

FULLY ENTITLED LOT
FOR SALE or LEASE

1242 35th Ave
Oakland, CA



FRUITVALE COMMONS



Tim Vi Tran, SIOR, CCIM
tim@ivycommercial.com | 510.213.8883
CA DRE #01784630

www.FruitvaleCommons.com



PRICE

Sale: \$3,250,000
Lease: \$0.50/SF NNN



LOT SIZE
± 13,292 SF



One block
to Fruitvale
BART Station



UTILITIES
Yes



CURB CUTS
Two



ENTITLEMENTS
Approved for
mixed use
development

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 1242 35th Avenue, Oakland, CA (“Property”).

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group (“TIG”). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners’ obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

Lot Size: ± 13,292 SF

Entitlements:

- › 19 parking spaces
- › 41 Units Total
- › Ground floor: two commercial units totaling 6,000 SF
- › Floor 2: nine units, 1 bed/1 bath; and two units, 2 beds/2 baths
- › Floor 3, 4 and 5: eight units, 1 bed/1 bath; and two units, 2 beds/2 baths

Curb Cuts: Two (2), International Blvd and E 12th St

Features: Fenced and paved lot

Power: 200A, 110/208V

Zoning: S15, CN2 and TOD (Transit Oriented Development)

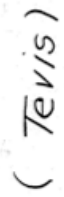
Qualified Opportunity Zone: Yes

Location: Convenient access to Port of Oakland, freeways 580/880, and San Francisco

BART Access: One block from Fruitvale BART Station

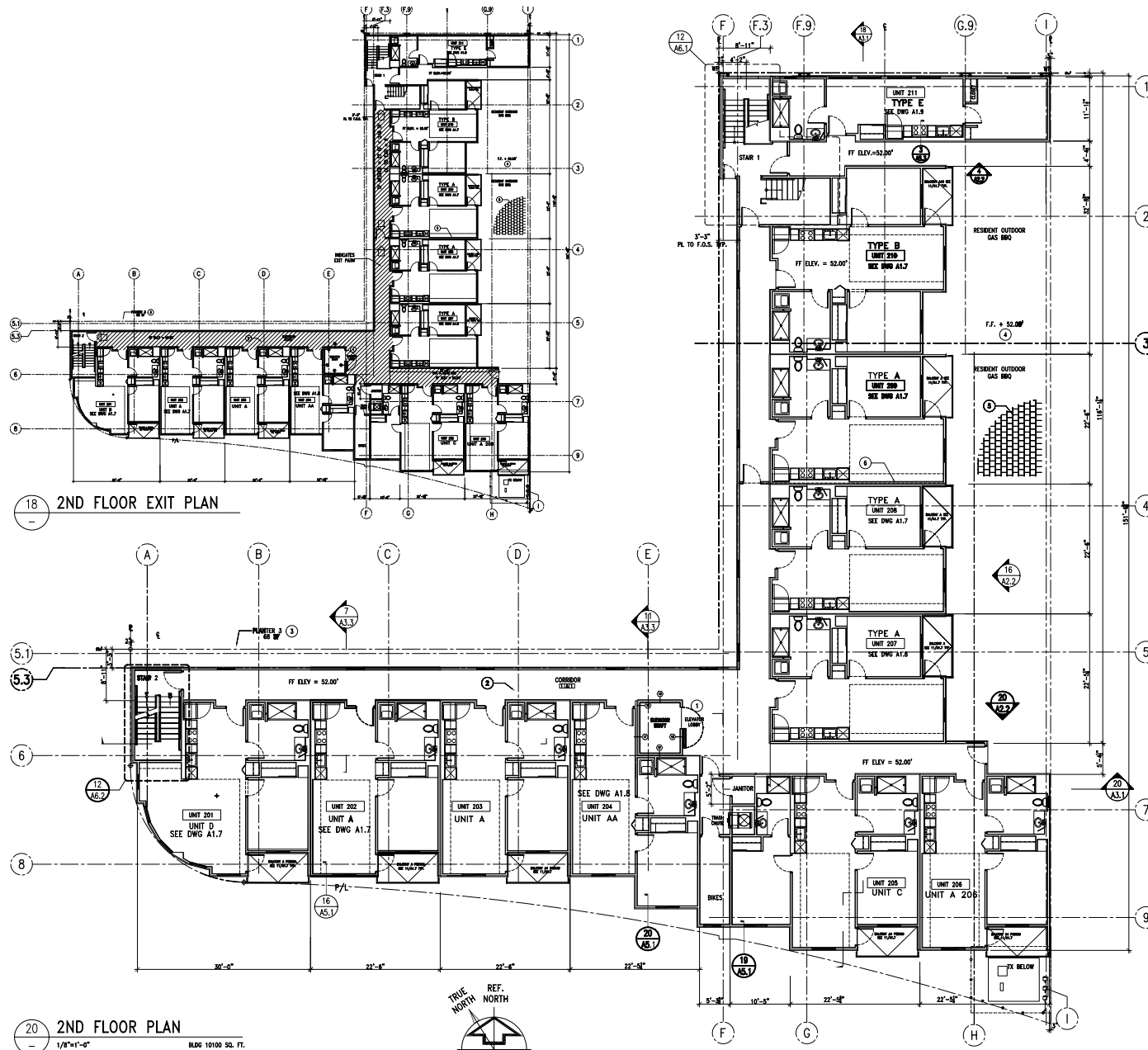
Transportation: Convenient access to public transit nodes and bus stops





