

# For Lease or Sale

## 845 75th Avenue

Oakland, CA

±12,280 SF lot (0.28 acres)

Property type: retail/  
multi-family land

Zoned for apartments

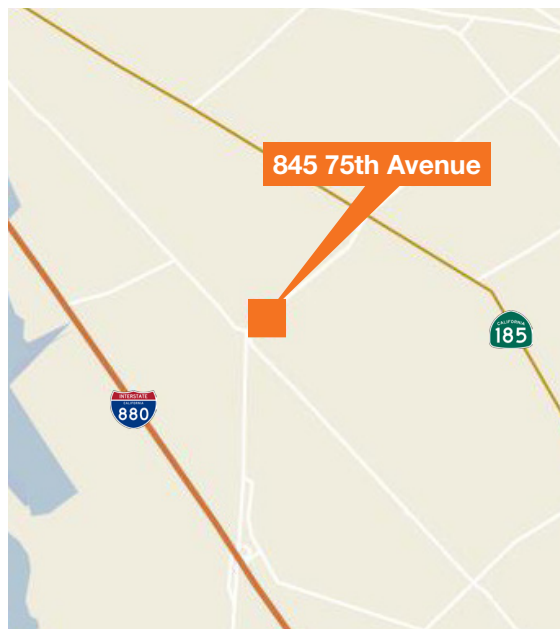
Walking distance to Bart Station  
and Oakland Coliseum

Easy access to highway 880

**Asking Price: Call for  
Rental Rate or Sale Price**



### Location



### Contact

**Mark Melbye**

650.769.3512

mmelbye@kiddermathews.com

LIC #01006214

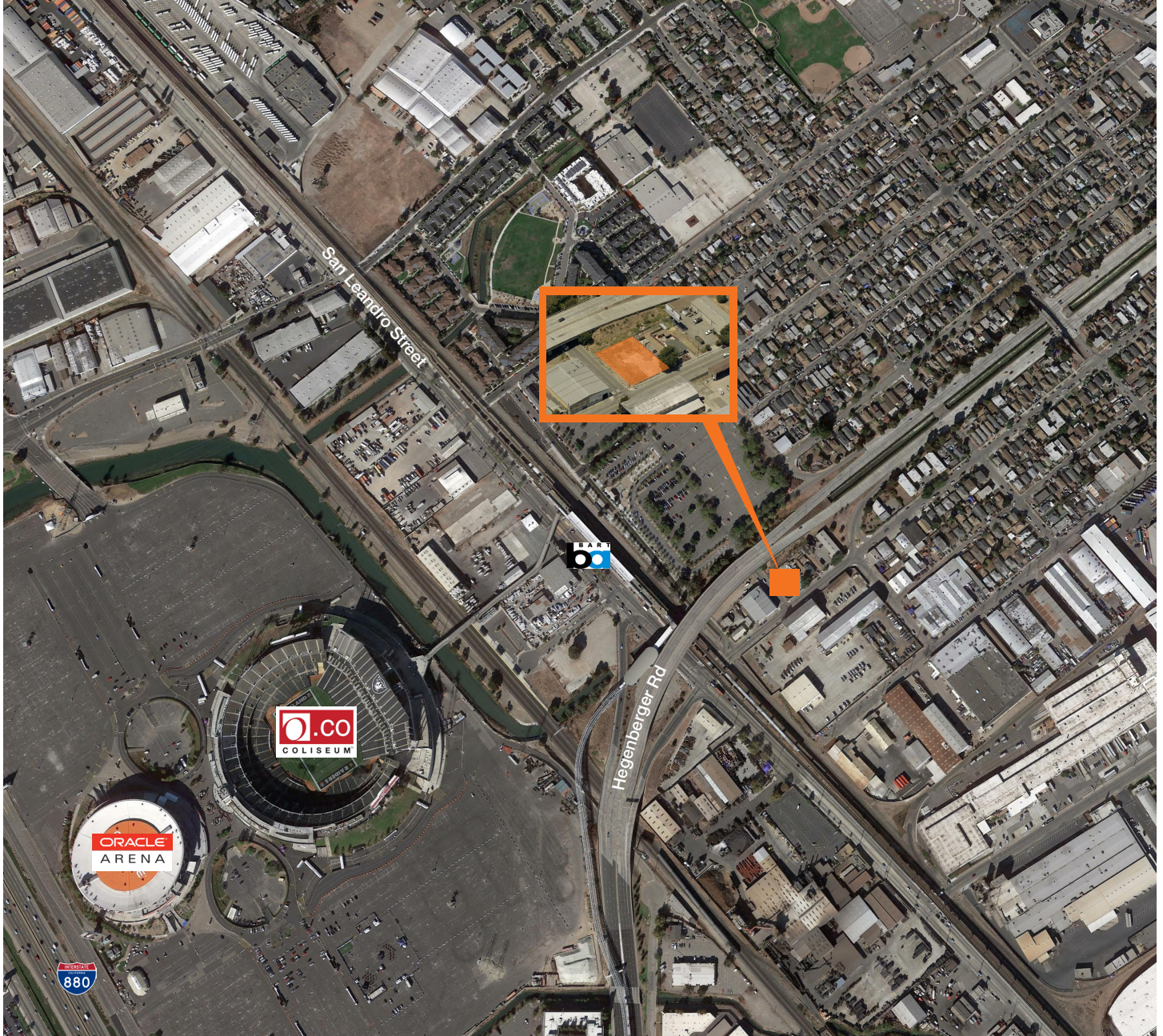
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## D-CO 1 Coliseum Area District Zones

