

# For Sale

4134 Foothill Blvd.

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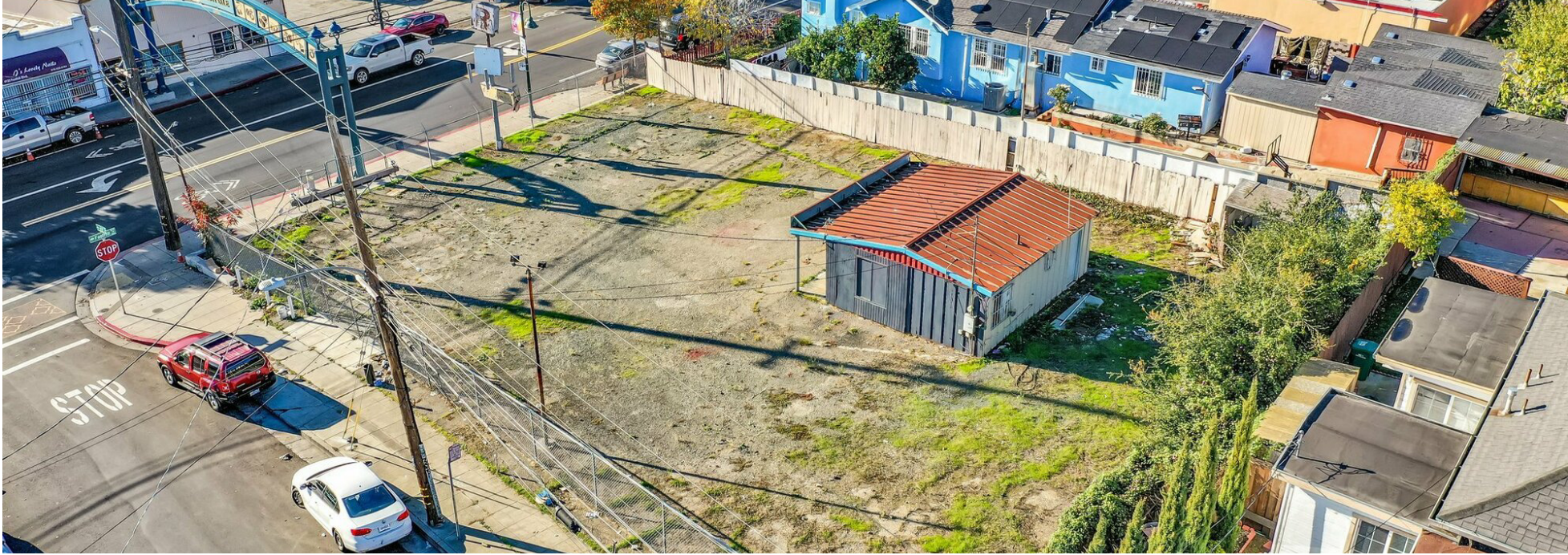
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# Property Information

For Sale  
4134 Foothill Blvd.





### Property Description

Introducing an unparalleled investment opportunity in the heart of Oakland, California! Nestled on a prime 12,387 square foot RU-5 zoned lot at 4134 Foothill Boulevard, this property sets the stage for a groundbreaking project: a state-of-the-art three-story mixed-use building, marking the advent of multi-story mixed-use development in the immediate neighborhood.

This visionary project aligns seamlessly with the City of Oakland's General Plan, positioned within the vibrant "corridors and commercial area." Foothill Boulevard, serving as a secondary corridor, provides a strategic location for this groundbreaking venture.

