

2154

MacArthur Boulevard

DIMOND DISTRICT
OAKLAND, CA 94602



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±1,579-8,358 SF

RETAIL SPACES AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS



Strong daily vehicle counts and consistent transit activity along MacArthur Boulevard



Established neighborhood demand for walkable, convenience-oriented retail, wellness, food, and service-driven concepts



Excellent regional access with close proximity to I-580 and I-880

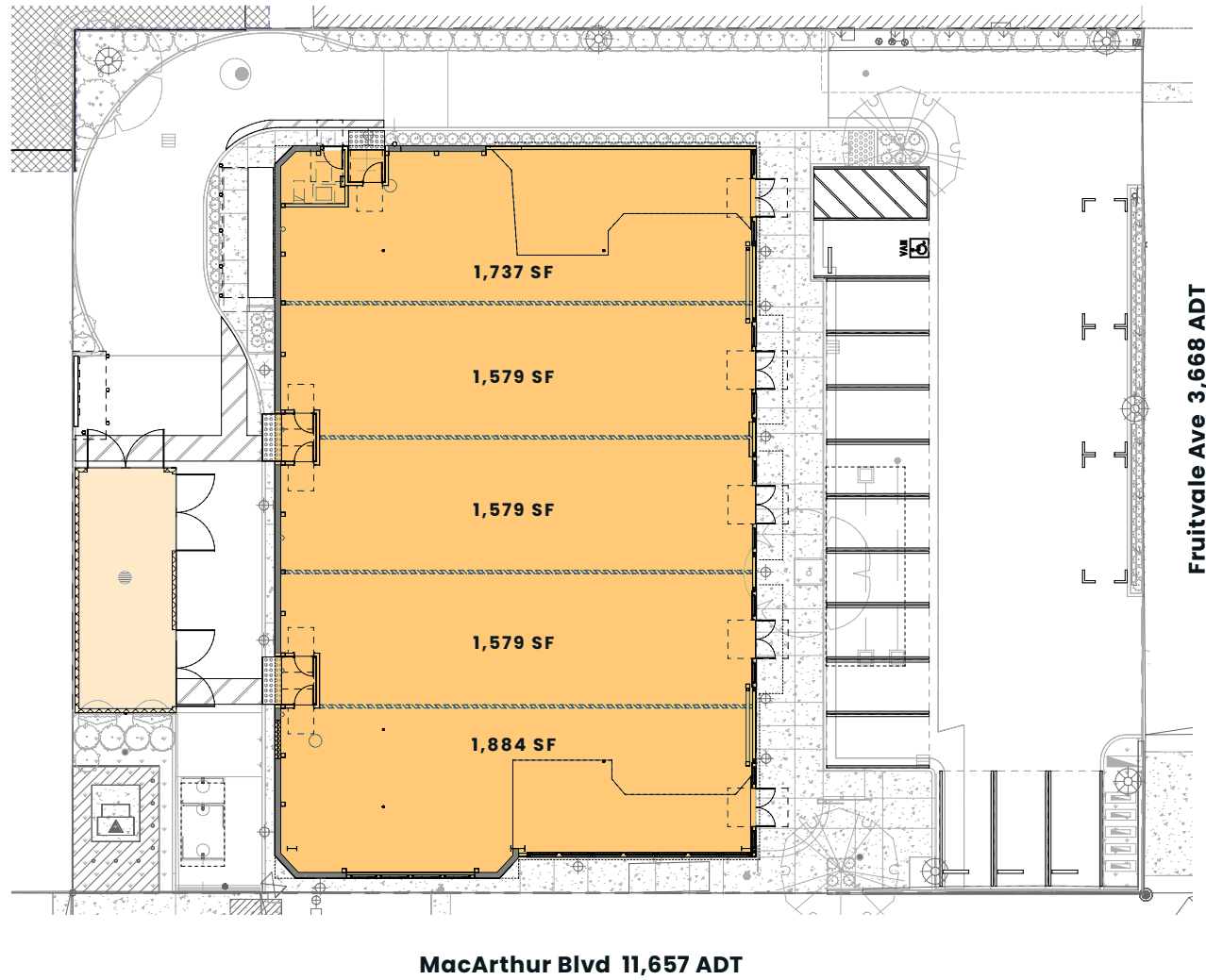
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	38,263	279,502	560,366
Avg. Household Income	\$165,184	\$159,133	\$161,329
Daytime Population	27,197	256,498	524,963

TRAFFIC COUNTS

Source: 2025 Esri.

MacArthur Boulevard	11,657 ADT
Highway 580	29,431 ADT
Fruitvale Avenue	3,668 ADT

PROPERTY
SITE PLAN



IMMEDIATE TRADE AREA



MARKET AERIAL

BEST BUY **Pak'n Save** **Total Wine & More** **Office DEPOT**
Michaels **THE HOME DEPOT** **WORLDWIDE RACK** **TARGET**

PROJECTO DIAZ
COFFEE
TOUCHSTONE
CLIMBING

WORLD MARKET

ALAMEDA LANDING
TARGET **SAFeway** **Jollibee**
Habit Burger Grill **OrangeTheory Fitness** **STRETCH LAB** **CVS**
Michaels **Firehouse Subs** **Round Table Pizza** **Firehouse Subs**
ALAMEDA FITNESS & SPA **SALLY BEAUTY** **Mariner** **AquaticTech**

Oakland

WHOLE FOODS
MARKET

Lucky

DOLLAR TREE

DOLLAR TREE

FRUITVALE STATION
food maxx **ROSS DRESS FOR LESS** **Starbucks** **Habit Burger Grill**

SOUTH SHORE CENTER
KOHL'S **SAFeway** **ULTA** **HomeGoods** **W**
OLD NAVY **Applebee's** **petco** **TJ-maxx** **McDonald's**
CRUNCH FITNESS **FIVE BELOW** **PAGANO'S HARDWARE** **EUROPEAN WAX CENTER** **5**

Piedmont GROCERY **BLUE BOTTLE COFFEE** **Peet's COFFEE**

Piedmont

SPROUTS FARMERS MARKET **GROCERY OUTLET Bargain Market** **Starbucks** **W**

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SAFeway

ACE Hardware **planet fitness**

McDonald's **dd's DISCOUNTS** **CVS** **BURGER KING** **TACO BELL**
Rainbow **Guzzoni's** **Auto Zone**

OAKLAND ARENA

PROPERTY GALLERY

RENDERINGS BY BDE Architecture

CURRENT



REMODELED



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