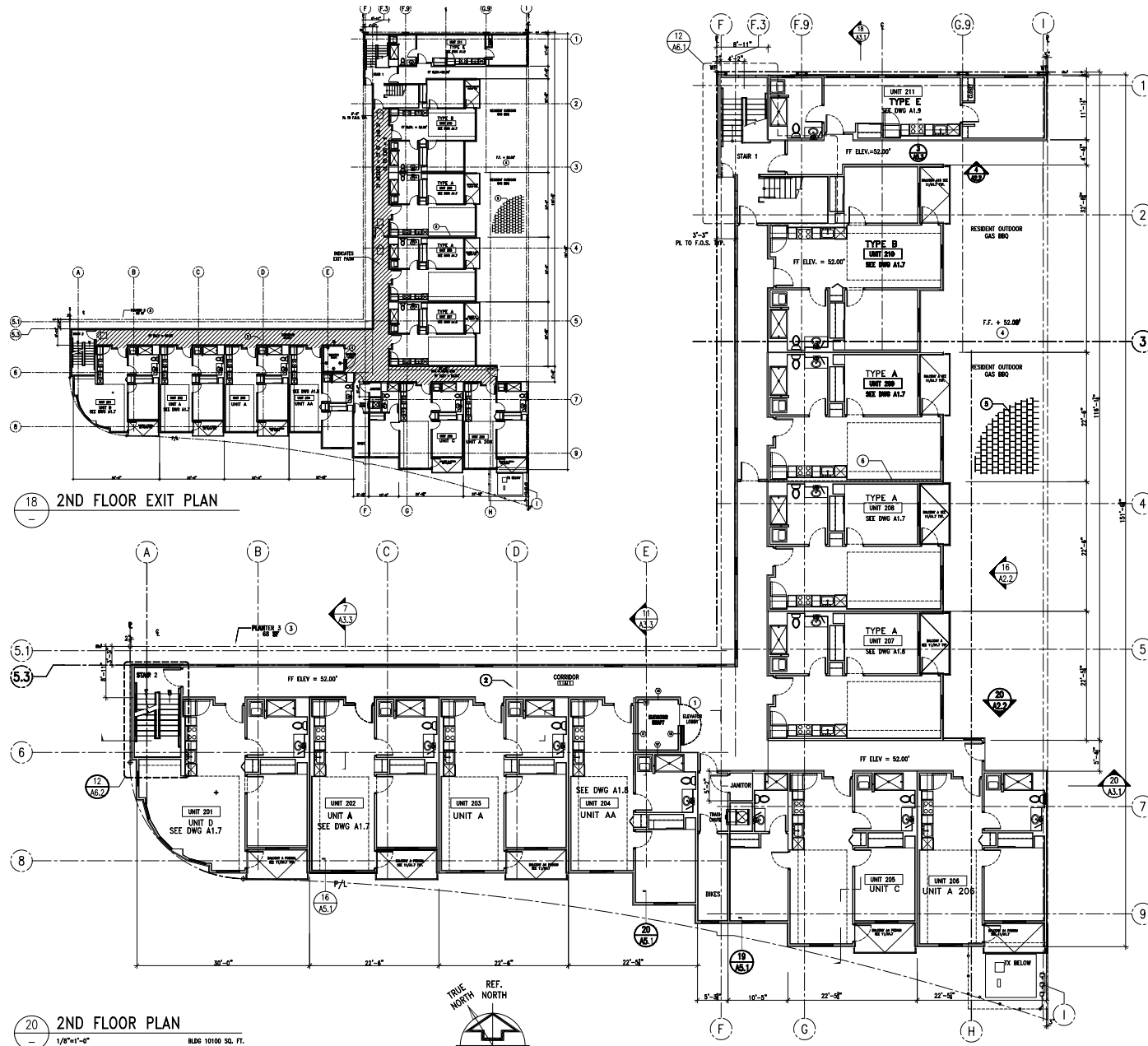
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3RD, 4TH & 5TH FLOOR PLAN

