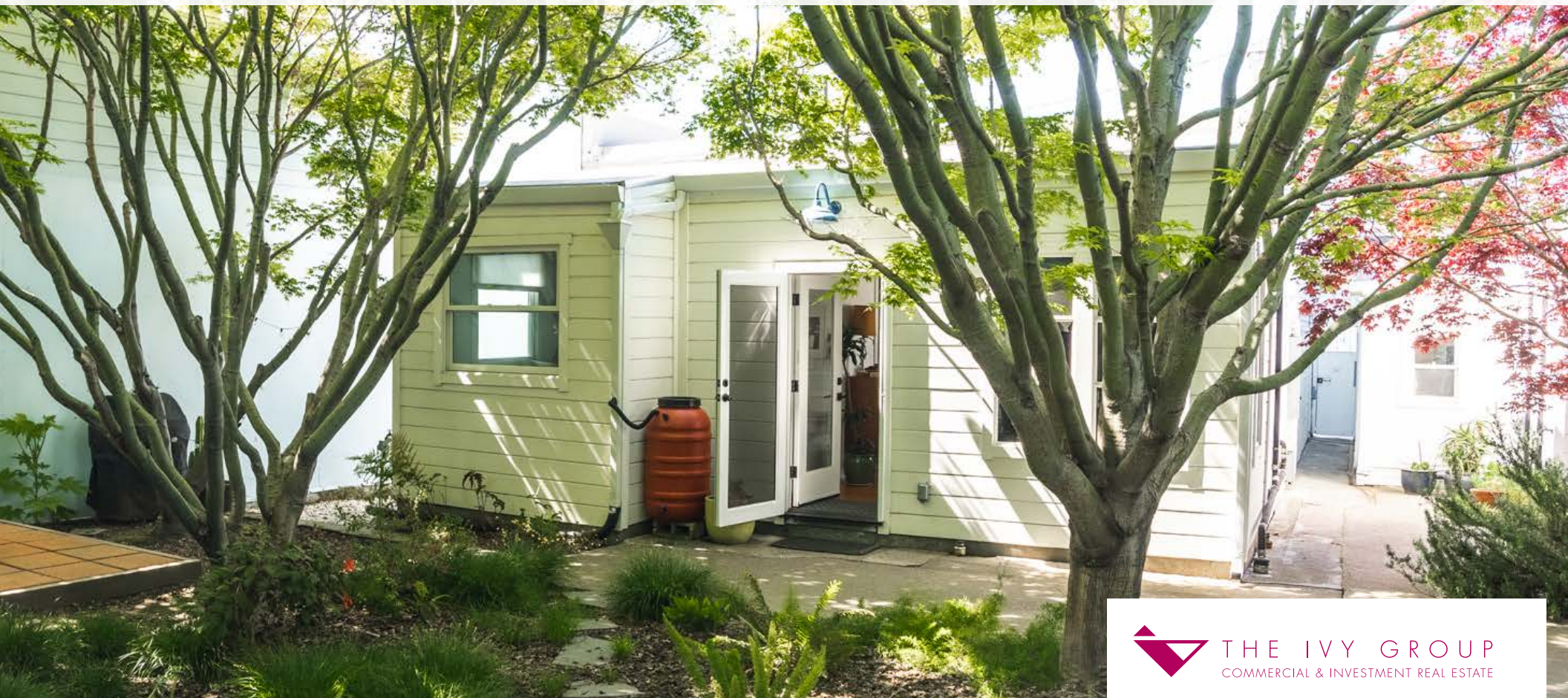


MIXED-USE PROPERTY
FOR SALE

3740 Foothill Blvd
Oakland, CA



PRICE
\$1,099,999
(\$456/SF)



BUILDING SIZE
± 2,413 SF



LOT SIZE
± 6,565 SF
(± 0.151 Acres)



YEAR BUILT
1920



USE
Mixed-Use



THE IVY GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

Tim Vi Tran, SIOR, CCIM
tim@ivycommercial.com | 510.213.8883
CA DRE #01784630

Joseph Cervantes
joseph@ivycommercial.com | 510.324.9933
CA DRE # 01341045

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 3740 Foothill Blvd, Oakland, CA (“Property”).

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group (“TIG”). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

