

# Property Summary

4010 Foothill Blvd, Oakland, CA 94601

FOR SALE



## PROPERTY DESCRIPTION

With 100 ft. of frontage on Foothill Blvd this property presents a rare opportunity for investors, developers, or owner-users to acquire a site currently under renovation, with the flexibility to continue the existing build-out or start fresh with a new vision. Major groundwork and initial improvements have already been completed, offering a head start for those looking to customize the layout or design to their specific needs. Whether you're planning to finalize the current renovation or redevelop the property entirely, the site's zoning and location provide exceptional potential for a variety of mixed-use or owner-occupied property.

## PROPERTY HIGHLIGHTS

- An excellent opportunity to continue the CUP-approved restaurant build currently in progress, with much of the groundwork already completed
- If you decided to not continue with the previous build, the lot is designated RU-5, permitting mid-rise mixed-use construction with commercial uses at grade and residential units on upper floors

## OFFERING SUMMARY

Sale Price:	\$825,000
Lot Size:	12,800 SF
Building Size:	5,829 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,712	4,536	15,688
Total Population	6,146	15,794	51,566
Average HH Income	\$84,609	\$82,526	\$93,004

Steven Johnson

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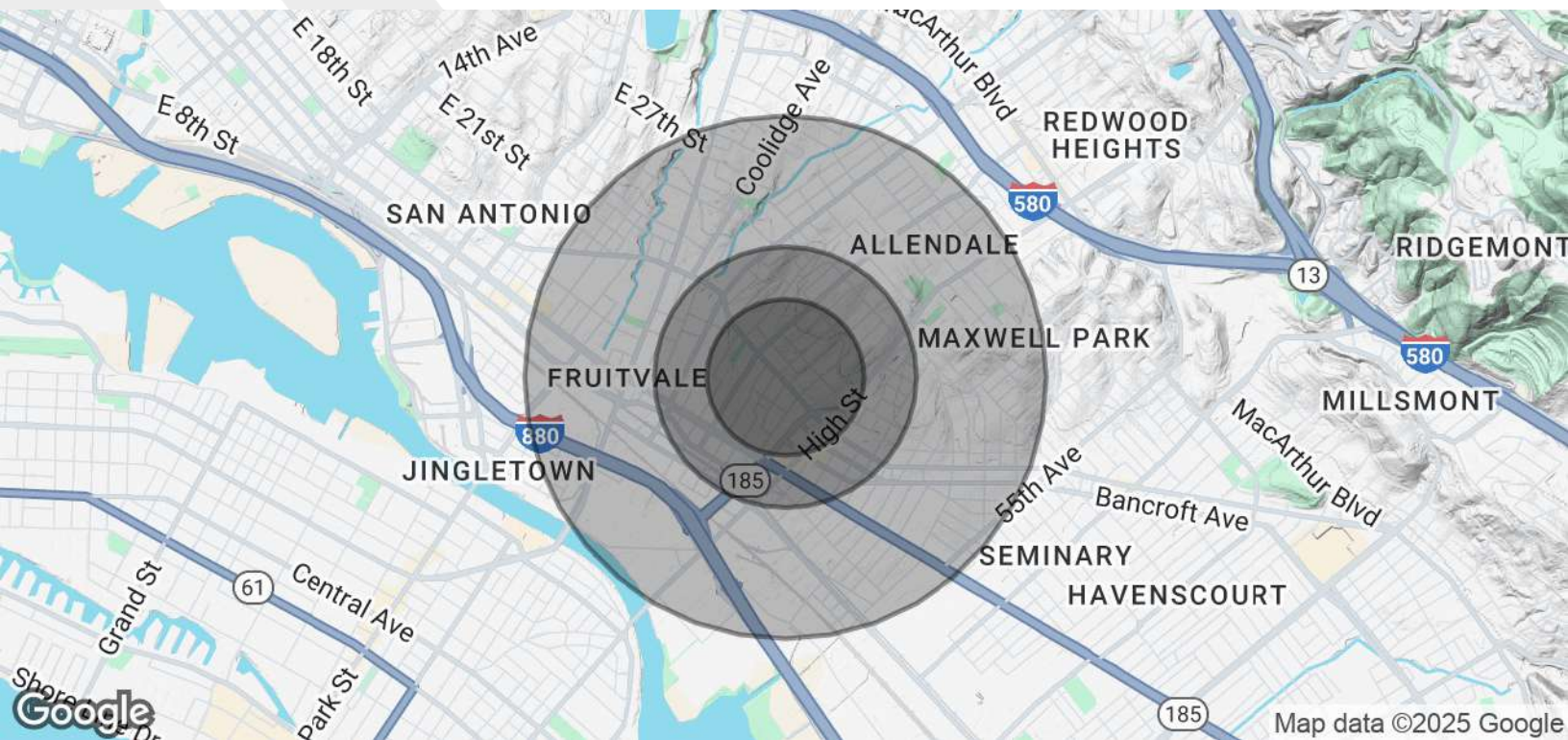
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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,146	15,794	51,566
Average Age	36	36	37
Average Age (Male)	35	36	36
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,712	4,536	15,688
# of Persons per HH	3.6	3.5	3.3
Average HH Income	\$84,609	\$82,526	\$93,004
Average House Value	\$658,096	\$692,244	\$753,106

Demographics data derived from AlphaMap

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