

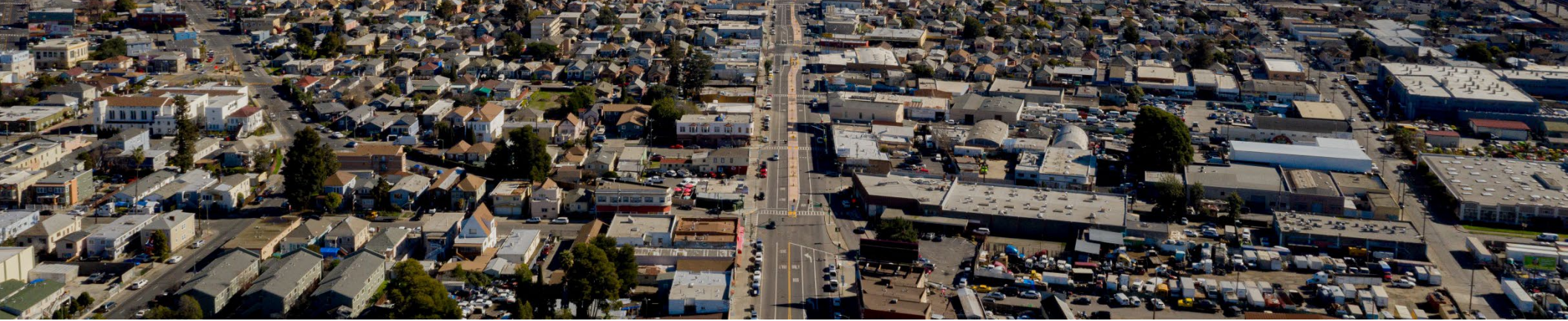


For Sale

High Visibility Commercial

4647 International Blvd | Oakland, CA 94601

 **NORTHGATE**
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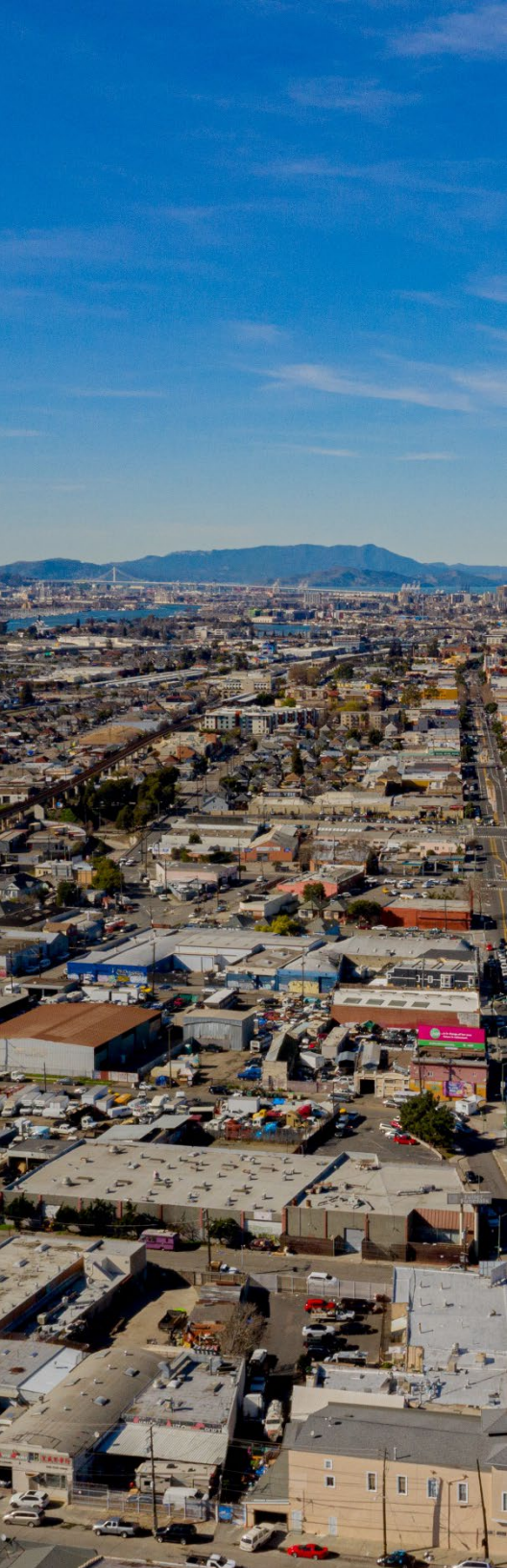
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Property Information

Sales Price: **\$1,700,000**

Price/PSF:	\$127.56	Building Size:	± 13,327 Sq Ft
APN:	34-2254-6	Parcel Size:	± 0.6 Acres
Zoning:	Community Commercial (CC-2)	Traffic Counts:	International Blvd - 21,900 ADT

