FOR SALE

RetailNet REAL ESTATE

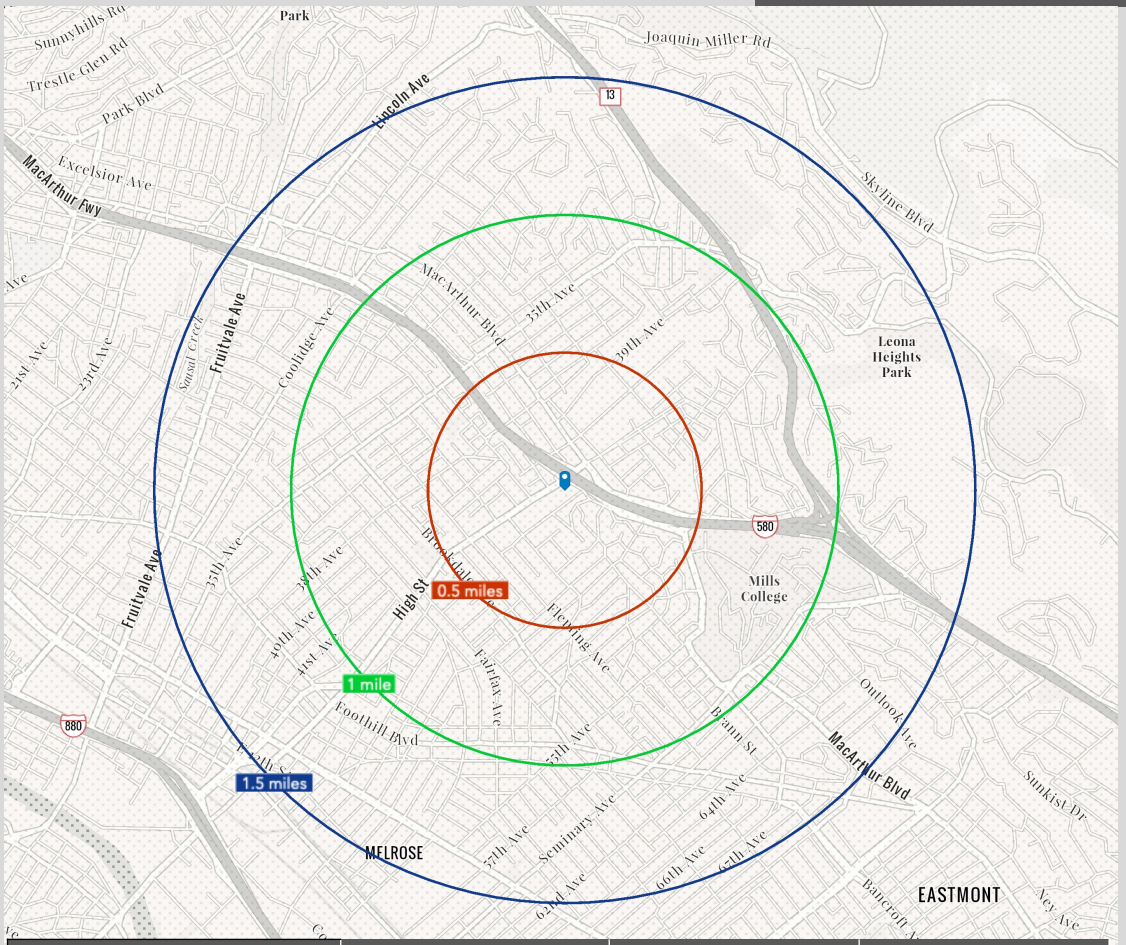
# OAKLAND, CA
# EXCESS LAND ONLY
## *(WALGREENS STORE NOT INCLUDED)*

**±0.50 AC | CN-3 | $1.125MM**

**3434 HIGH STREET**

# oakland, ca

# 3400 TELEGRAPH AVE




| '23 Estimates | .5 Mile | 1 Mile | 1.5 Miles |
|---|---|---|---|
| Population | 9,935 | 39,108 | 88,617 |
| Households | 3,862 | 14,362 | 30,591 |
| Avg. HH Inc. | $128,189 | $127,048 | $121,566 |
| High Street – Daily Traffic Count Estimate | | | 17,297 |

## Property Overview

- **Offering Price**. $1,125,000
- **Delivery**. 'As-Is', vacant
- **Terms**. Buyer to obtain lot split and re-plat
- **Property**. ±0.50 AC + shared pylon sign
- **Parent Parcel.** 032 203213400
- **Access**. FI/FO on High & Redding Streets
- **Traffic**. ±17,297 VPD on High Street
- **Zoning**. CN-3, Oakland - Permitted Uses
- **Prohibited Uses**. Pharmacy

