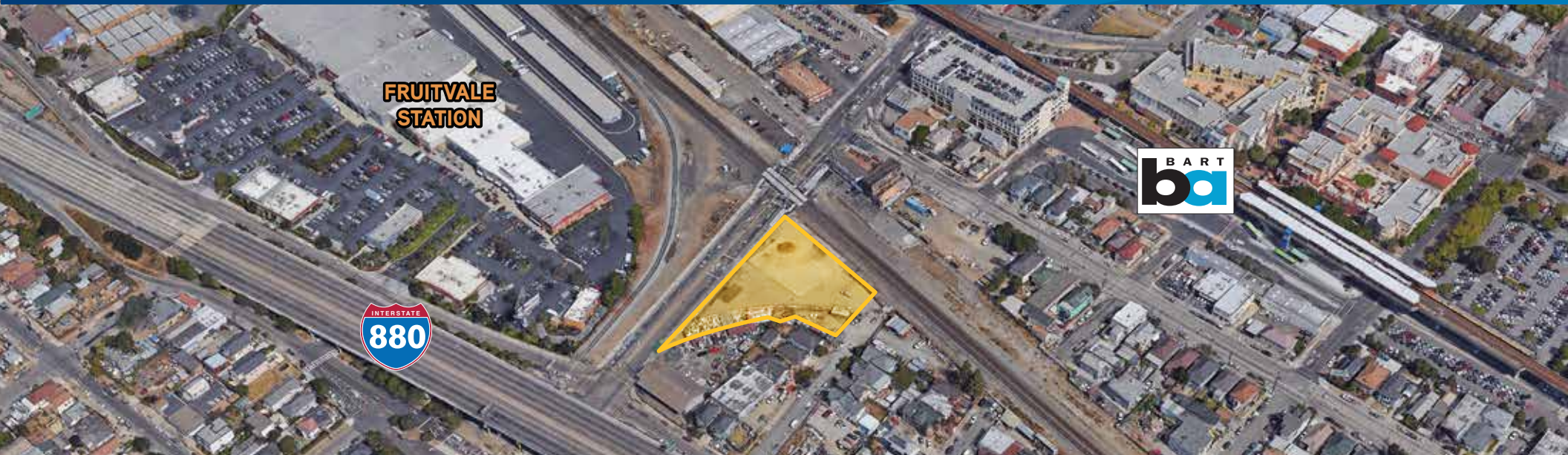


LAND FOR SALE/LEASE > UP TO ±42,000 SF

880 Fruitvale Avenue

OAKLAND, CA 94601



Highlights

- > Short walking distance to Fruitvale BART Station.
- > Less than 1/3 mile to AC Transit BRT Station.
- > Convenient freeway access and visibility from I-880 (215,000 ADT).
- > Across the street from Fruitvale Station Shopping Center.
- > 10 minutes to Downtown Oakland.
- > 15 minutes to Oakland International Airport.
- > 20 minutes to Downtown San Francisco.
- > No maximum density for "Work/Live" development.



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TONY PARK

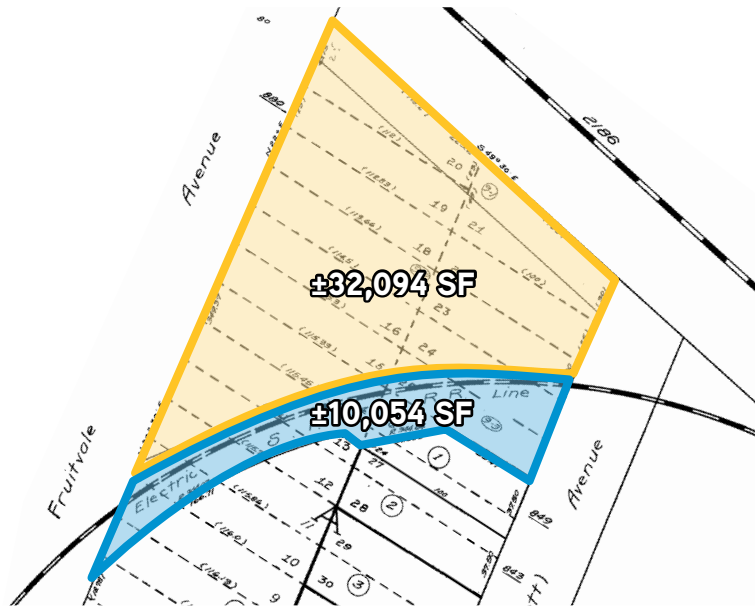
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Offering

› Asking Price	\$3,000,000
› Asking Lease Rate	\$15,000 per month
› APNs	33-2198-9-1, -2, and -3
› Site Area	±42,148 square feet ±32,094 square feet (Excluding Parcel #3)
› Street Frontage	±460 feet
› Zoning	HBX-2 Housing and Business Mix Commercial
› Current Use	Vacant, Yard Storage
› Allowed Uses	Residential, Retail, Office, Industrial, Civic (See zoning code for details)