- Dedicated On-site parking lot
- Includes yard space for an industrial owner/user
- Direct frontage on International Blvd
- Well position Pylon sign attached to the property lot
- Flexible layout and zoning that will accommodate for a variety of uses from retail to industrial
- Ideal for owner/user or redevelopment
- 2 story building with rear roll up door
- Located on a signalized intersection with 21,900 average daily traffic from International Blvd
- Area co-tenants include: 7/11, Burger King, Kelly-Moore Paints, Cardenas Market, NAPA Auto Parts and more

Photo Collage



Photo Collage

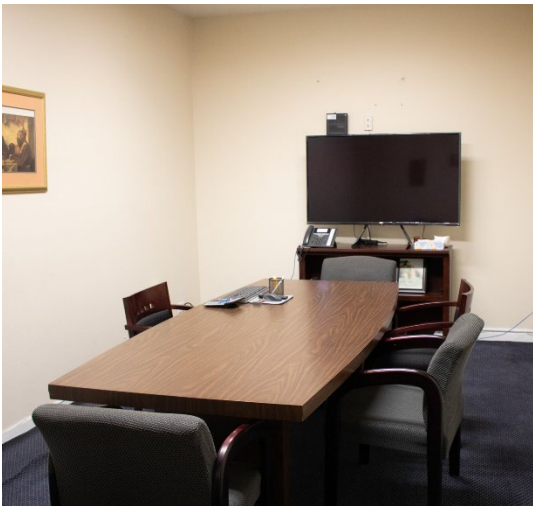
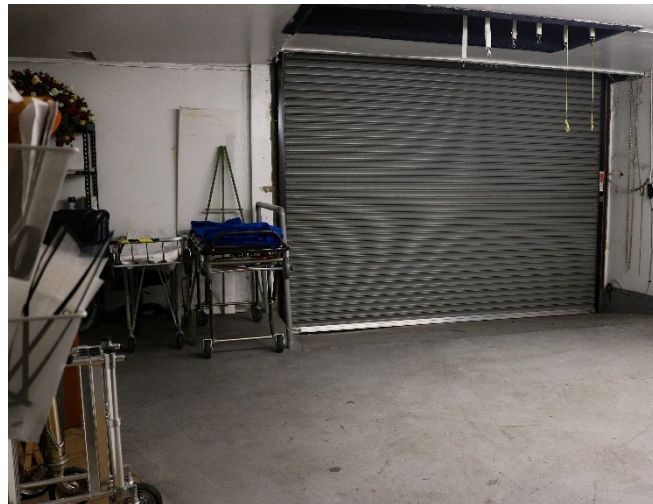
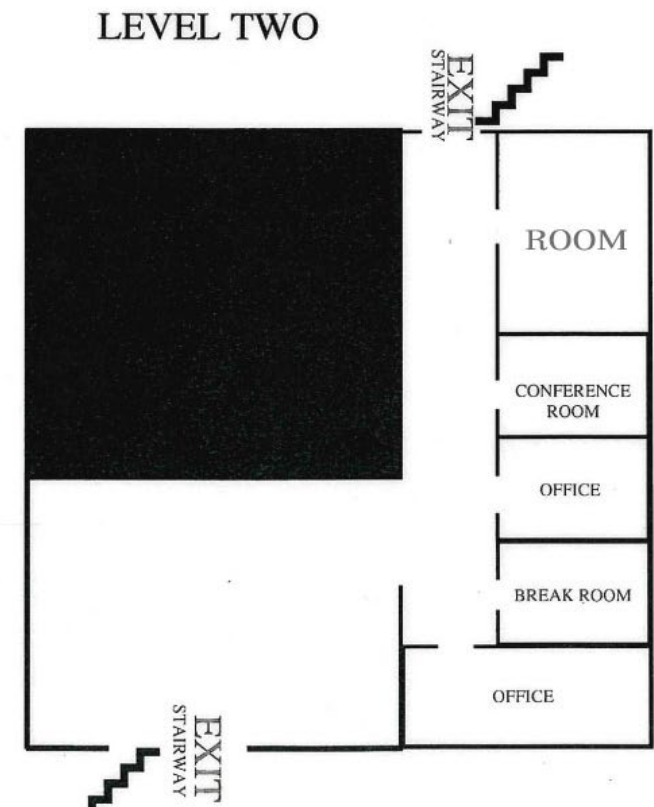
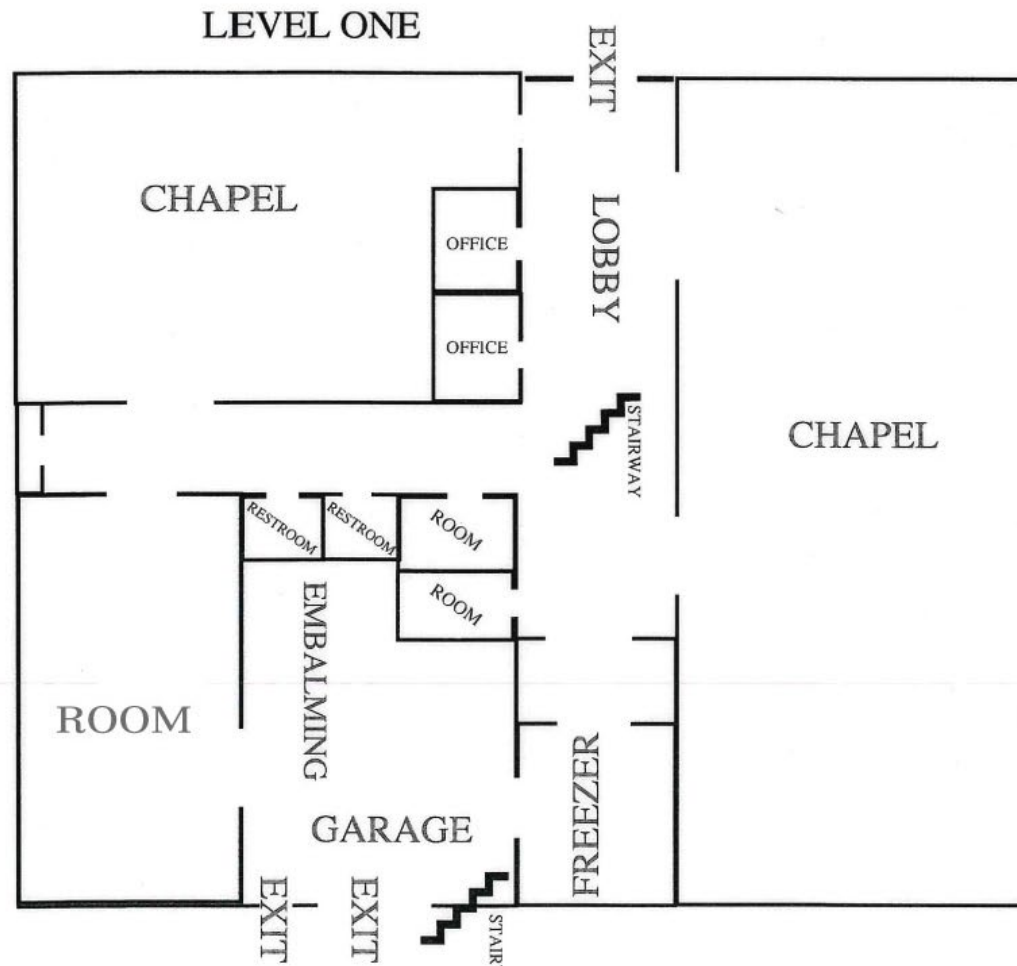