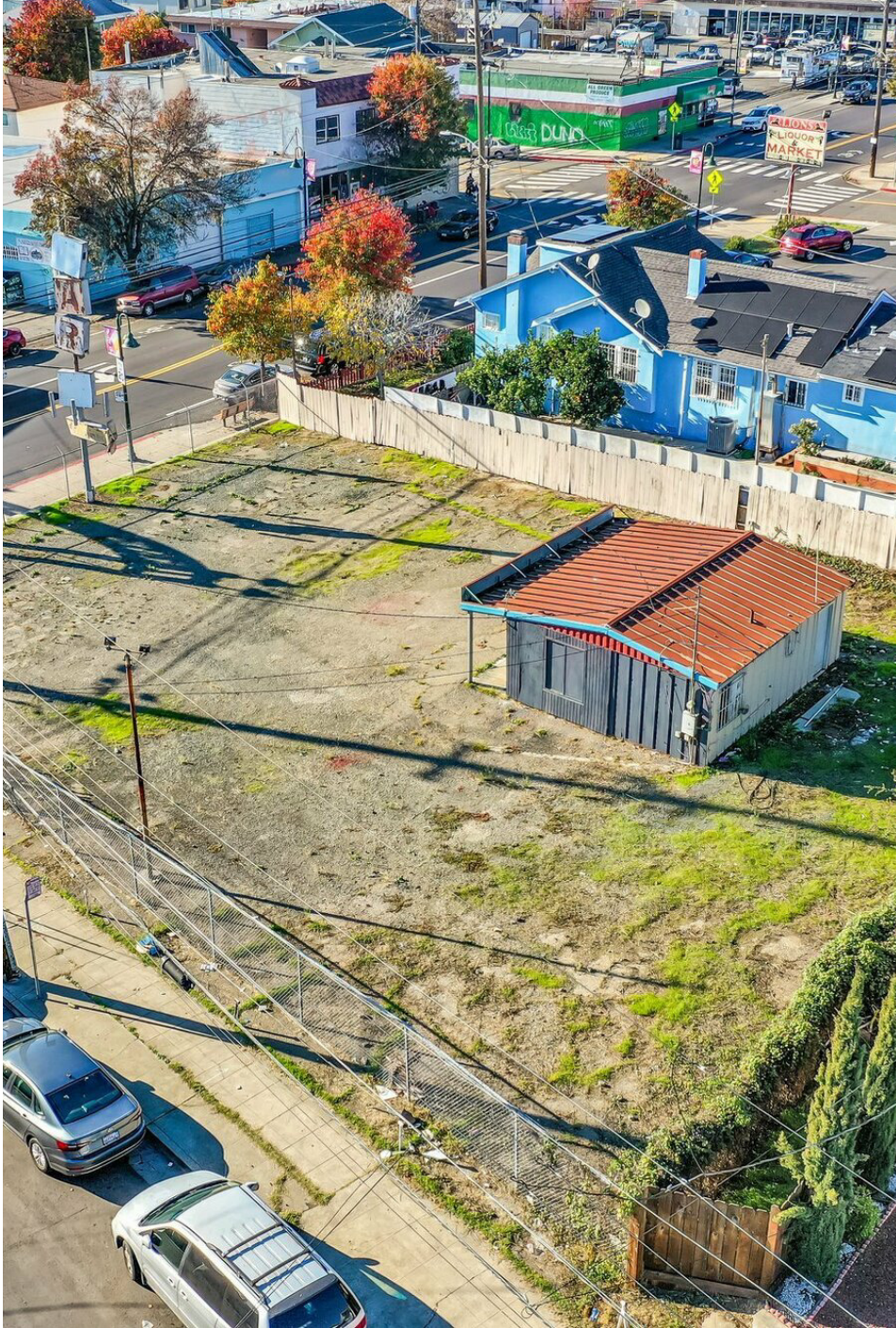
### Property Highlights

- Prime Location
- Convenient Access
- Strategic Investment Opportunity
- Aligned with Oakland's General Plan
- Positioned in a vibrant commercial corridor, ideal for investors and visionaries.

### Offering Summary

Sale Price:	\$1,500,000
Lot Size:	13,720 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,356	3,805	14,759
Total Population	4,979	13,860	49,077
Average HH Income	\$84,786	\$84,186	\$93,430



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The focal point of innovation is a modern structure featuring two levels of six meticulously designed apartments, offering a total of twelve exclusive living spaces. Elevated above the bustling ground floor, these apartments enjoy a heightened sense of privacy and panoramic views of the surrounding cityscape.

The ground floor is dedicated to premium retail spaces, catering to the diverse needs of the community and enhancing the local business landscape. With a strategic location in the commercial heart of Oakland, these retail spaces promise high visibility and foot traffic, ensuring the success of any business venture.

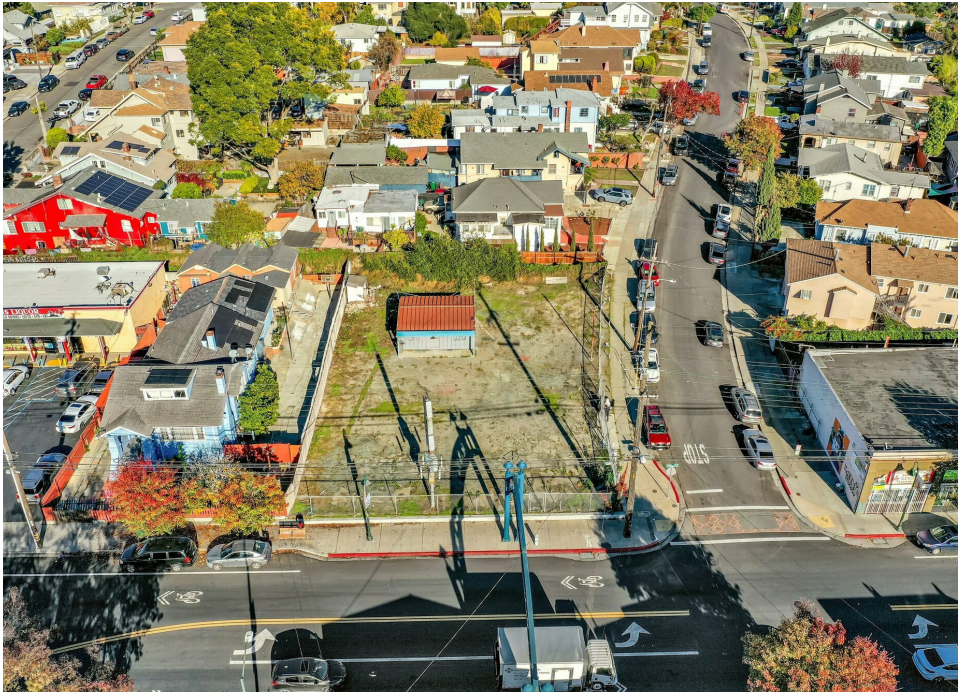
A distinguishing feature of this development is the thoughtfully designed common open space plaza situated on the second level. Nestled between the stair towers and above the covered parking, this inviting plaza offers a serene escape for residents and visitors alike. It serves as a communal gathering point, fostering a sense of community within the development. The project boasts two main apartment entries, each accessible through a contemporary lobby. One entry connects directly to the covered parking, ensuring convenient access for residents. The second entry, located on 42nd Street and visible from Foothill Boulevard, adds a touch of elegance and accessibility for those exploring the neighborhood.

