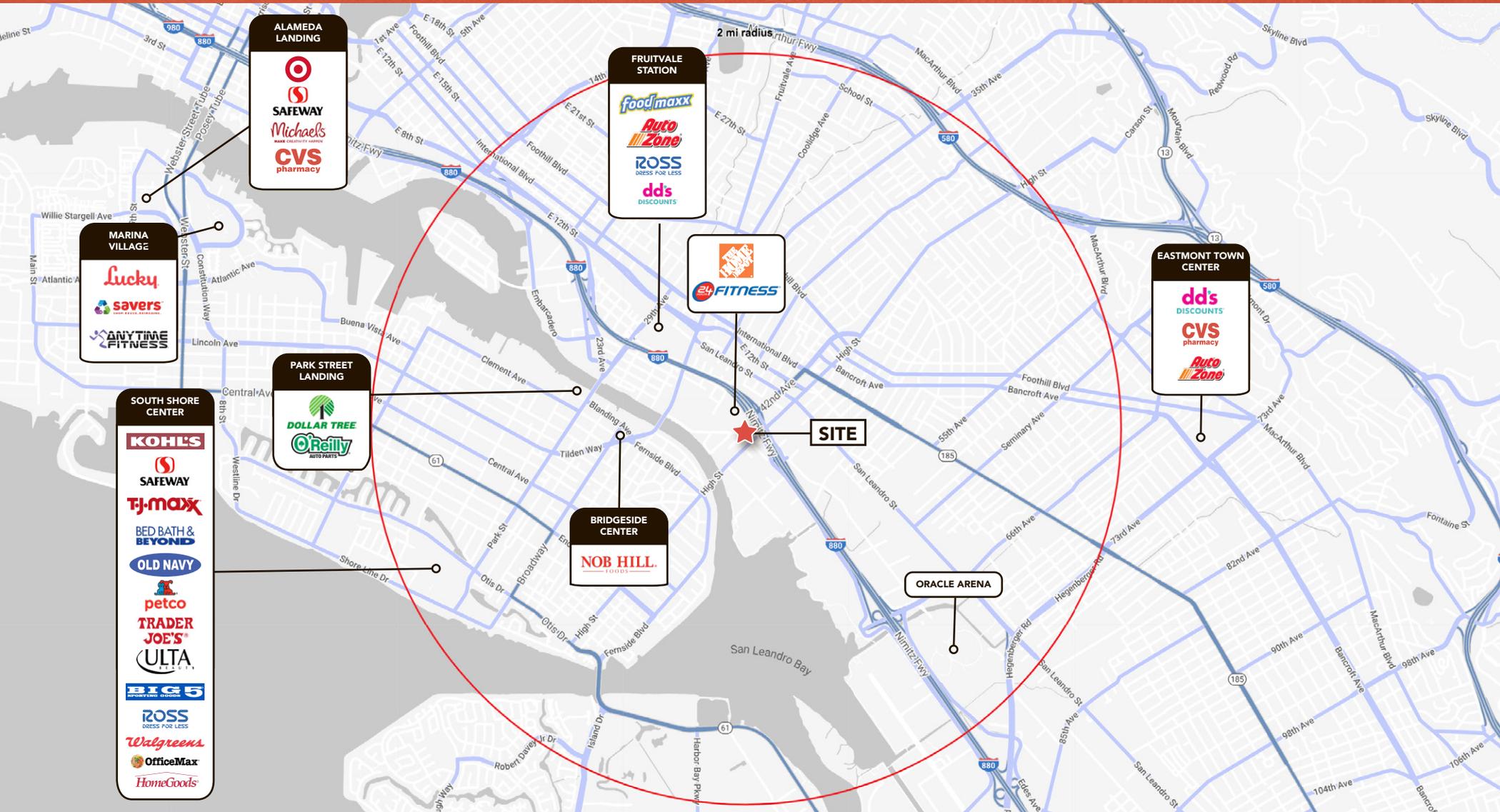
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2 MI RETAIL MAP



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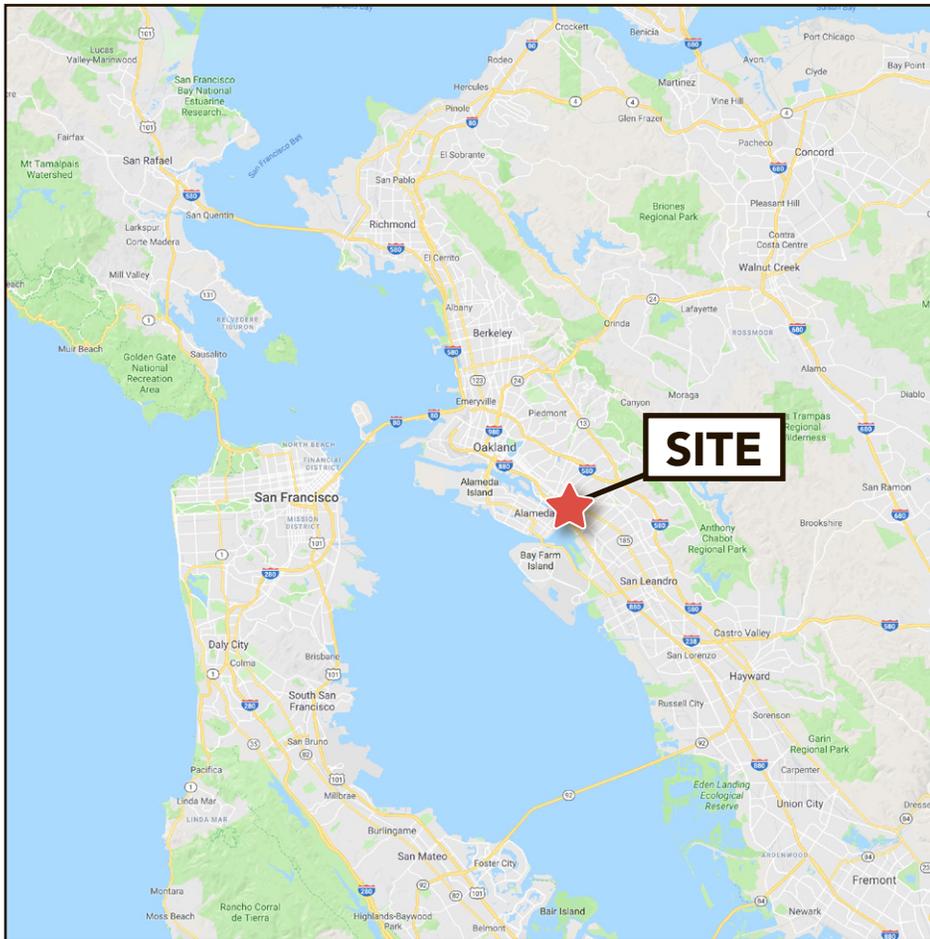


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LOCATION

BAY AREA MAP



LOCATION MAP