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AMENITIES MAP

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LOCATION OVERVIEW

FRUITVALE COMMONS
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Oakland is the largest city and the county seat of Alameda County, California. A major West Coast port, Oakland is the largest city in the East Bay region of the San Francisco Bay Area, the third largest city overall in the Bay Area and the eighth most populated city in California. With a population of 440,646 in 2020, it serves as the Bay Area's trade center and economic engine: the Port of Oakland is the busiest port in Northern California, and the fifth busiest in the United States of America. In recent years, Oakland has gained national recognition as a travel destination. In 2013, Oakland topped the No. 1 spot in "America's Most Exciting Cities", notably having the most movie theaters, theater companies, and museums per square mile.

The Fruitvale shopping district is located along International Blvd., from Fruitvale Avenue to 38th Avenue, and is one of the major commercial areas of the city. The area hosts several annual cultural events, including a Cinco de Mayo parade and a Día De Los Muertos festival.

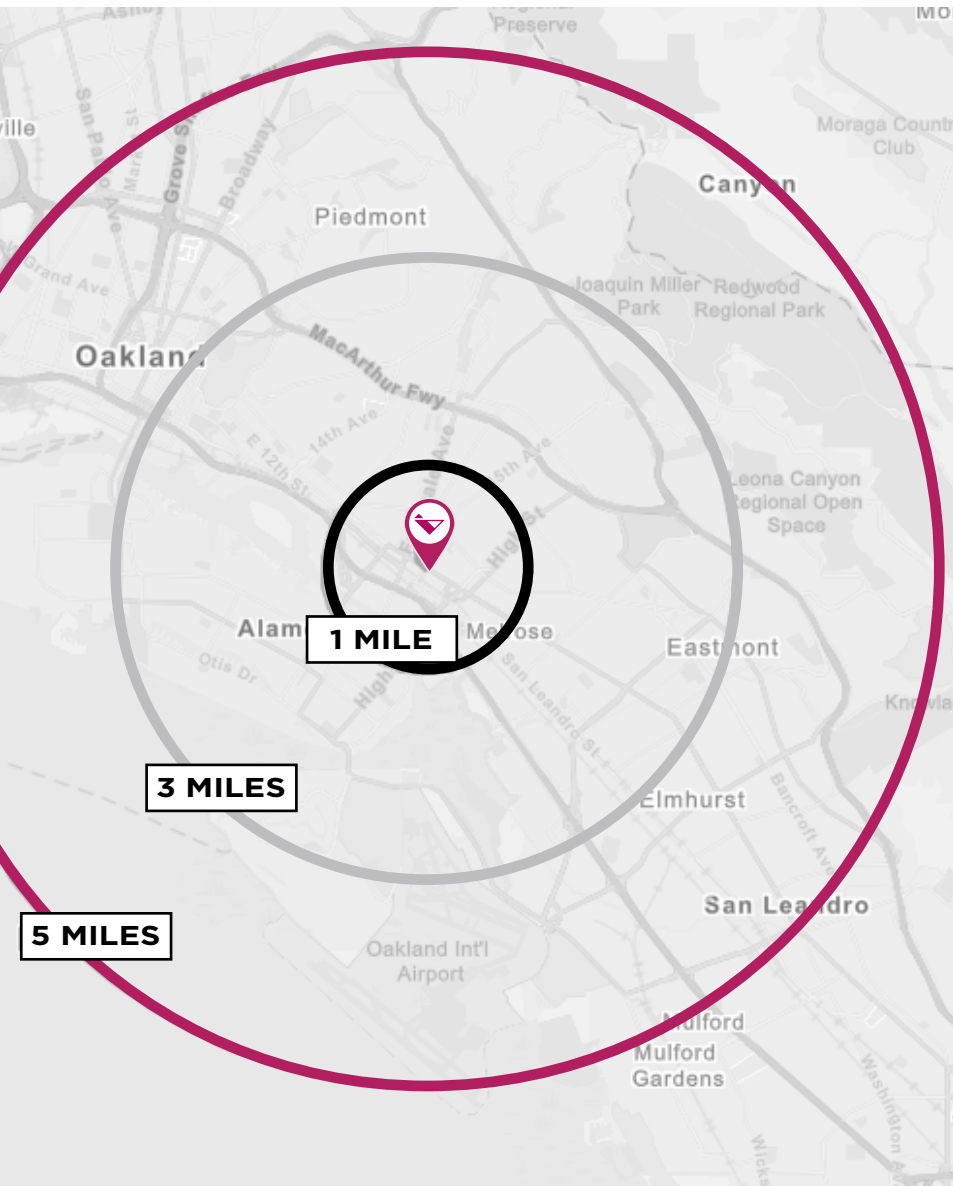


LARGEST EMPLOYERS

#	Employer	# of Employees
1	Kaiser Permanente	12,500+
2	County of Alameda	8,000+
3	Alameda Health System	5,300+