RESIDENTIAL ACTIVITIES	
Activities	D-CO-1
Permanent	P (L1)
Residential Care	C (L1)
Service-Enriched Permanent Housing	C (L1)
Transitional Housing	C (L1)
Emergency Shelter	-
Semi-Transient	C
Bed and Breakfast	-
CIVIC ACTIVITIES	
Essential Service	P
Limited Child-Care Activities	P
Community Assembly	C
Recreational Assembly	P
Community Education	P
Non-assembly Cultural	P
Administrative	P
Health Care	C
Special Health Care	-
Utility and Vehicular	C
Extensive Impact	C
COMMERCIAL ACTIVITIES	
General Food Sales	P
Full Service Restaurants	P
Limited Service Restaurant and Cafe	P
Fast-Food Restaurant	C
Convenience Market	C
Alcoholic Beverage Sales	C

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## D-CO 1 Coliseum Continued...

Activities	D-CO-1
Mechanical or Electronic Games	C
Medical Service	P
General Retail Sales	P
Large-Scale Combined Retail and Grocery Sales	-
Consumer Service	P (L8)
Consultative and Financial Service	P
Check Cashier and Check Cashing	-
Consumer Cleaning and Repair Service	P
Consumer Dry Cleaning Plant	C
Group Assembly	P (L14)
Personal Instruction and Improvement Services	P
Administrative	P
Business, Communication, and Media Services	P
Broadcasting and Recording Services	P
Research Service	P
General Wholesale Sales	P(2)
Transient Habitation (Hotels)	C
Building Material Sales	-
Automobile and Other Light Vehicle Sales and Rental	C
Automobile and Other Light Vehicle Gas Station and Servicing	-
Automobile and Other Light Vehicle Repair and Cleaning	-
Taxi and Light Fleet-Based Services	-
Automotive Fee Parking	C
Animal Boarding	-
Animal Care	C
Undertaking Service	-

### INDUSTRIAL ACTIVITIES

Custom Manufacturing	P
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## D-CO 1 Coliseum Continued...

Activities	D-CO-1
Light Manufacturing	C
General Manufacturing	-
Heavy/High Impact	-
Research and Development	P
Construction Operations	-
Warehousing, Storage and Distribution-Related:	
• General Warehousing, Storage and Distribution	
• General Outdoor Storage	
• Self- or Mini Storage	-
• Container Storage	
• Salvage/Junk Yards	
Regional Freight Transportation-Related:	
• Seaport	-
• Rail Yard	
Trucking and Truck-Related:	
• Freight/Truck Terminal	
• Truck Yard	
• Truck Weigh Stations	-
• Truck & Other Heavy Vehicle Sales, Rental & Leasing	
• Truck & Other Heavy Vehicle Service, Repair, and Refueling	
Recycling and Waste-Related:	
• Satellite Recycling Collection Centers	-
• Primary Recycling Collection Centers	
Hazardous Materials Production, Storage, and Waste Management-Related:	
• Small Scale Transfer and Storage	
• Industrial Transfer/Storage	-
• Residuals Repositories	
• Oil and Gas Storage	

### AGRICULTURE AND EXTRACTIVE ACTIVITIES

Limited Agriculture	P(L16)
Extensive Agriculture	C(L17)
Plant Nursery	-
Mining and Quarrying	-

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## D-CO 1 Coliseum Continued...

Activities	D-CO-1
Accessory off-street parking serving prohibited activities	C
Additional Activities that are permitted or conditionally permitted in an adjacent zone, on lots near the boundary	C

“P” - Designates permitted activities in the corresponding zone.

“C” - Designates activities that are permitted only upon the granting of a Conditional Use permit (CUP) in the corresponding zone.

“L” - Designates activities subject to certain limitations or notes listed at the bottom of the table.

“-” - Designates activities that are prohibited except as accessory activities according to the regulations.

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