

OFFERING MEMORANDUM
4319 PIEDMONT AVE
OAKLAND, CA 94611
EXCLUSIVELY LISTED BY
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DANIEL WINKLER

OFFERING SUMMARY

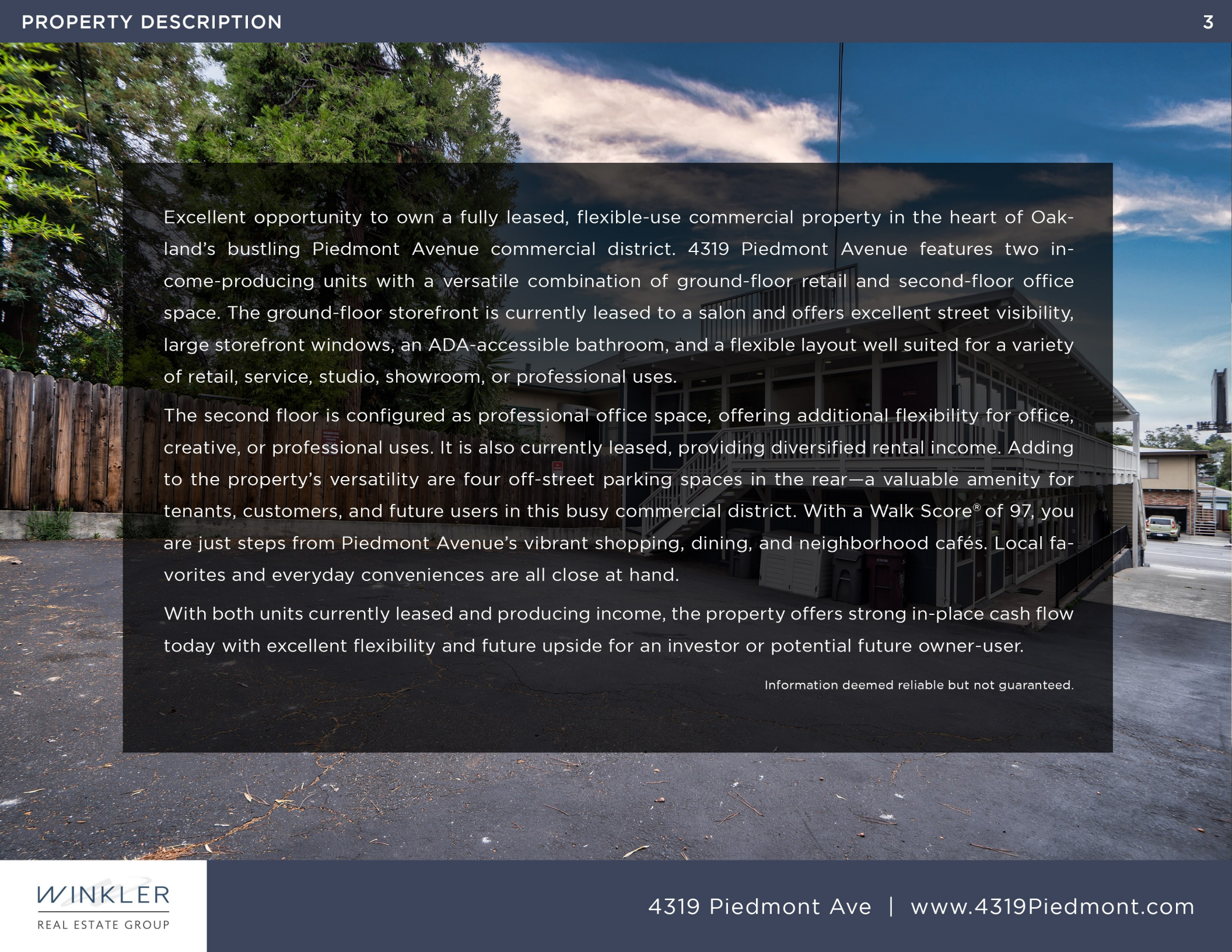
ADDRESS	4319 PIEDMONT AVE OAKLAND, CA 94611
COUNTY	ALAMEDA
BUILDING SQUARE FOOTAGE	3,250 SF
LAND SQUARE FOOTAGE	5,000 SF
NUMBER OF UNITS	2
YEAR BUILT	1958
APN	13-1116-11

FINANCIAL SUMMARY

OFFERING PRICE	\$1,995,000
PRICE PER SQUARE FOOT	\$613.85
NOI	\$98,723
CAP RATE	4.95%
GRM	13.63

Information deemed reliable but not guaranteed.





