


421 23RD AVENUE

Oakland, CA 94606

MATTHEWS™



±230,000 VPD 

±25,085 VPD 23rd Ave

EXCLUSIVELY LISTED BY

Point of Contact



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MATTHEWS™



421 23rd Ave
Oakland, CA 94606

\$4,750,000

List Price

6

MPD's

Owner/User

Opportunity

±3.3 Miles

Distance to Downtown Oakland



INVESTMENT HIGHLIGHTS

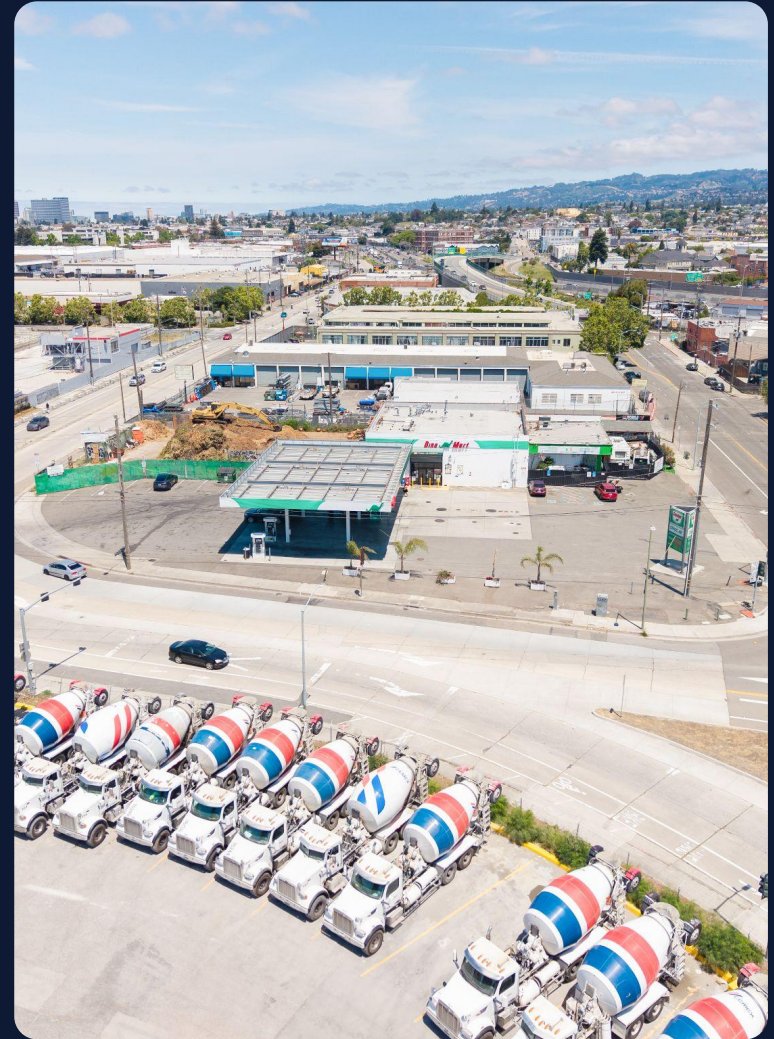
Station will be delivered unbranded

Property Highlights

- 2025: ~70k gallons per month.
- 2025: ~\$48k per month in C-Store.
- \$4,000/ Month in Sublease Rental Income.
- ±25,085 daily traffic on 23rd Ave/ Kennedy St.
- Tanks from 1998, Double Wall Fiberglass.
- 6 MPD's.
- Current tenant occupancy extends through October, with potential for early lease termination upon securing a qualified buyer.
- Tenant will be removing dispensers and c-store furnishings upon vacating; these assets are available for separate acquisition at a depreciated value.



PROPERTY PHOTOS



OAKLAND, CA

An aerial photograph of Oakland, California, showing a dense urban landscape with a mix of high-rise office buildings and residential neighborhoods. The city is situated on a peninsula with a waterfront area featuring a marina with many sailboats and a baseball field. In the background, rolling hills are visible under a clear blue sky.

\$801B

Regional
GDP

±12 Miles

Distance to
San Francisco

±9.2 Million

Annual Passengers -
Oakland SF Bay Airport



Subject Property

23rd Ave ± 25,085 VPD



West Oakland Middle School
±189 Students

KAISER PERMANENTE
±349 Beds
±12K Employees

TRADER JOE'S

Edna Brewer Middle School
±791 Students

Oakland
±3.5 Miles Away

East 12th/Sen Lake
Affordable Housing Development

SAFeway
Peet's Coffee
BOMBERA
dmondslice
CVS pharmacy

BART
Bay Area Rapid Transit

Oakland High
±1,624 Students

Lucky

TARGET
SAFeway
Jollibee
Orangetheory
Michaels

Alameda County Government
County Government Office
±10K Employees

Central Reservoir Recreation Area
±2 Miles Away

West Alameda
±1,500 Housing Units

Oakland Jack London
Trains
CC Coast Starlight Gold Runner
Buses
Amtrak Thurway

Garfield Elementary School
±419 Students

College of Alameda
±6,141 Students

Coast Guard Island Alameda
Personnel Assigned To Island:
±1,200

Subject Property

McDonald's

Walgreens

foodmaxx
ROSS
dd's DISCOUNTS
Auto Zone

Bridgeside Shopping Center
NOB HILL FOODS
HAND & STONE MASSAGE AND FACIAL SPA
ups Starbucks **ROUND TABLE PIZZA ROYALTY**

THE HOME DEPOT

OAKLAND, CA

Market Demographics



512,264
Total Population

\$163,623
Median HH Income

203,549
of Households

41.1%
Homeownership Rate

232,000
Employed Population

44.06%
% Bachelor's Degree

36.2
Median Age

\$754,000
Median Property Value

Local Market Overview

Oakland, California, continues to establish itself as a key economic and cultural hub within the San Francisco Bay Area. The city has experienced steady population growth, driven by its relative affordability, expanding job base, and central location. With a diverse and skilled workforce, Oakland attracts businesses across technology, logistics, creative industries, and professional services. Median household incomes have trended upward, reflecting a growing middle class and strengthening consumer base.

Strategically located at the heart of the East Bay, Oakland offers excellent transportation infrastructure, including access to major interstates, the Bay Area Rapid Transit (BART) system, and the Port of Oakland—one of the busiest ports on the West Coast. This accessibility makes the city especially attractive for companies looking for efficient regional distribution and mobility. High traffic counts near core industrial and commercial corridors support consistent demand from tenants seeking flexible, well-connected office and industrial space.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	37,049	284,779	511,248
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	13,612	115,503	203,582
Current Year Estimate	13,557	116,294	205,407
2020 Census	12,519	109,075	192,011
Growth 2020-Current Year	8.29%	6.62%	6.98%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$144,676	\$161,381	\$171,662

ECONOMY



Economic Drivers

Oakland's economic base is anchored by transportation and trade, health care, education, public administration, professional services, and neighborhood-serving retail. The Port of Oakland and Oakland San Francisco Bay Airport provide regional and international connectivity, while Kaiser Permanente, City and County government, public schools, colleges, hospitals, utilities, and logistics operators support a broad employment base. The city's Economic & Workforce Development Department continues to emphasize investment attraction, job creation, small business support, and inclusive economic growth.

Main Industries

- Healthcare & Social Assistance
- Transportation
- Warehousing & Logistics
- Education & Public Administration
- Professional, Scientific & Technical Services
- Retail, Food Service & Local Business Services
- Arts, Culture & Tourism

Major Employers



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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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