

\$1,198,000 - 3450 Lakeshore Avenue, Oakland

MLS® #425061431

\$1,198,000

0 Bedroom, 4.00 Bathroom, 3,753 sqft

Commercial Sale on 0.05 Acres

N/A, Oakland, CA

Ideal for owner-user with a flexible mixed-use layout, 3450 Lakeshore Avenue is a two-story commercial building in the heart of Oakland's highly desirable Lakeshore neighborhood a vibrant retail corridor known for its strong pedestrian traffic and enduring demand. The property features nine commercial units, including two ground-floor retail spaces and a mix of private offices above. Six long-term tenants on month-to-month leases provide immediate income and flexibility for repositioning, while three vacant offices at closing create an opportunity for owner occupancy or strategic leasing. With excellent visibility, easy access to public transit and major freeways, and proximity to top national and local tenants such as Trader Joe's, Gap, Peet's Coffee, and Arizmendi Bakery, this property offers both stability and growth potential. An 8.40% market cap rate, flexible lease structure, and strong upside make this asset an exceptional opportunity for value-add investors, owner-users, or 1031 exchange buyers seeking a foothold in one of Oakland's most active commercial districts.

Built in 1964

Essential Information

MLS® # 425061431

Price \$1,198,000

Bathrooms 4.00



Square Footage	3,753
Acres	0.05
Year Built	1964
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Active

Community Information

Address	3450 Lakeshore Avenue
Area	Oakland Zip 94610
Subdivision	N/A
City	Oakland
County	Alameda
State	CA
Zip Code	94610

Exterior

Lot Description	BART Nearby, Freeway Nearby, Neighborhood, Near Public Transit, Restaurant Nearby, Shopping Nearby
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Additional Information

Date Listed	July 29th, 2025
Zoning	CN-1

Listing Details

Listing Agent	Louis Cornejo
Listing Office	Urban Group Real Estate

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