## Location Overview

- **MacArthur Freeway (I-580).** Property is adjacent to freeway on/off ramps. MacArthur Freeway has ±140,00 VPD.
- **Neighborhoods**. Property is centrally located serving the Mills College, Allendale and Laurel neighborhoods
- **Mills College at Northeastern University**. ±0.5 mile; 1,200 student, 135-acre campus
- **Residential Growth**. MacArthur Studios, 193-unit senior apartment project to be constructed 1 block north at High Street & MacArthur

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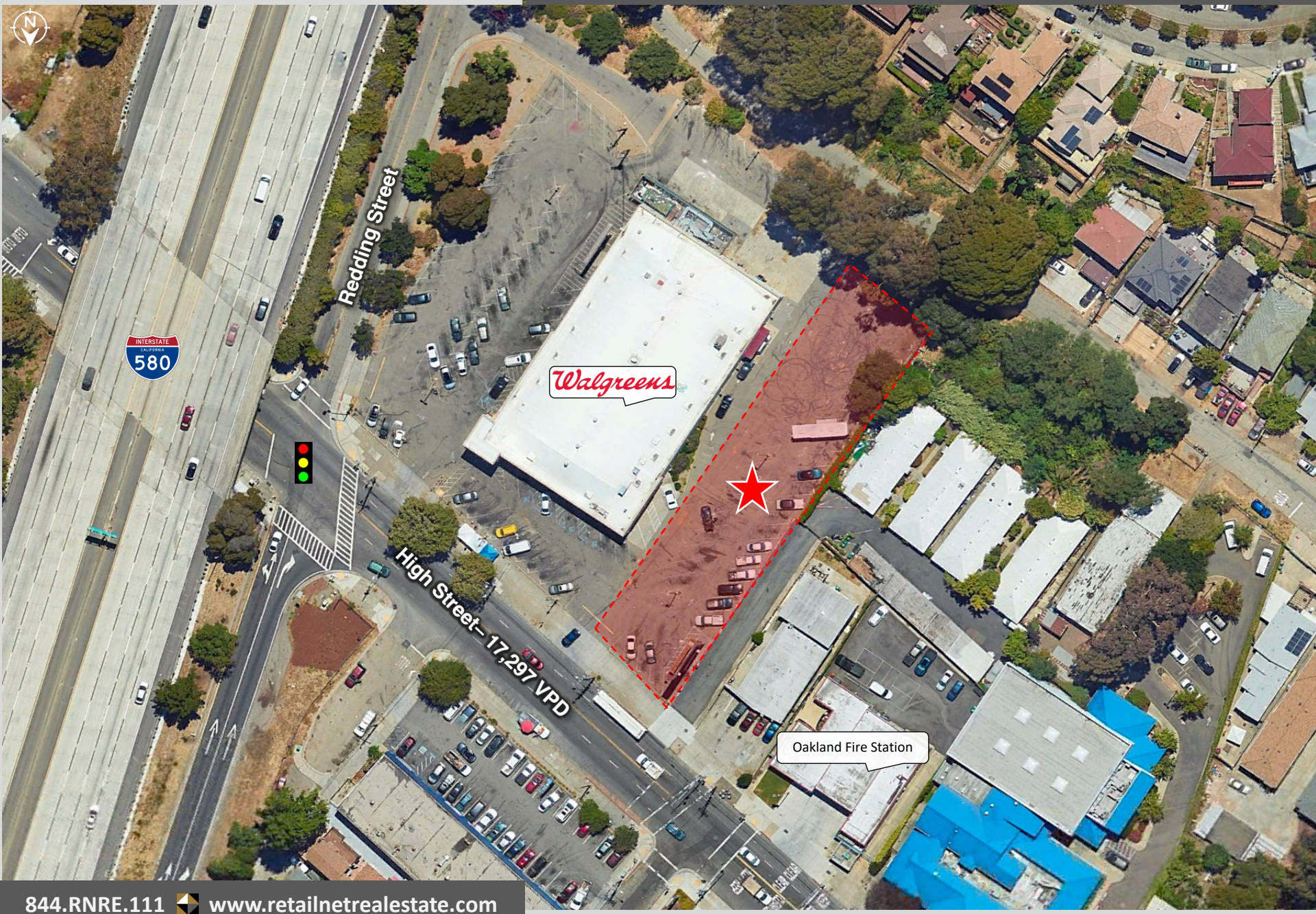

