

Become the Laurel District's Next Destination!

# 3726 MacArthur Blvd

Laurel • Oakland • CA

**\*\*\*FOR SALE\*\*\***



**Second generation café building with back patio**  
**Charming single tenant building in the Laurel District, East Oakland**  
**Perfect for owner/user**  
**Near Sequoia Diner, Ghostown Brewing, Degrees Plato & more**

**Catherine Macken** [catherine@cumbelich.com](mailto:catherine@cumbelich.com) Direct 925.546.5160 CA-DRE Lic #02136323  
**John Cumbelich & Associates** 1470 Maria Lane, Suite 420 Walnut Creek, CA 94596 Tel 925.935.5400

**JohnCumbelich**  
& Associates

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about

John Cumbelich & Associates is pleased to present the opportunity to acquire 3726 MacArthur Boulevard, a unique commercial property in the heart of the Laurel District in East Oakland, California.

This single story building asset fronts MacArthur Boulevard and is easily accessed from I-580 via both the 35th Avenue and High Street exits.

This investment offers the opportunity for an owner/user in a highly walkable, amenity-rich downtown setting.

For further information or to schedule a tour, please contact Catherine Macken.

[catherine@cumbelich.com](mailto:catherine@cumbelich.com) tel. 925.546.5160



## ADDRESS

3726 MacArthur Blvd  
Oakland, CA 94619



## PARCEL

APN 30-1907-14  
.0905 Acres (3,941 SF)



## ZONING

Retail Trade  
RT



## YEAR BUILT

1929 / 1944



## BUILDING SIZE

2,590 SF

## Investment Highlights

Building Size  
**2,590 SF**

Value-add investment opportunity in the heart of the Laurel District, East Oakland

Land Area  
**.0905 AC / 3,941 SF**

Excellent visibility and frontage

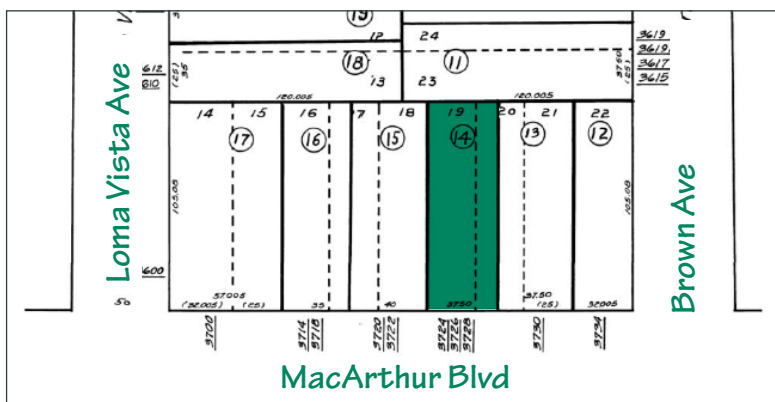
Year Built  
**1929 / 1944**

Surrounded by a mix of national and local retailers, restaurants and service providers

Ideal for owner/user, investor or redevelopment

High incomes & density – \$159,105 average household income and 234,363 residents within a three miles radius

**Sale Price: \$899,000 / \$347.10 PSF**



Parcel Map

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# 3726 MacArthur Boulevard

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trade area



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bird's eye view



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photos



# 3726 MacArthur Boulevard

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demographics

		1-mile	2-mile	3-mile	10 minute drive time	15 minute drive time
<b>POPULATION</b>	2025 Estimated Population	38,336	130,730	234,363	339,770	523,262
	2030 Projected Population	36,321	123,514	222,446	331,848	509,861
	2020 Census Population	40,218	137,308	243,443	344,685	525,182
	2010 Census Population	37,658	126,597	221,787	307,876	468,210
	Projected Annual Growth 2025 to 2030	-1.1%	-1.1%	-1.0%	-0.5%	-0.5%
	Historical Annual Growth 2010 to 2025	0.1%	0.2%	0.4%	0.7%	0.8%
	2025 Median Age	39.8	38.3	38.5	39.2	39.4
<b>DAYTIME POPULATION</b>	Adj. Daytime Demographics Age 16 Years +	14,651	58,267	112,708	233,374	359,041
<b>HOUSEHOLDS</b>	2025 Estimated Households	14,696	46,468	85,348	141,394	213,485
	2030 Projected Households	14,010	44,307	81,820	139,428	210,239
	2020 Census Households	14,764	46,280	84,424	135,951	204,174
	2010 Census Households	14,034	43,847	79,453	125,275	188,196
	Projected Annual Growth 2025 to 2030	-0.9%	-0.9%	-0.8%	-0.3%	-0.3%
	Historical Annual Growth 2010 to 2025	0.3%	0.4%	0.5%	0.9%	0.9%
<b>RACE &amp; ETHNICITY</b>	2025 Estimated White	30.5%	27.2%	29.3%	34.3%	34.1%
	2025 Estimated Black or African American	20.4%	19.9%	19.6%	19.9%	19.5%
	2025 Estimated Asian or Pacific Islander	24.2%	21.1%	21.3%	21.8%	21.5%
	2025 Estimated American Indian or Native Alaskan	1.6%	2.4%	2.0%	1.5%	1.4%
	2025 Estimated Other Races	23.3%	29.3%	27.9%	22.6%	23.5%
	2025 Estimated Hispanic	24.0%	32.8%	30.5%	23.3%	24.2%
<b>INCOME</b>	2025 Estimated Average Household Income	\$156,839	\$147,456	\$159,105	\$162,995	\$166,029
	2025 Estimated Median Household Income	\$117,984	\$108,494	\$119,291	\$120,007	\$122,348
	2025 Estimated Per Capita Income	\$60,361	\$52,804	\$58,330	\$68,433	\$68,323
<b>EDUCATION (AGE 25+)</b>	2025 Estimated Elementary (Grade 0-8)	8.9%	11.6%	11.0%	8.2%	7.8%
	2025 Estimated Some High School (Grade 9-11)	6.2%	7.2%	6.8%	5.2%	5.4%
	2025 Estimated High School Graduate	16.4%	18.6%	17.9%	14.6%	15.3%
	2025 Estimated Some College	15.2%	15.4%	14.9%	14.4%	14.5%
	2025 Estimated Associates Degree Only	5.7%	5.8%	5.8%	5.5%	5.4%
	2025 Estimated Bachelors Degree Only	27.4%	23.2%	24.2%	28.4%	27.9%
	2025 Estimated Graduate Degree	20.2%	18.2%	19.6%	23.7%	23.7%
<b>BUSINESS</b>	2025 Estimated Total Businesses	760	2,942	6,536	15,190	23,609
	2025 Estimated Total Employees	4,267	19,856	45,278	139,447	212,185
	2025 Estimated Employee Population per Business	6	7	7	9	9
	2025 Estimated Residential Population per Business	50	44	36	22	22