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4050–4054 MacArthur Blvd

OAKLAND, CA 94619

Retail Bank Space & Retail Suite Available for Lease

LEASE SPACES SEPARATELY OR AS COMBINED 8,300 SF OPPORTUNITY

Property Summary

Property Description

Positioned at the gateway to Oakland’s vibrant Laurel District, this prominent former Bank of America building at 4050–4054 MacArthur Boulevard presents a rare dual-suite leasing opportunity with exceptional street presence and visibility. The property offers two available spaces — a 6,960 SF bank suite (with fully equipped vault and ATMs to be relocated on-site) and a 1,340 SF retail suite — available separately or combined for a total of 8,300 SF (8,360 SF per property records). The building features a well-maintained façade, multiple secure entry points, large high-profile windows, and a flexible interior layout highly adaptable for financial institutions, professional offices, wellness, showroom, or other high-visibility commercial uses. Please note: there is no dedicated on-site parking; off-site parking is available for lease in the immediate area.

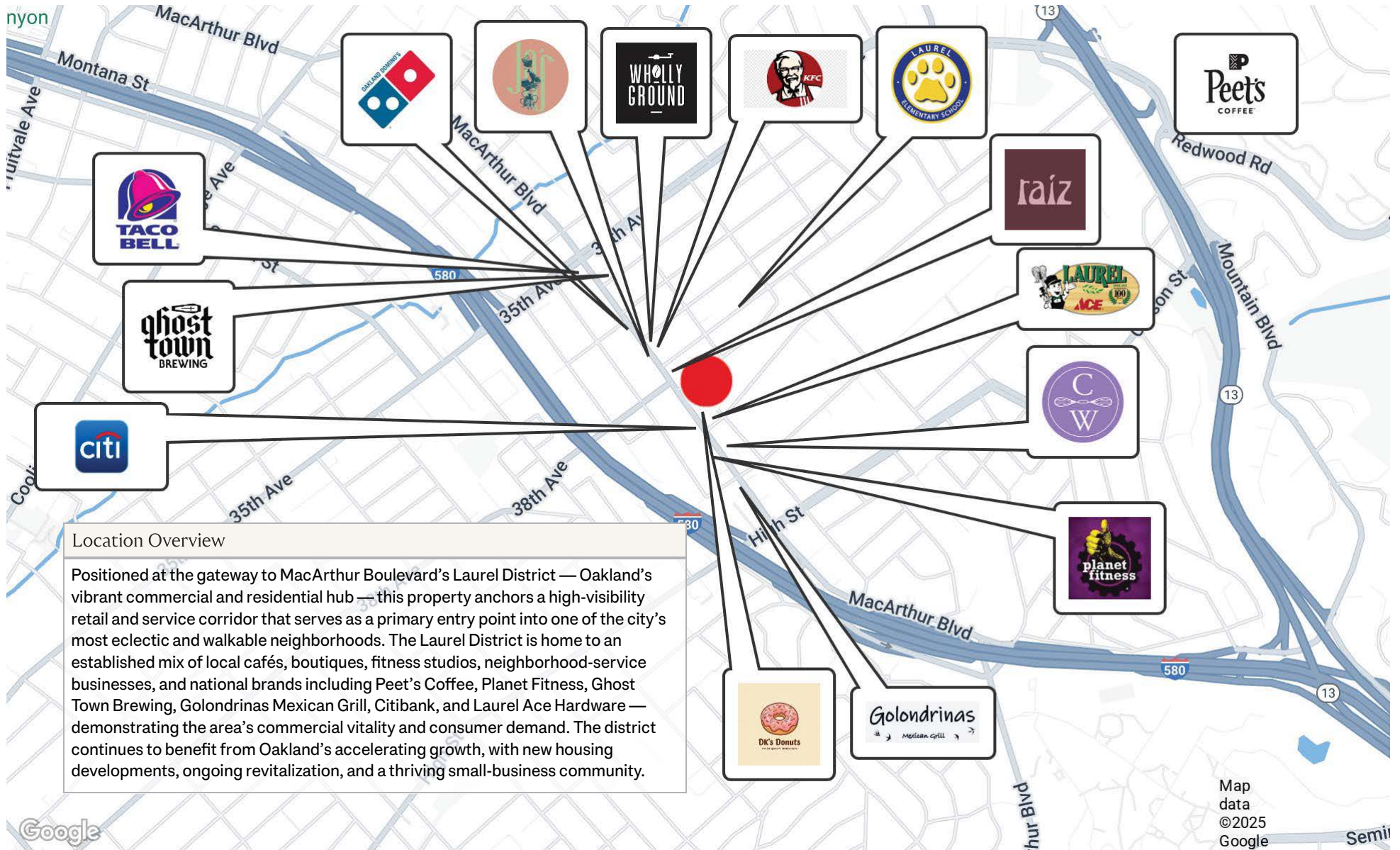
Offering Summary	
Lease Rate	\$2.50 SF/month (NNN)
Bank Suite	6,960 SF
Retail Suite	1,340 SF
Total Available	8,300 SF (8,360 SF per property records)
Lot Size	7,622 SF
2nd Floor (within Bank Suite):	~678 SF +/-
On-Site Parking:	None (off-site available for lease)
ATMs:	To remain on-site; will be relocated