Excellent opportunity to own a fully leased, flexible-use commercial property in the heart of Oakland's bustling Piedmont Avenue commercial district. 4319 Piedmont Avenue features two income-producing units with a versatile combination of ground-floor retail and second-floor office space. The ground-floor storefront is currently leased to a salon and offers excellent street visibility, large storefront windows, an ADA-accessible bathroom, and a flexible layout well suited for a variety of retail, service, studio, showroom, or professional uses.

The second floor is configured as professional office space, offering additional flexibility for office, creative, or professional uses. It is also currently leased, providing diversified rental income. Adding to the property's versatility are four off-street parking spaces in the rear—a valuable amenity for tenants, customers, and future users in this busy commercial district. With a Walk Score® of 97, you are just steps from Piedmont Avenue's vibrant shopping, dining, and neighborhood cafés. Local favorites and everyday conveniences are all close at hand.

With both units currently leased and producing income, the property offers strong in-place cash flow today with excellent flexibility and future upside for an investor or potential future owner-user.

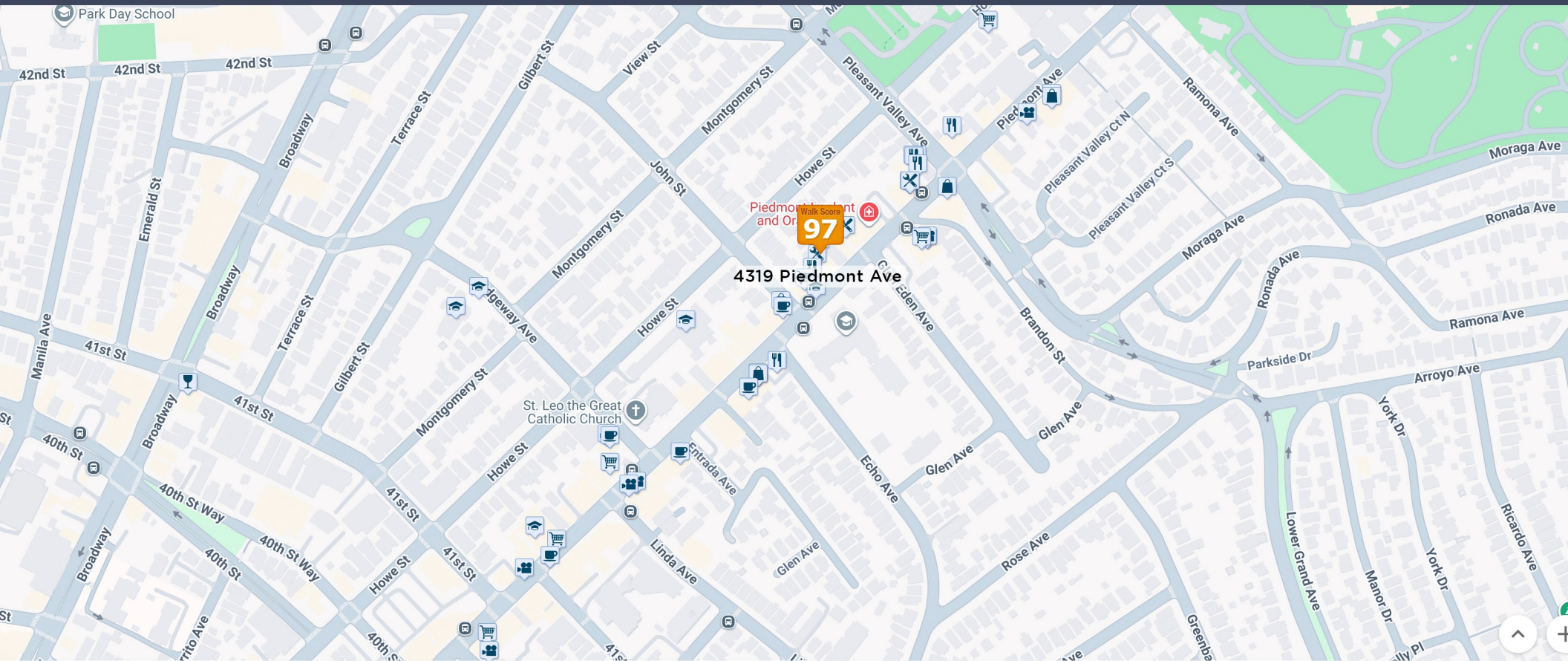
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As of August, 2026

