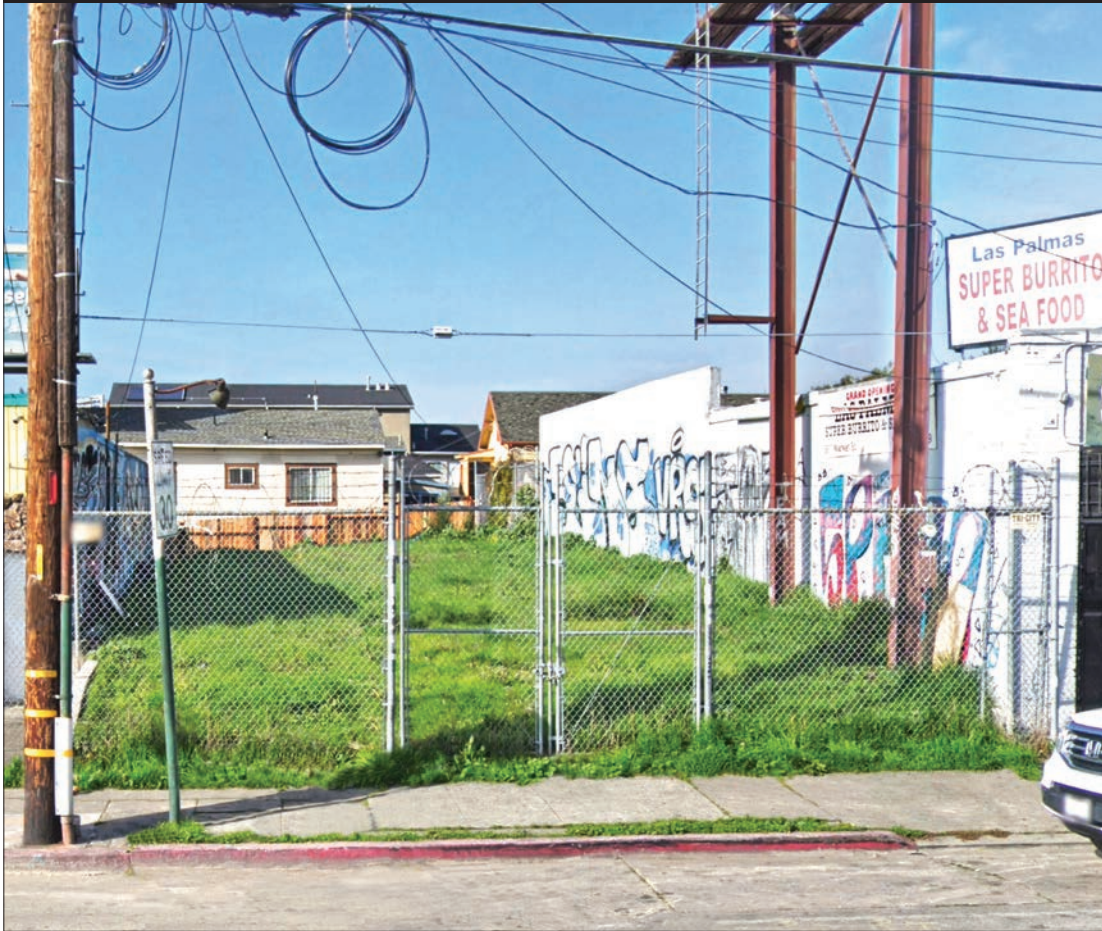


3807 MARKET STREET, OAKLAND, CA

Vacant Lot with Development Potential



VACANT LOT FOR SALE

PARCEL SIZE: ± 4,000 Square Feet

PRICE: \$325,000

CONTACT:

Lori Rosenthal • 510 524-2344 • lori@gordoncommercial.com • CalBRE# 01946676

UNIQUE DEVELOPMENT OPPORTUNITY Quality transit-oriented site in a neighborhood poised for growth.

LOT DESCRIPTION

- Parcel Number: 12-956-25
- Parcel Size: 4,000 sf
32' (street frontage) x 125' (depth)
- Development Standards
(see Oakland Zoning Code section 17.19)
 - Minimum Height: 35' / Maximum Height: 60'
- Zoning: RU-5

**NICHE 2017 BEST PLACES
NAMED OAKLAND
"THE 2ND MOST DIVERSE
CITY IN AMERICA"**

LOCATION HIGHLIGHTS

Situated in the North Oakland, Berkeley, and Emeryville area (NOBE). Commuter-friendly, walkable, bikeable area, convenient to public transportation. Accessible to several highways (24, 80, 580, 980 and 880) as well as BART, AC Transit and free Emery Go-Round shuttle. Close to San Francisco and 3 international airports (SFO, OAK and SJC).