Don't miss the opportunity to be part of history by acquiring this prime parcel of land, catalyzing positive change in the community. Whether you're an investor seeking a forward-thinking project or a visionary looking to shape the future of Oakland, 4134 Foothill Boulevard is the canvas for your next success story. Act now and redefine urban living in the City of Oakland!

## Location Description

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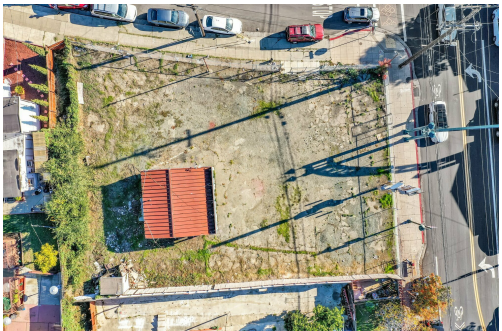
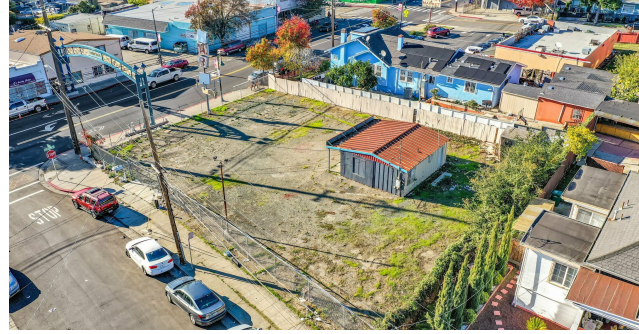
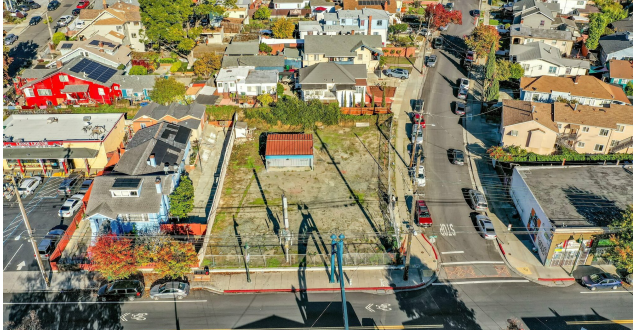
# Complete Highlights



## Property Highlights

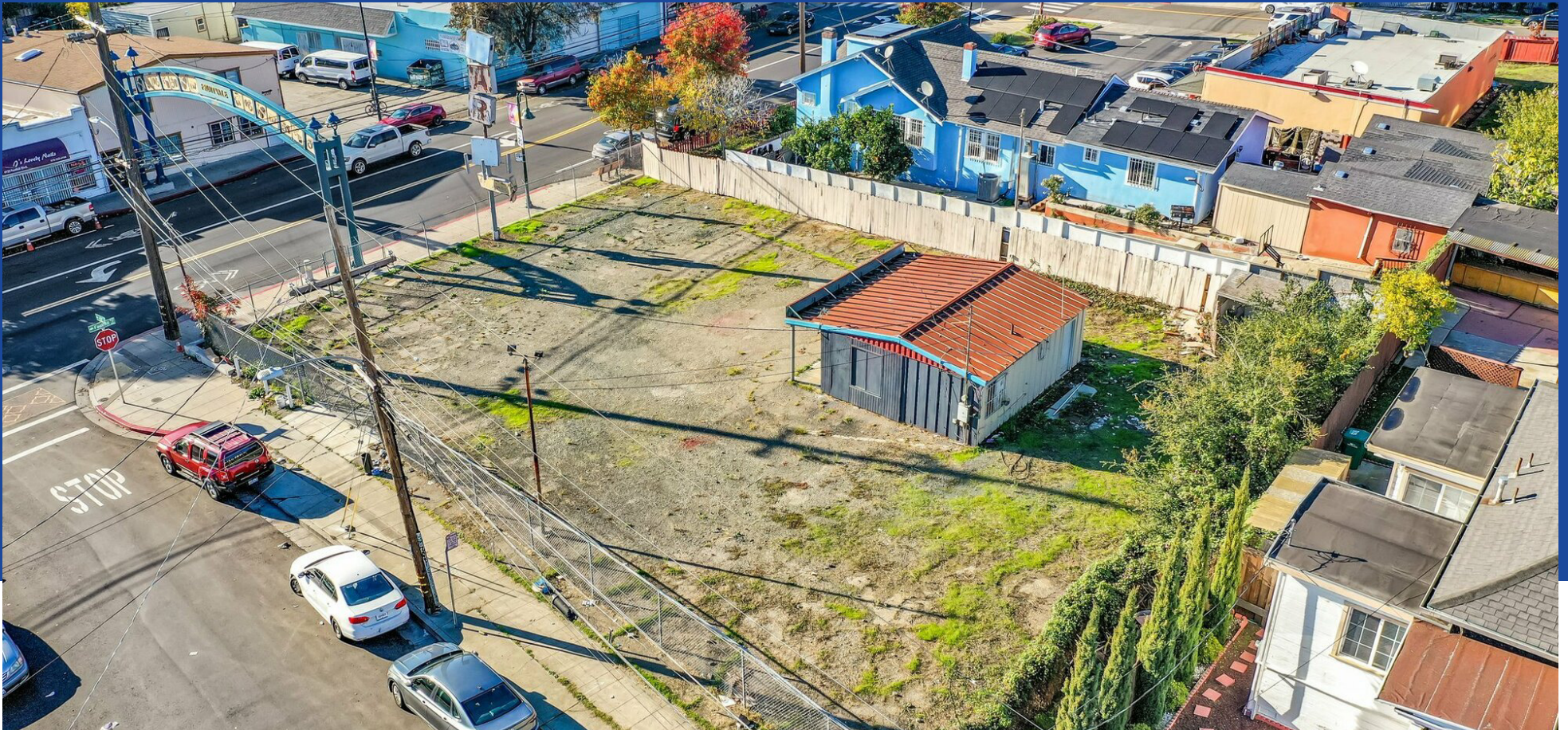
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Additional Photos