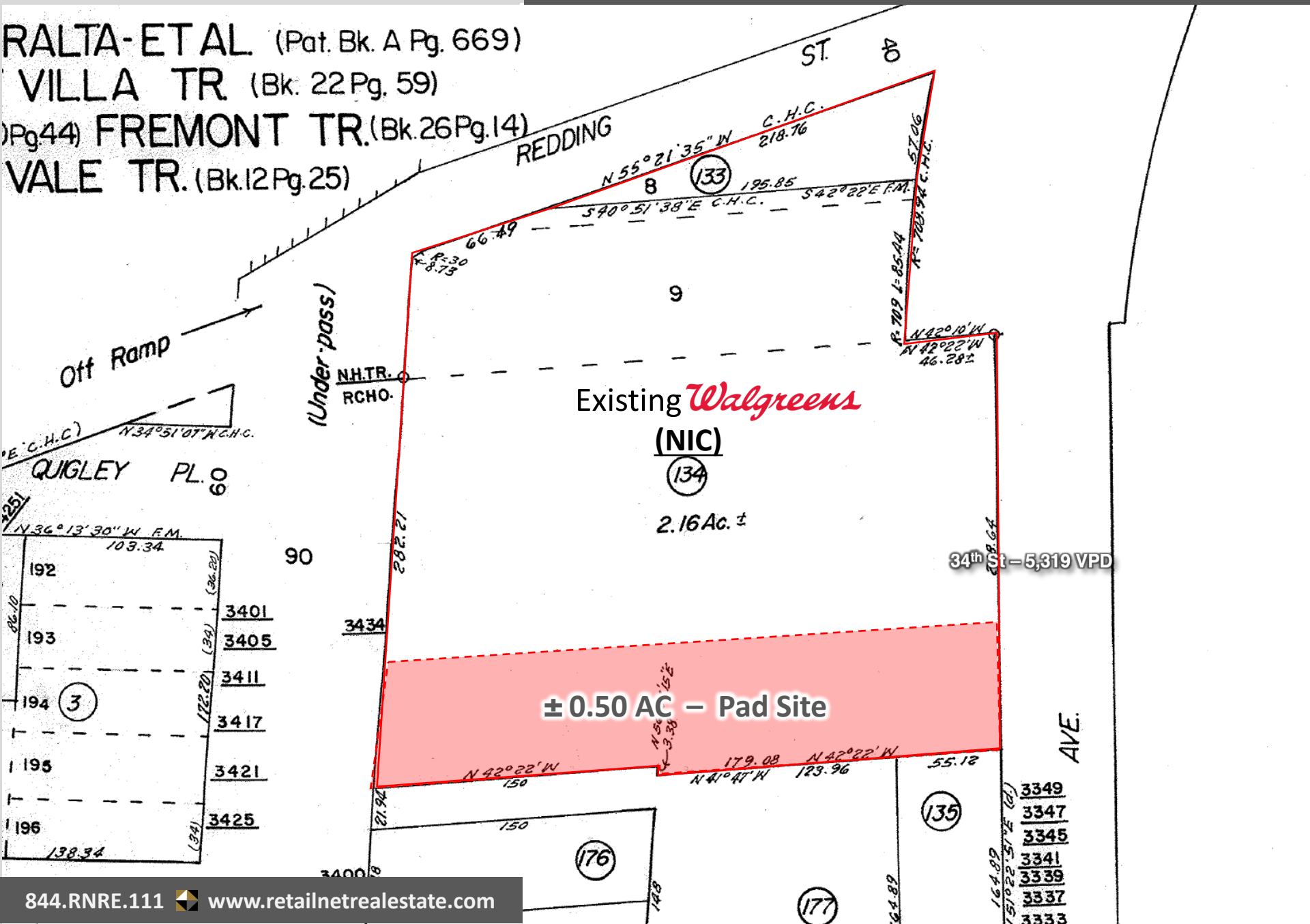
RALTA-ET AL (Pat. Bk. A Pg. 669)
VILLA TR (Bk. 22 Pg. 59)
Pg.44) FREMONT TR. (Bk.26 Pg.14)
VALE TR. (Bk.12 Pg.25)
REDDING
ST.
40
Off Ramp
(Under-pass)
N.H.TR.
RCHO.
QUIGLEY
PL.
60
90
8
9
133
134
135
176
177
Existing Walgreens
(NIC)
2.16 Ac. ±
34th St – 5,319 VPD
± 0.50 AC – Pad Site
AVE.
3401
3405
3411
3417
3421
3425
3434
3400
3349
3347
3345
3341
3339
3337
3333
192
193
194
195
196
3