- Major employers in the vicinity include Pixar, Bayer, Peet's Coffee Corporate Headquarters, Title Nine Sportswear, Modern-twist Inc, Leapfrog, THCO Chocolates, F'Real Foods, Clif Bar, LeapFrog, UCSF Benioff Children's Hospital and Whole Foods Market (Regional)
- .5 mile to MacArthur BART station, and 1.5 miles to Emeryville Amtrak station
- Less than .5 mile to East Bay Bridge Shopping Center (450,000 sf) with Home Depot, Nordstrom Rack, Ulta, Starbucks, Best Buy, Office Depot, Michaels, Ulta, Pak N'Save, Target and IKEA
- Close to Bay Street Mall (400,000 sf) with AMC theaters, restaurants, Apple Store, Sephora, Barnes and Noble, Banana Republic, Gap, Victoria's Secret and other high-end retailers
- 1 mile to Piedmont Avenue shops and eateries
- 1 mile to both Kaiser Hospital and Children's Hospital
- 2 miles to Downtown Oakland and 3 miles to UC Berkeley
- 2 miles to newly renovated Emeryville Public Market
- Near Temescal District and Telegraph Avenue's abundant food scene and unique shops

Oakland has 260 sunny days a year and its restaurants top "best of" lists nationwide



RESTAURANTS, CAFÉS AND BARS

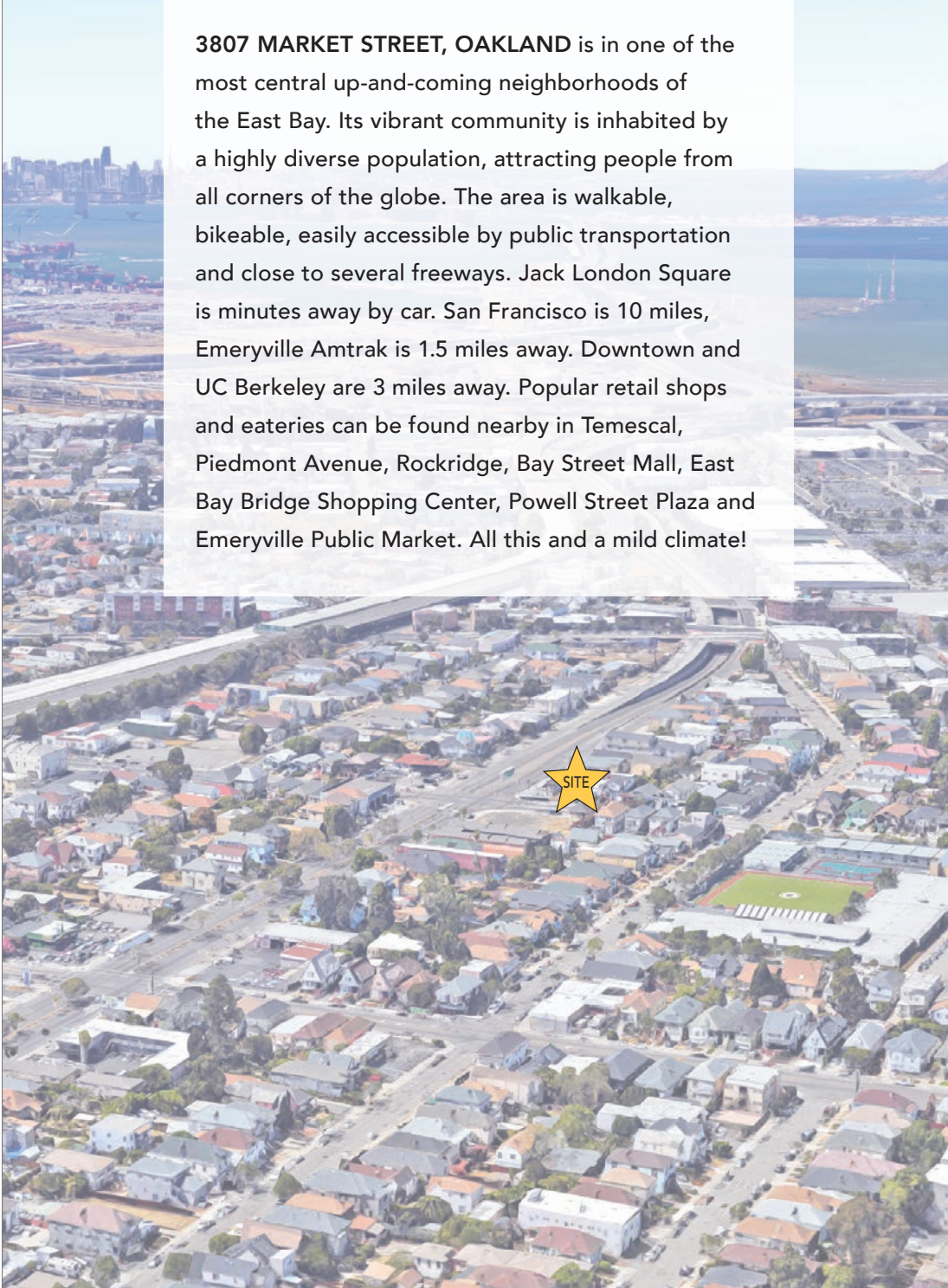
- Las Palmas
- The Kebabery
- Shangri-La Vegan
- MLK Cafe
- Monster Pho 2
- iHOP
- Homeroom
- Bowl'd BBQ
- Kansai Sushi Restaurant
- Mariposa Baking
- Oakland's Very Own
- Tavern & Eatery
- Cholita Linda
- Bakesale Betty
- Earthly Coffee and Tea
- Temescal Brewing
- Panda Express
- Kingfish Pub & Cafe
- Asmara Restaurant
- Aunt Mary's Cafe
- Peet's Coffee & Tea
- Arbor Cafe
- Burma Superstar
- The Broken Rack
- Lanesplitter Pizza & Pub
- Mountain Mike's Pizza
- Pizzaiolo
- Abesha
- Hawking Bird
- Red Sea Restaurant
- Roses' Taproom
- Noodle Theory Provisions
- Miyozen Sushi Restaurant
- Scarlet City Espresso
- Cafe Dejena
- Beauty's Bagel Shop
- Arizmendi
- Panera Bread
- Rudy's Can't Fail Cafe
- Wally's Cafe
- Doña Tomás
- The Cro Cafe
- Curbside Creamery