4	Oakland Unified School District	5,000+
5	City of Oakland	4,500+
6	Bay Area Rapid Transit	4,000+
7	State of California	3,500+
8	Children's Hospital Oakland	2,500+
9	Southwest Airlines	2,500+
10	Sutter Bay Hospitals and Foundation	2,000+

DEMOGRAPHIC OVERVIEW

FRUITVALE COMMONS
FOR SALE or LEASE



2022 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	46,779	282,893	527,222
Households	13,927	104,295	200,062
Families	9,625	61,858	111,993
Average Household Size	3.17	2.63	2.54
Owner Occupied Housing Units	4,544	43,707	85,165
Renter Occupied Housing Units	9,383	60,588	114,898
Median Age	33.1	38.3	38.7
Median Household Income	\$59,553	\$88,739	\$94,651
Average Household Income	\$93,124	\$132,996	\$140,666

2027 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	46,486	281,649	526,894
Households	13,888	103,368	199,268
Families	9,555	61,290	111,249
Average Household Size	3.16	2.64	2.55
Owner Occupied Housing Units	4,504	43,099	83,759
Renter Occupied Housing Units	9,384	60,269	115,509
Median Age	34.1	39.0	39.4
Median Household Income	\$77,912	\$108,837	\$114,089
Average Household Income	\$115,014	\$157,796	\$166,167



CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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THE IVY GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

39488 Stevenson Place, Suite 100 | Fremont, CA 94539

Acquisition | Disposition | Leasing