# Location Information

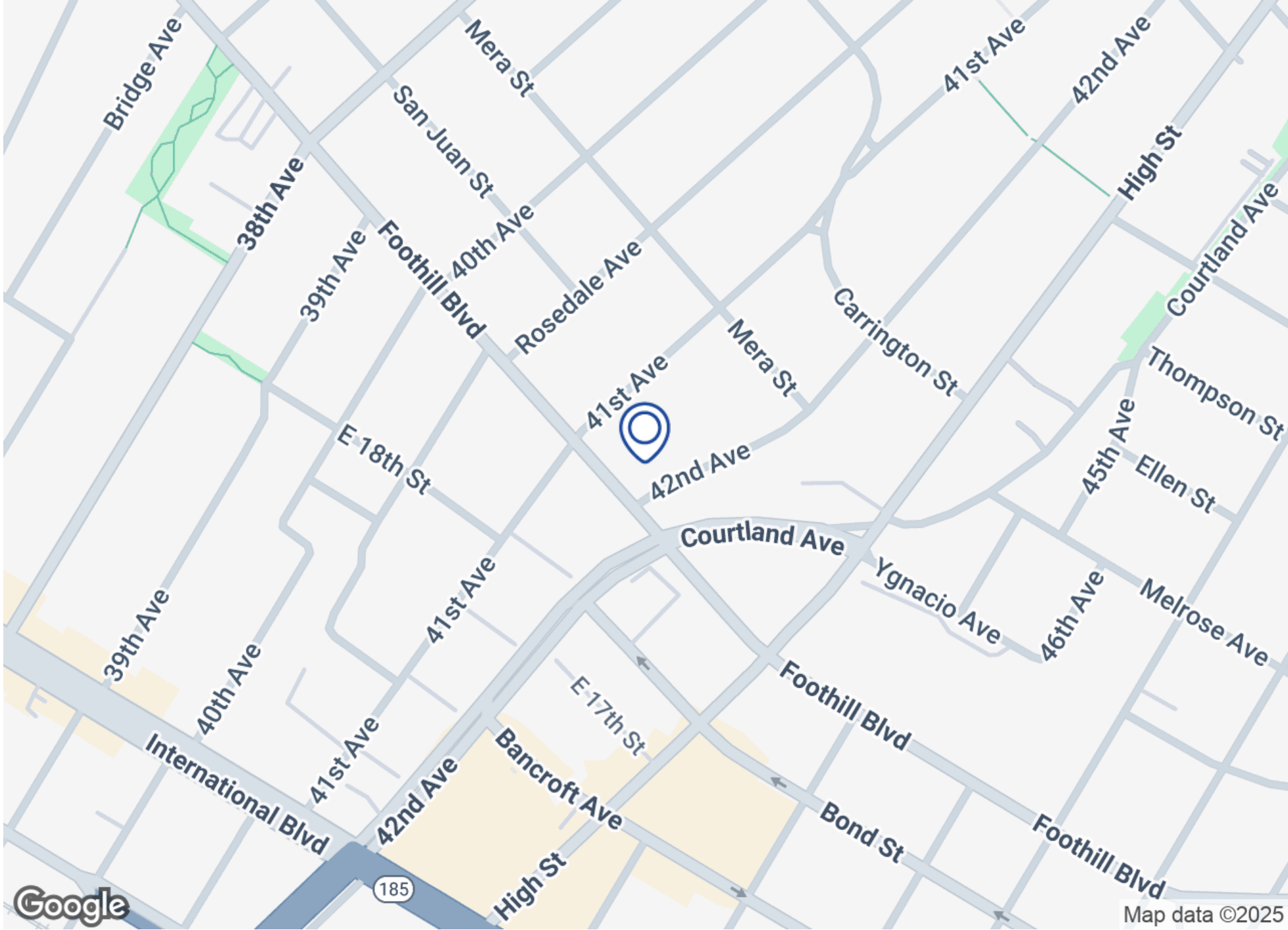