RETAIL

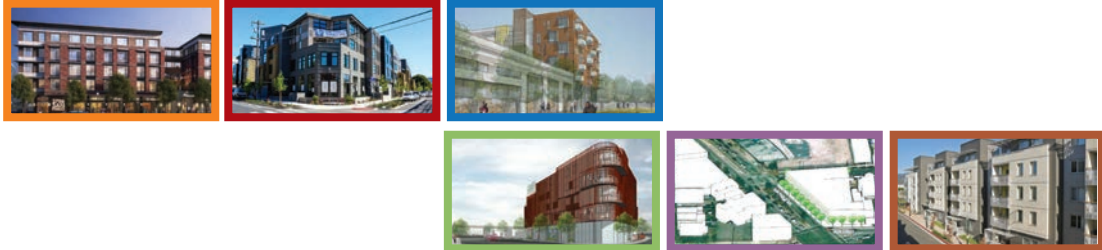
- East Bay Bridge Shops**
- Michaels, Office Depot
- Nordstrom Rack, Target
- GameStop, Best Buy
- Powell Street Plaza**
- Trader Joe's, Marshalls,
- Petco, Men's Wearhouse,
- Ross Dress for Less
- Bay Street Emeryville**
- Apple Store, Vans,
- Body Shop, J.Crew,
- Gap, Banana Republic,
- Athleta, Barnes & Noble,
- Old Navy, Zumiez,
- West Elm, Levi's Store
- Red Wing Shoes
- 7-Eleven
- Big O Tires
- Shoe Palace
- Standard & Strange
- Men's Clothing
- Urban Outfitters
- Guitar Center
- Walgreens
- CVS
- Ellis Ace Hardware
- Marcus Book Stores
- Ruby's Garden
- East Bay Depot
- Creative Reuse
- Tip Top Bike Shop
- Ali Golden
- BAGGU
- Book/Shop
- Esqueleto
- Homestead Apothecary
- Marisa Mason
- Sagrada
- Crimson
- Lauren Wolf
- It's Your Move Games