Unit	Status	Monthly Rent	Monthly NN	Monthly Utilities	Annual Income
Upper/Office	Occupied	\$4,467.96	\$1,254.00	\$310.00	\$74,783.52
Lower/Salon	Occupied	\$4,400.00	\$1,254.00	\$310.00	\$71,568.00
Gross Scheduled Income					\$146,351.52

Expenses	Basis/Assumption	Monthly	Annual
Property Taxes	Current estimate	\$2,146.00	\$25,750.00
Insurance	Current estimate	\$367.00	\$4,400.00
Business License	1.395% of gross income	\$170.00	\$2,042.00
Maintenance	\$100 per unit / month	\$200.00	\$2,400.00
Gardener	Current estimate	\$100.00	\$1,200.00
Vacancy Allowance	3.0% of gross income	\$366.00	\$4,391.00
PG&E	Current annual expense	\$267.00	\$3,206.00
Waste Management	Current annual expense	\$93.00	\$1,114.00
EBMUD	Current annual expense	\$127.00	\$1,519.00
California Waste Solutions	Current annual expense	\$134.00	\$1,607.00
Total Operating Expenses		\$3,969.00	\$47,628.00
Net Operating Income		\$8,226.96	\$98,723.52

Information deemed reliable but not guaranteed. Pro forma figures are estimates based on current rents, reimbursements and projected operating expenses. Tenants are billed back 50% of the property utilities. Utility information is based on the most recent 12 months of usage, and monthly utility reimbursement income is based on the average of those 12 months. Buyer to independently verify all income, expenses and financial information.



Restaurants

Adesso	.07km
Pizzaria Violetta	.07km
Messob Ethiopian	.09km
Chai Thai Bar	.07km
Slicer	.07km
Infinite Thai Eatery	.09km
Kona Club	.1km
Szechuan Garden	.2km
MENSHO	.2km
Fentons Creamery	.3km
Tutti Frutti	.3km
Jamba	.4km
Mr Dewie's Creamery	.3km

Coffee

Local Cafe	.07km
Mr. Green Bubble	.1km
Timeless Coffee Roasters	.2km
7-ELEVEN	.3km
Starbucks	.4km
Gaylord's Caffe Espresso	.5km
Starbucks	.5km
Baked by K	.5km
La Farine Bakery	.5km
Blue Bottle Coffee	.5km
Caffe Trieste	.6km
Peet's Coffee & Tea	.6km
Posh Bagel	.6km
Homestead	.6km

Groceries

Honey Baked Ham Co	.09km
Euromix Deli	.1km
Honey Badger's BBQ Sauce	.2km
Wine On Piedmont	.4km
Twisted Thistle Apothicaire	.5km
Safeway	.5km
GNC	.6km
Vino	.6km
Piedmont Grocery Co	.6km
Rockridge Health Food	.6km
Piedmont Grocery	.6km
Monte Vista Food Center	.7km
Minto Jamaican Market	.7km

Shopping

Verizon	.09km
The Pet Concierge	.1km
Bridal Savvy	.1km
Montclair Estates	.2km
Maple Street Denim	.2km
Montano Velo	.2km
Acme House of Music	.2km
Bis	.2km
Golden State Awards	.2km
Myrtle's Lodge	.2km
Arjan	.3km
J Sahadi Jewelers	.3km
Neighbor	.3km

Parks

Glen Echo Creek Parklet	.7km
N Oakland Rec Center	.8km
Linda Park	.9km
Emerson Elementary	.9km
Dracena Quarry Park	1km
Morcom Amphitheatre	1.1km
Oakland Field Of Dreams	1.2km
Mosswood Park	1.3km
Oak Glen Park	1.3km
Havens Playground	1.4km
Piedmont Rec Center	1.5km
Oak Park	1.5km
Frog Park	1.5km

Entertainment

Video Room	.09km
Arte Verissima Studio	.2km
Jazz at the Chimes	.3km
Landmark Theatres	.4km
Piedmont Theatre	.4km
Circus Moves	.5km
Stranded	.6km
Rowan Morrison Gallery	.8km
Locke Suzy & Associates	.8km
Studio One Art Center	.8km
Jaguar Karaoke	1.3km
Silver Screen Video	1.4km
Temescal First Friday	1.4km