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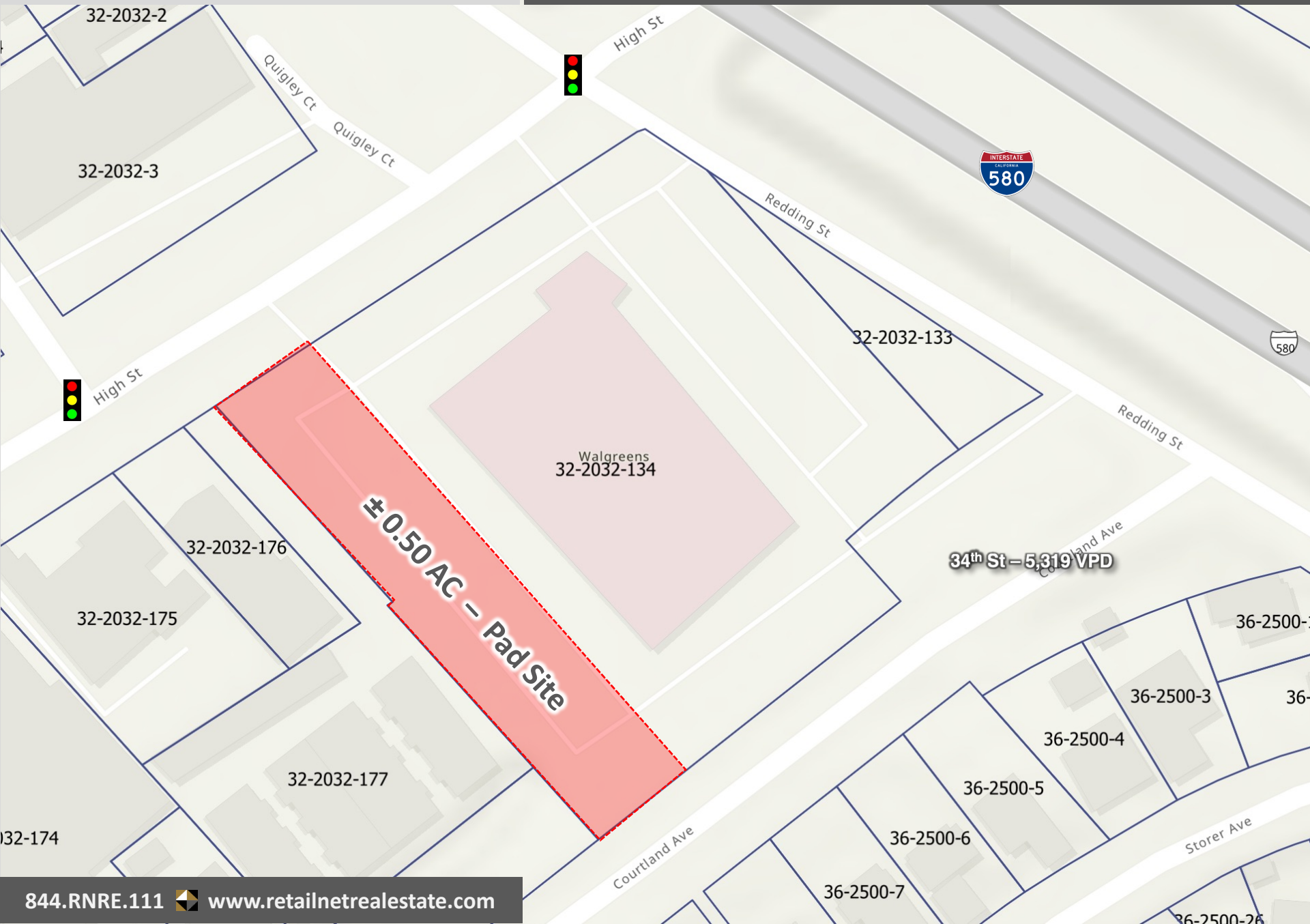

Walgreens
Walgreens
Walgreens
NOW HIRING
PHARMACY TECHNICIANS

Walgreens
DRIVE-THRU PHARMACY
EXIT
± 0.50 AC – Pad Site

# TERMS

| | |
|---|---|
| OFFERING PRICE | $1,125,000 |
| DELIVERY | 'As-Is', Vacant |
| TERMS | Buyer to obtain lot split + re-plat |
| DEED RESTRICTION | Pharmacy |

OFFERS EVALUATED AS RECEIVED

***Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

# CONTACT

MARK HOLLENBECK, CCIM

844.RNRE.111 mark@retailnetrealestate.com

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INVESTMENT OFFERING

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