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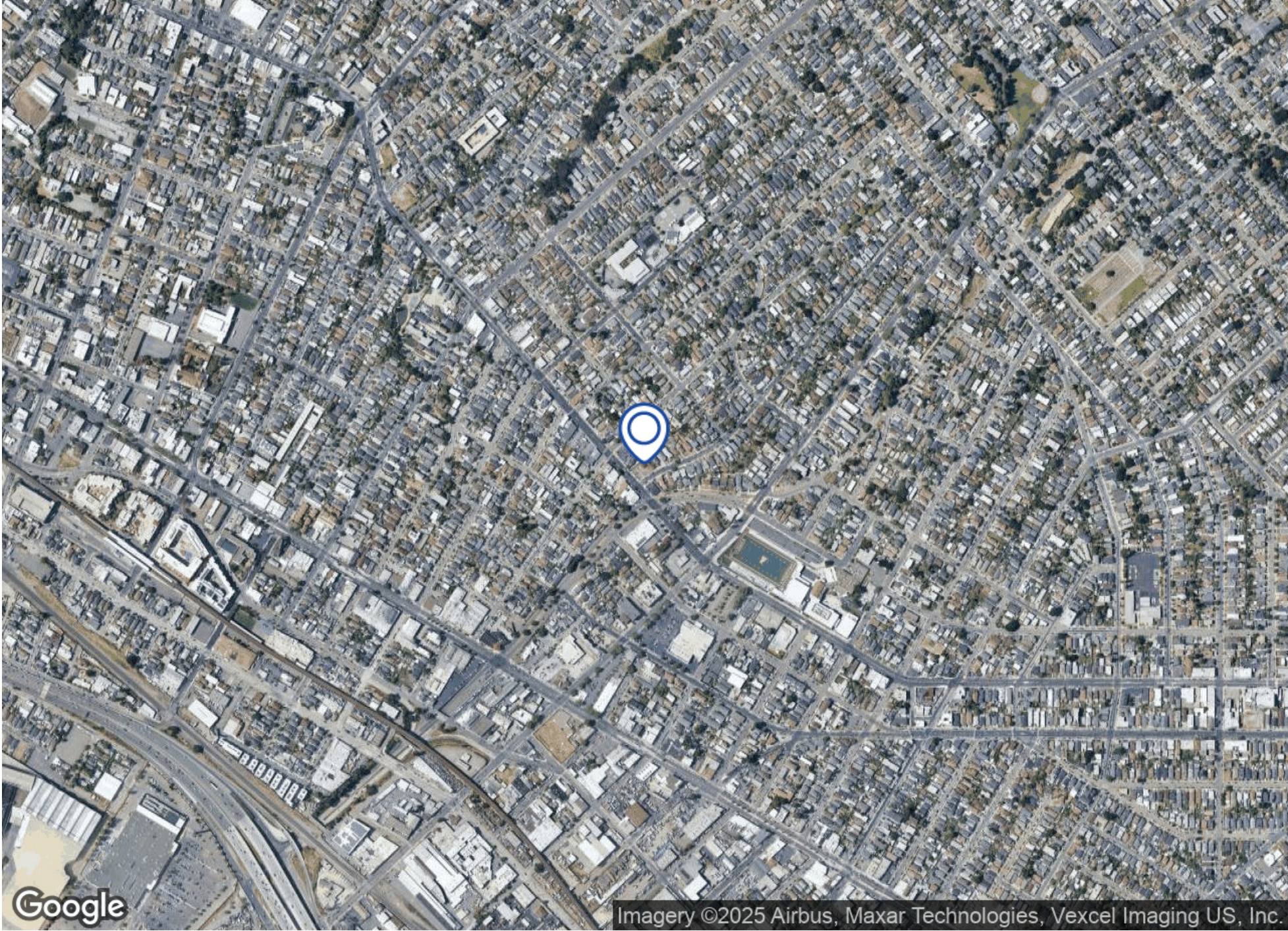