Photo Collage



Floor Plan



Market View



Market View





Demographics

Population

	1 mi	3 mi	5 mi
2020 Estimated Population:	38,849	276,270	499,124
2025 Projected Population:	40,433	286,819	513,906
2010 Census Population:	35,523	251,965	454,107
2025 Projected Growth:	0.8%	0.8%	0.6%

Households

	1 mi	3 mi	5 mi
2020 Estimated Households:	11,536	96,632	193,223
2025 Projected Households:	12,352	103,031	204,339
2010 Census Households:	10,627	88,963	176,486
Projected Growth:	1.4%	1.3%	1.2%

Businesses

	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	1,031	7,379	20,344
2020 Estimated Total Employees:	9,672	68,041	220,935

Income

	1 mi	3 mi	5 mi
2020 Estimated Average Household Income:	\$77,136	\$108,718	\$124,621
2020 Estimated Median Household Income:	\$60,180	\$84,898	\$95,334
2020 Estimated Per Capita Income:	\$22,986	\$38,141	\$48,424

Race & Ethnicity

	1 mi	3 mi	5 mi
2020 Estimated White:	26.9%	30.6%	34.9%
2020 Estimated Black/African American:	19.4%	19.7%	18.9%
2020 Estimated Asian/Pacific Islander:	18.7%	27.2%	27.3%
2020 Estimated American Indian/Native Alaskan:	1.2%	0.8%	0.7%
2020 Estimated Hispanic:	49.3%	29.4%	23.8%
2020 Estimated Other Races:	33.8%	21.6%	18.1%



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