AERIAL PERSPECTIVE

3807 MARKET STREET, OAKLAND is in one of the most central up-and-coming neighborhoods of the East Bay. Its vibrant community is inhabited by a highly diverse population, attracting people from all corners of the globe. The area is walkable, bikeable, easily accessible by public transportation and close to several freeways. Jack London Square is minutes away by car. San Francisco is 10 miles, Emeryville Amtrak is 1.5 miles away. Downtown and UC Berkeley are 3 miles away. Popular retail shops and eateries can be found nearby in Temescal, Piedmont Avenue, Rockridge, Bay Street Mall, East Bay Bridge Shopping Center, Powell Street Plaza and Emeryville Public Market. All this and a mild climate!



NEW/PROPOSED HOUSING DEVELOPMENTS NEARBY



3706 SAN PABLO AVENUE Mixed-use affordable transit-oriented housing development comprising 86 units, plus ± 7,000 square feet of ground floor commercial space.

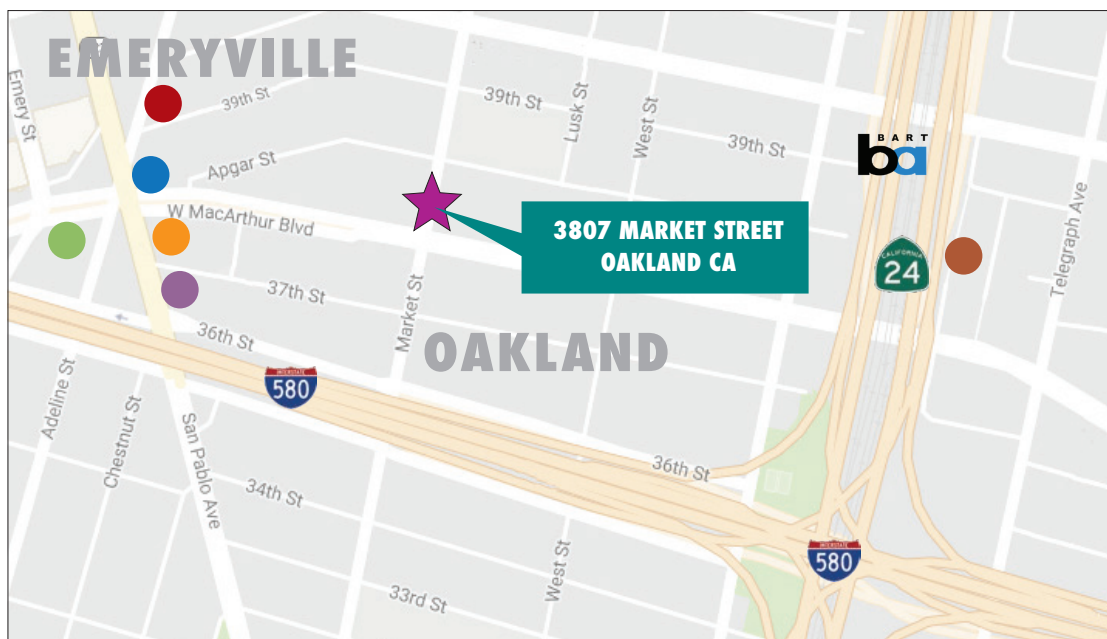
3900 ADELINE STREET A live-work development consisting of 101 rental units and ± 1,000 square feet of retail space at the corner of 39th and Adeline Street.

ADELINE SPRINGS Mixed-use development of the US Spring Building at 3637 Adeline Street. The site sits at the “star intersection” corner of Adeline and West MacArthur. A new multi-use development that will top out at 5-stories. 29 rental housing units and approximately 4,870 square feet of ground floor live/work space.

THE INTERSECTION Five-story, 105 unit, mixed-use development at the site of the former MAZ Building, located at 3800 San Pablo Avenue.

3600-3610-3620 SAN PABLO AVENUE Development property for sale. The City of Emeryville would like to develop Supportive Housing – a combination of affordable housing and services intended for those experiencing homeless and other challenges.

THE MURAL Second phase of MacArthur Station, a master-planned development on the site of the MacArthur BART station parking lot at 3838 Turquoise Way in Oakland. Mural includes 90 rental apartments for low and very-low income households.



NEIGHBORHOOD PHOTOS



NEIGHBORHOOD PHOTOS



The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to sale.