Regional Map



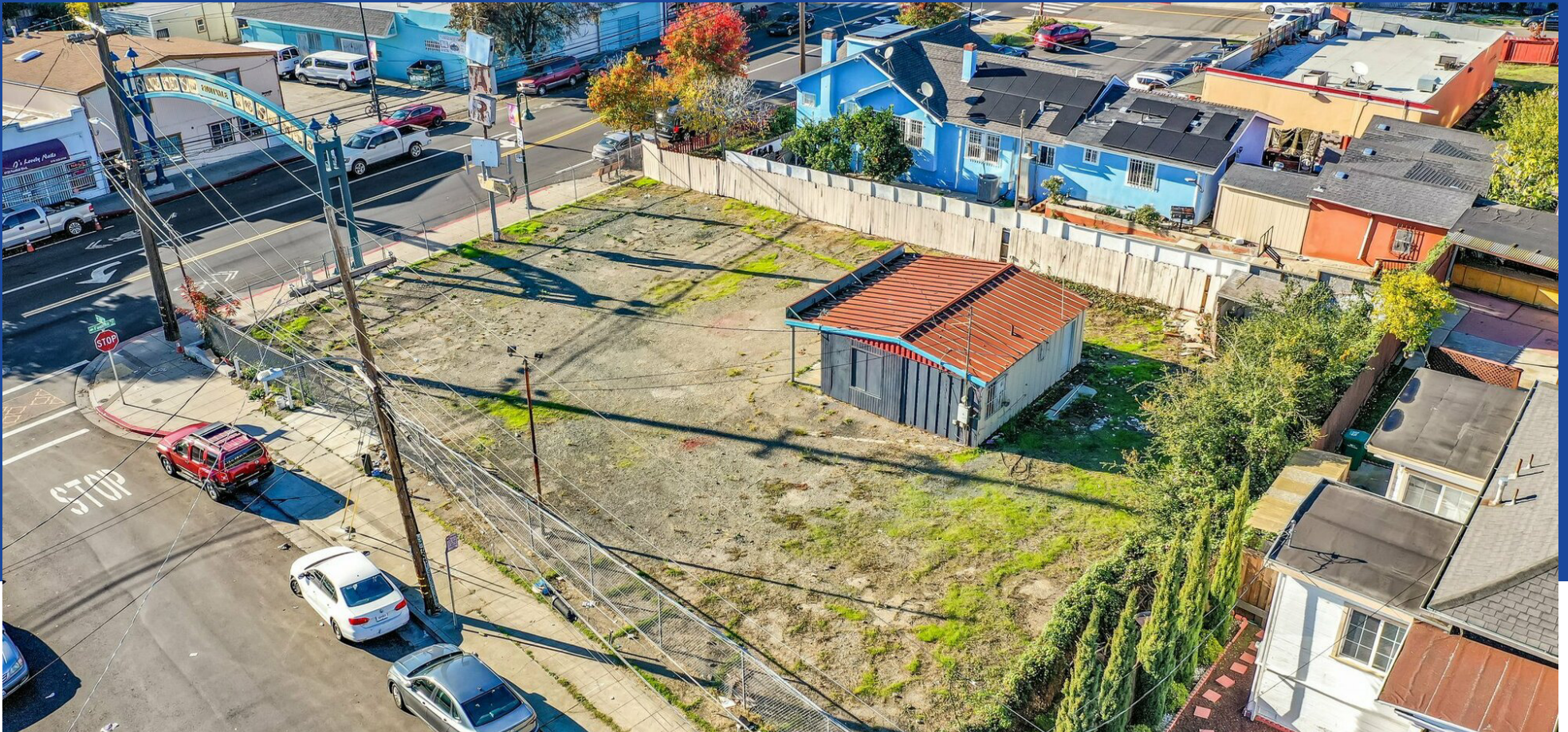
# Location Map





# Financial Analysis

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## Investment Overview

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Price	\$1,500,000
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Price per SF	\$109
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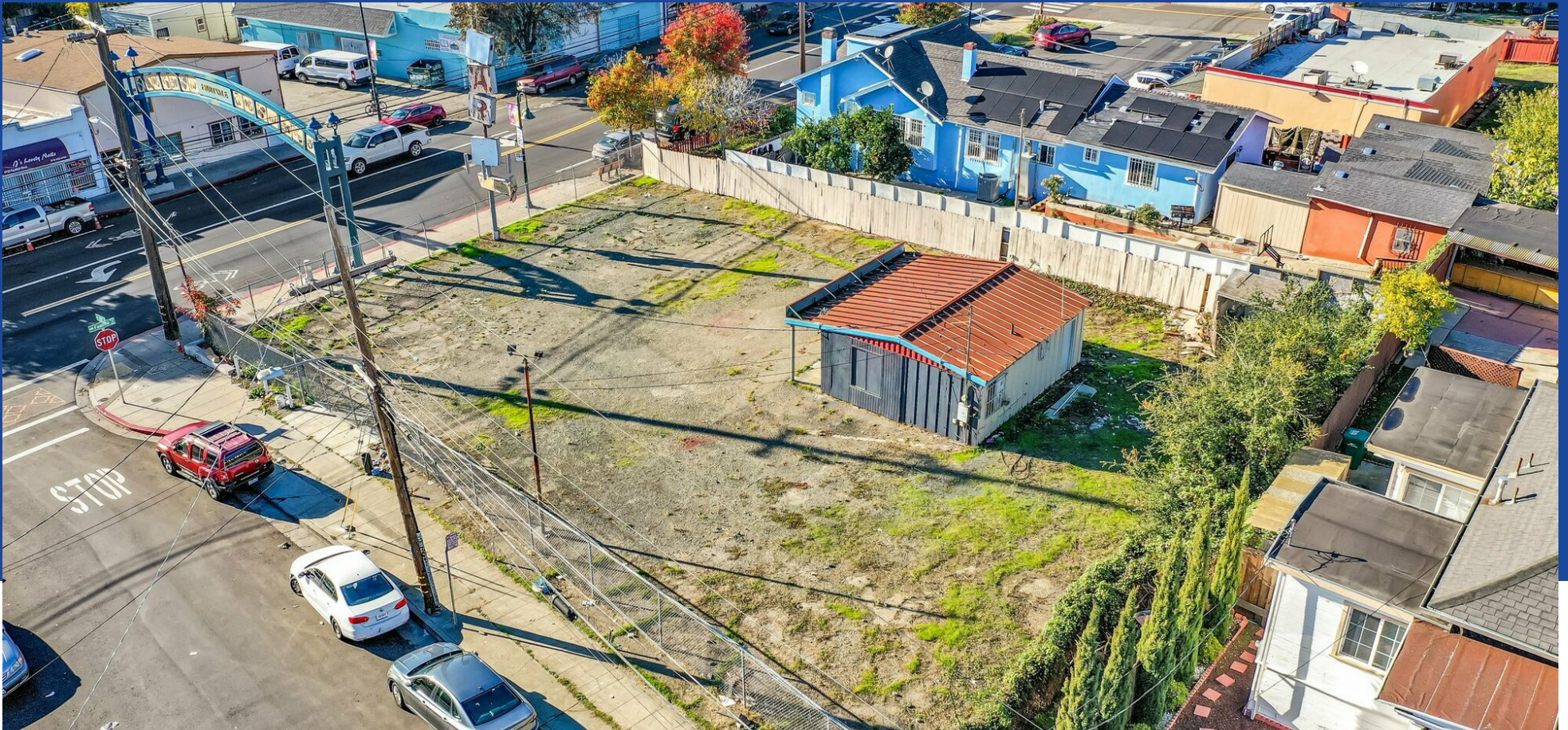