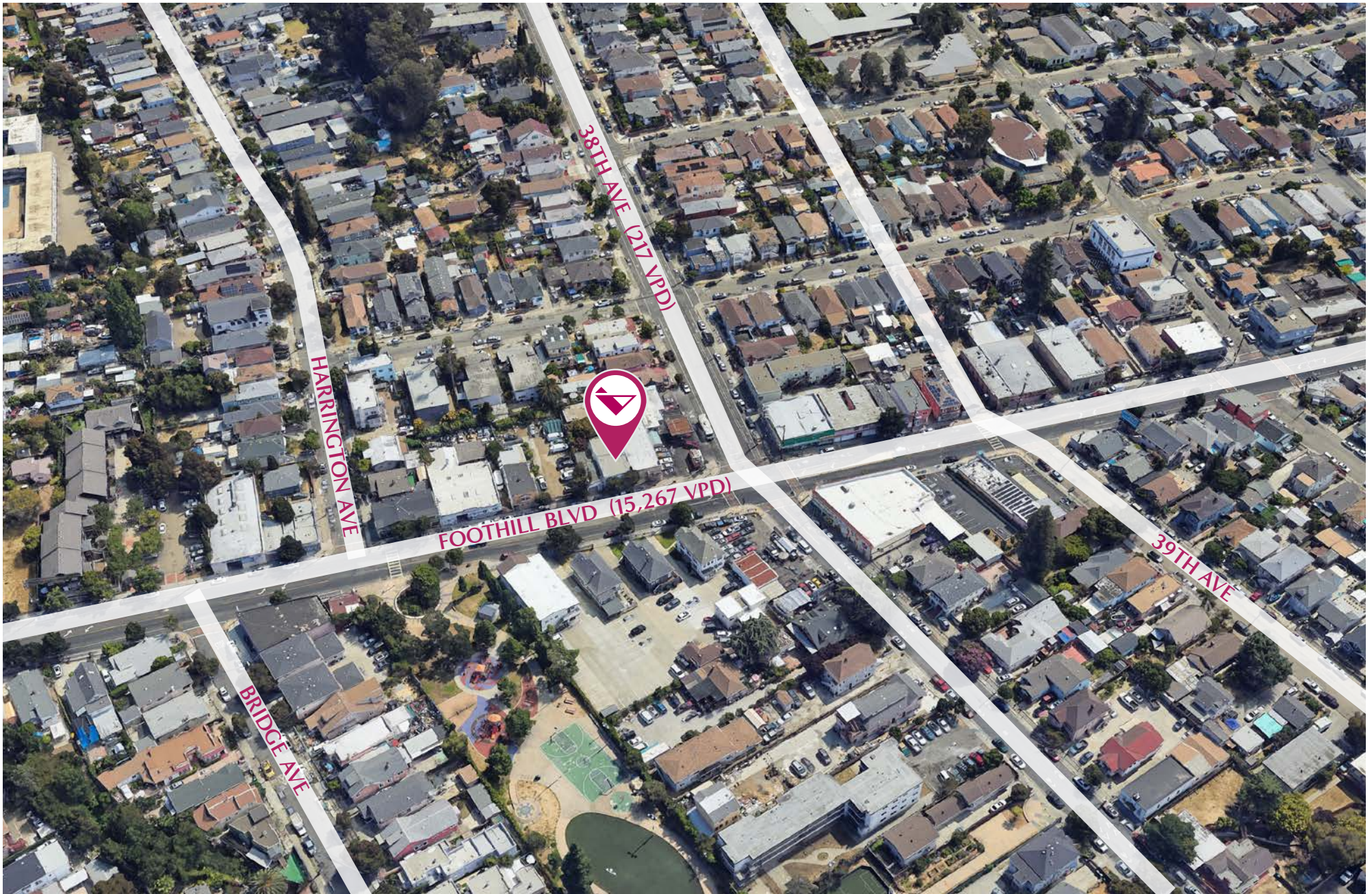
The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners’ obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

The Ivy Group proudly presents an exceptional mixed-use property located at 3740 Foothill Blvd in Oakland's lively Fruitvale district, offering a unique opportunity for investment. Positioned strategically along a major thoroughfare with convenient freeway access, this property caters to a live/work lifestyle, ideal for an owner/user. Built in 1920, the property boasts timeless charm with recent updates including a new roof, sewer laterals, electrical panels, kitchen, living quarters, tankless instant energy water system, and HVAC split system. Divided into three distinct spaces across two buildings, each with its entrance, the property seamlessly combines residential and commercial elements. With its serene backyard featuring Japanese maples and a BBQ area, this property provides a tranquil retreat amidst the urban bustle.

Building Size	± 2,413 SF
Lot Size	± 6,565 SF (± 0.151 Acres)
Year Built	1920, Recently renovated
Use	Mixed use, residential / retail / office
Parking	Two garaged spaces (tandem parking)
Zoning	RU5
Loading	One grade level rollup, 10 FT wide x 8 FT high
Number of Units	Three
APN	32-2086-12









LOCATION OVERVIEW

3740 FOOTHILL BLVD
FOR SALE

Oakland, California, positioned on the vibrant east side of the San Francisco Bay, is celebrated for its rich history and cultural diversity. As California's eighth-largest city, it is an influential hub within the Bay Area, known for its economic vitality and strategic importance. The city's economy is diverse, encompassing sectors from technology and healthcare to retail and logistics, making it an attractive setting for businesses. Oakland's commercial success is supported by major infrastructure like the Port of Oakland, one of the top container ports in the U.S., which plays a crucial role in both national and international trade.

The city is not only a center of commerce but also boasts a robust public transportation network, including BART, Amtrak, and numerous bus lines, which facilitates seamless access to surrounding areas, including San Francisco and Silicon Valley. This connectivity makes Oakland a compelling choice for real estate investment and development. With a steadily growing economy, a dynamic workforce, and significant development opportunities, Oakland offers potential investors and businesses a strategic location with expansive market reach. The city's ongoing urban revitalization and community investment further enhance its appeal as a premier location for commercial real estate endeavors.



Source: Google



LARGEST EMPLOYERS	
#	Employer
1	Kaiser Permanente
2	Oakland Unified School District
3	City of Oakland
4	Bay Area Rapid Transit (BART)
5	United Parcel Service
6	Southwest Airlines
7	UCSF Benioff Children's Hospital
8	Alta Bates Summit Medical Center
9	East Bay Municipal Utility District
10	U.S. Postal Service

CONTACT EXCLUSIVE AGENTS
FOR DETAILS AND TOUR

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39488 Stevenson Place, Suite 100 | Fremont, CA 94539

Acquisition | Disposition | Leasing