Property Highlights

- **Gateway Location:** Situated at the entrance to Oakland’s Laurel District — a walkable, high-identity retail and service corridor recognized as one of Oakland’s most eclectic and vibrant neighborhoods.
- **Exceptional Visibility:** Standout corner building on MacArthur Blvd with 177,000 VPD on adjacent I-580; strong signage opportunity visible from the freeway interchange.
- **Strong Market Reach:** Captures a 5-mile population of nearly 500,000 with median household income above \$90K and average HH income of ~\$140K within 1 mile.
- **Thriving Neighborhood Tenants:** Surrounded by established businesses including Peet’s Coffee, Ghost Town Brewing, Planet Fitness, Golondrinas Mexican Grill, Laurel Ace Hardware, Wholly Ground, KFC, Domino’s, Citibank, Di’s Donuts, and more — demonstrating a proven, active commercial node.
- **Dual-Suite Flexibility:** Two independent spaces (6,960 SF bank suite + 1,340 SF retail suite) leasable separately or as a combined 8,300 SF opportunity.
- **Turnkey Bank Infrastructure:** Fully equipped vault, ATMs (to be relocated on-site), multiple secure entry points, and large high-profile windows.
- **Ideal Uses:** Financial institutions, professional services, wellness/health, specialty retail, showroom, restaurant, or destination concepts.
- **No Dedicated On-Site Parking:** Off-site parking available for lease in the immediate vicinity.

Location Map



Location Overview

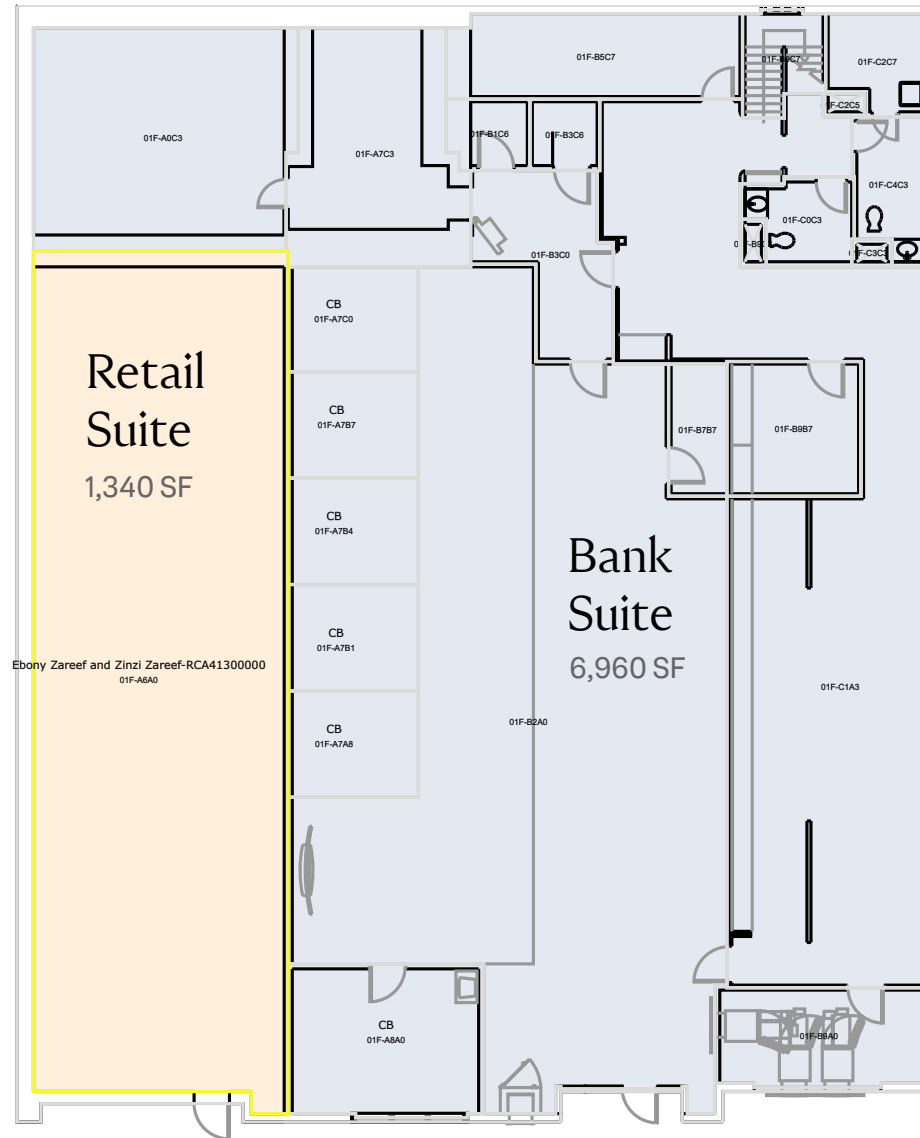
Positioned at the gateway to MacArthur Boulevard’s Laurel District — Oakland’s vibrant commercial and residential hub — this property anchors a high-visibility retail and service corridor that serves as a primary entry point into one of the city’s most eclectic and walkable neighborhoods. The Laurel District is home to an established mix of local cafés, boutiques, fitness studios, neighborhood-service businesses, and national brands including Peet’s Coffee, Planet Fitness, Ghost Town Brewing, Golondrinas Mexican Grill, Citibank, and Laurel Ace Hardware — demonstrating the area’s commercial vitality and consumer demand. The district continues to benefit from Oakland’s accelerating growth, with new housing developments, ongoing revitalization, and a thriving small-business community.

Map data ©2025 Google

Additional Photos



Floor Plan



Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,008	10,617	34,694
Average Age	40	41	41
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,159	4,015	12,856
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$129,027	\$138,266	\$140,831
Average House Value	\$763,219	\$891,582	\$950,916

Demographics data derived from AlphaMap