## Operating Data

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## Financing Data

# Demographics

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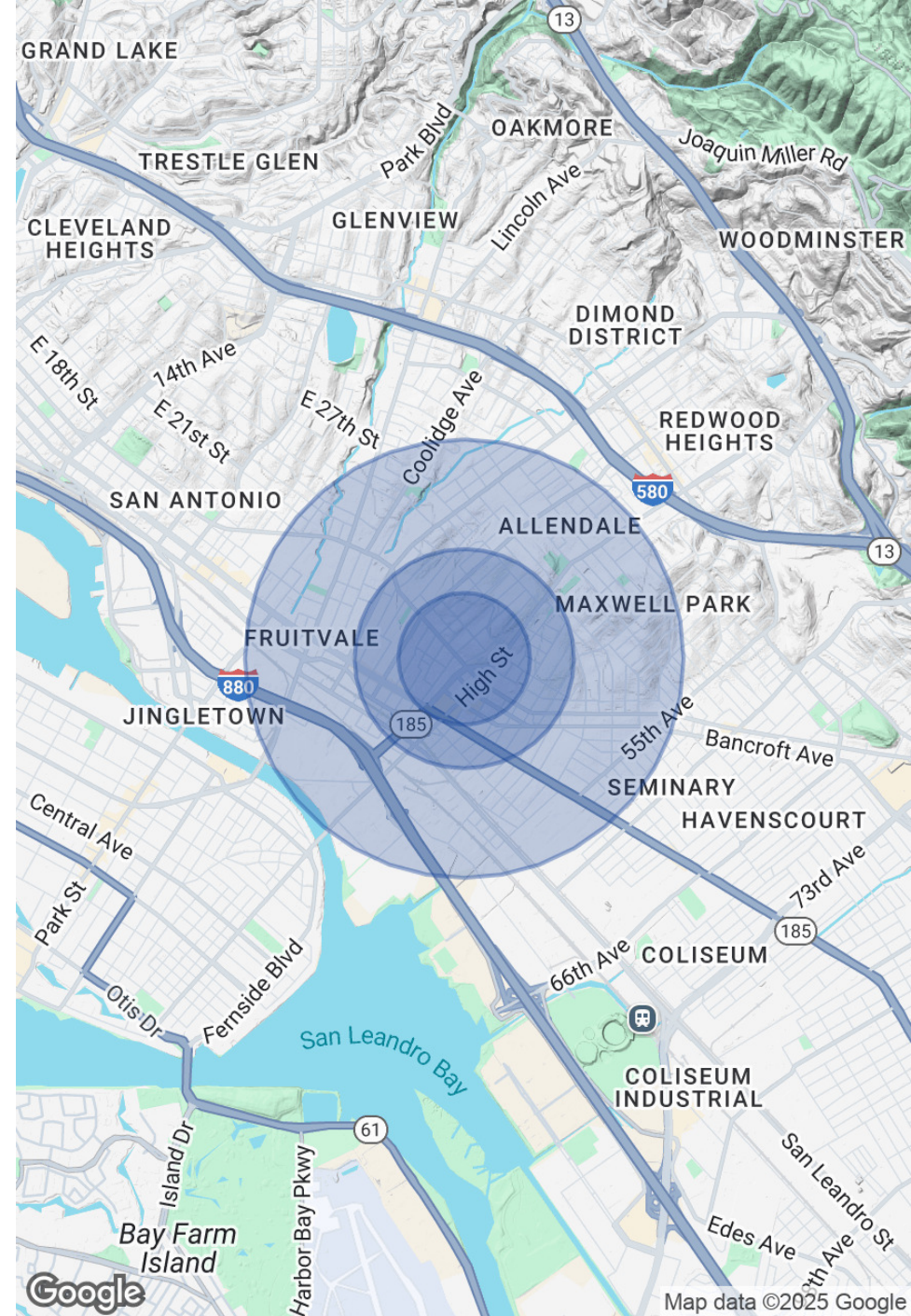
# Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	4,979	13,860	49,077
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	36	36	38