Zoning - General

› Maximum FAR	3.0
› Maximum Density	1 unit per 930 SF of lot area
› Maximum Height Limit	55 feet
› Minimum Parking	Residential 1 spacer per unit Commercial 1 space per 600 SF 1 space per 1,000 SF
› Parking Reduction Allowances	Up to 30% for proximity to mass transit Up to 35% for affordable housing
› Minimum Open Space	150 SF per unit
› Impact Fee Zone	Fee Zone 3

Zoning - Work/Live

› Maximum FAR	No maximum
› Maximum Unit Size	800 SF
› Minimum Parking	1 space per unit
› Minimum Open Space	75 SF per unit
› Ground Floor Entrances	Ground floor units shall have at least 1 public entrance that is directly adjacent to nonresidential floor area.
› Business Tax Certificate	At least 1 tenant within unit operates a business.

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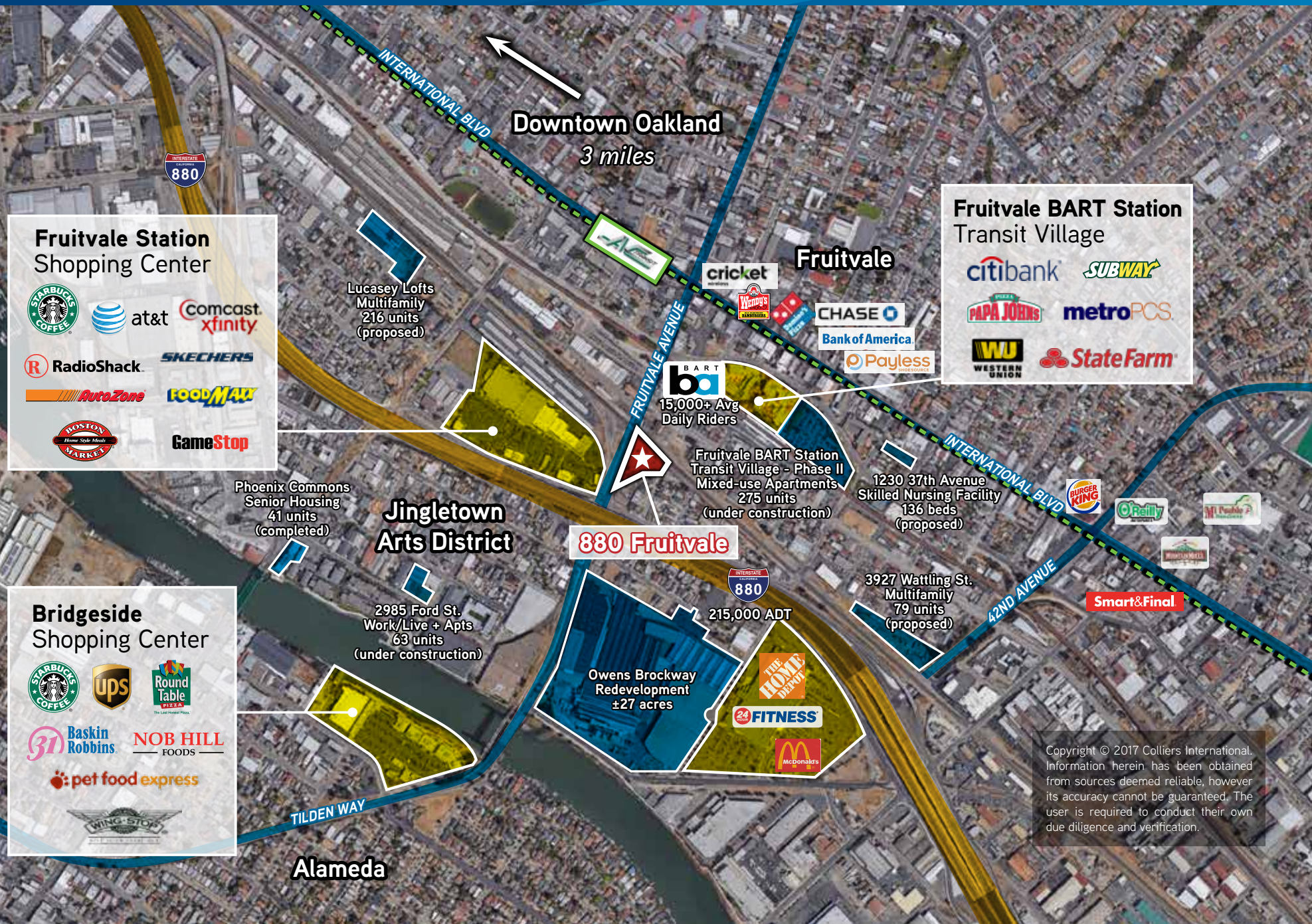
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