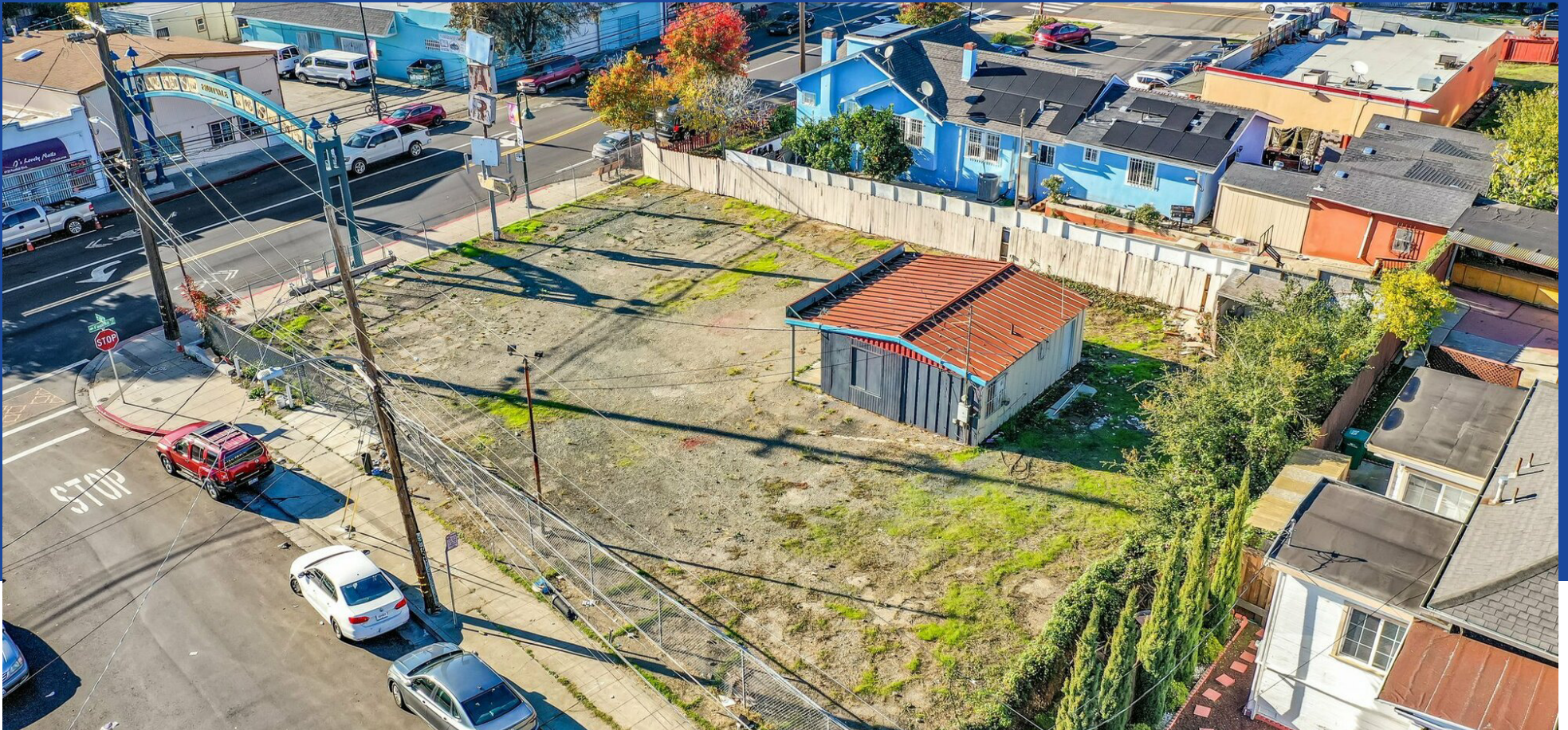
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,356	3,805	14,759
# of Persons per HH	3.7	3.6	3.3
Average HH Income	\$84,786	\$84,186	\$93,430
Average House Value	\$632,176	\$678,459	\$747,223

Demographics data derived from AlphaMap



# Advisor Bios

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