

**SALE**

# ALBANY DEVELOPMENT OPPORTUNITY 545 SAN PABLO AVE ALBANY CA



545 San Pablo currently comprises a ±1143-square-foot building on a ±8750-square-foot lot. The adjoining property, 533 San Pablo, a ±3750-square-foot lot, is also for sale at \$1.38 M. Thus a total of ±12,500 square feet may be developed.

**Height Limit:** Up to 38 feet + State Density Bonus

**FAR:** 2.25.

One parking per apartment unit. Up to 1500 SF of ground floor office or retail, no parking required on 1500 SF.

One block to [El Cerrito Plaza](#), walk to [BART](#).

Nearby merchants include [All in One Fitness](#), [Krav Maga Xtreme](#), [Fuse Fitness](#) and [HEAL Pilates](#), [BevMo!](#), [Albany Subaru](#), [Nippon European Motors](#) and other auto-oriented sales and service.

**PLEASE DO NOT DISTURB TENANTS  
CONTACT AGENT FOR MORE INFO**

**\$1,532,000**

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**El Cerrito Plaza:**

- Ross
- Pier 1 Imports
- Bed Bath & Beyond
- Trader Joe's
- Lucky
- Barnes & Noble
- Petco
- CVS
- Jo-Ann Fabrics
- Starbuck's

**SUBJECT PROPERTY:**  
545 SAN PABLO

**ALSO AVAILABLE:**  
533 SAN PABLO AT \$1.38M

**SOLANO AVE 3.5 BLOCKS** →

**ALBANY BOWL**

**ALBANY MIDDLE SCHOOL**    **ALBANY HIGH SCHOOL**

**MAP**    **STREET VIEW**  
**AREA BUSINESS**    **SATELLITE**  
**DEMOGRAPHICS**    **PHOTOS**

LOCATIONS APPROXIMATED

[Market Map](#) • [Site Plan](#) • [Property Data](#) • [About Albany](#)

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**CHIPOTLE**

**ROMANO'S MACARONI GRILL**

**KAADY CAR WASHES**

**ALBANY CENTER LAB**

**ALBANY CARE CENTER**

**METRO BY T-MOBILE**

**DOG'S BEST FRIEND & CAT'S MEOW**

**ALBANY BOWL**

**TIERNEY'S SPORTS BAR**

**ALBANY PIZZA**

**ALL IN ONE FITNESS**

**HONDA / ACURA AUTO REPAIR**

**ARROW GLASS**

**DON MEYER AUTO CARE**

**HILLVIEW PET HOSPITAL**

**ALBANY SUBARU**

**NIPPON EUROPEAN MOTORS**



**WELLS FARGO**

**AL'S BIG BURGER**

**GOODWILL**

**El Cerrito Plaza:**

- Ross
- Pier 1 Imports
- Bed Bath & Beyond
- Trader Joe's
- Lucky
- Barnes & Noble
- Petco
- CVS
- Jo-Ann Fabrics
- Starbuck's

**545 SAN PABLO AT \$1.532 M**  
**533 SAN PABLO AT \$1.38 M**

123

**KRAV MAGA FITNESS**

**CJ'S AUTO REPAIR**

**WANG FUNG CHINESE HERB SHOP**

**OK CLEANERS & LAUNDRY**

**GALVIN APPLIANCE**

**TACO BELL**

**PHO AO SEN VIETNAMESE CUISINE**

**FUSE FITNESS**

**SUBJECT: 545 / 533 SAN PABLO AVE**  
 [LOCATIONS APPROXIMATED]

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### Casper's San Pablo Avenue - DENSITY BONUS TABLE

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	PROJECT TOTAL
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded down)	VLI = Low Income <50 AMI	% VLI x Base # Units	VLI Units ROUNDED UP	DENSITY EARNED	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)
11,964	18.52	18.00	11%	1.98	2.00	35.0%	6.30	7.00	25.00

Base Project Square Footage	Floor	Residential Sq. Footage Proposed
5,982	1st	8,076
5,982	2nd	
	3rd	
	4th	
	5th	
11,964		16,152

**Total Square Footage:** 16,152

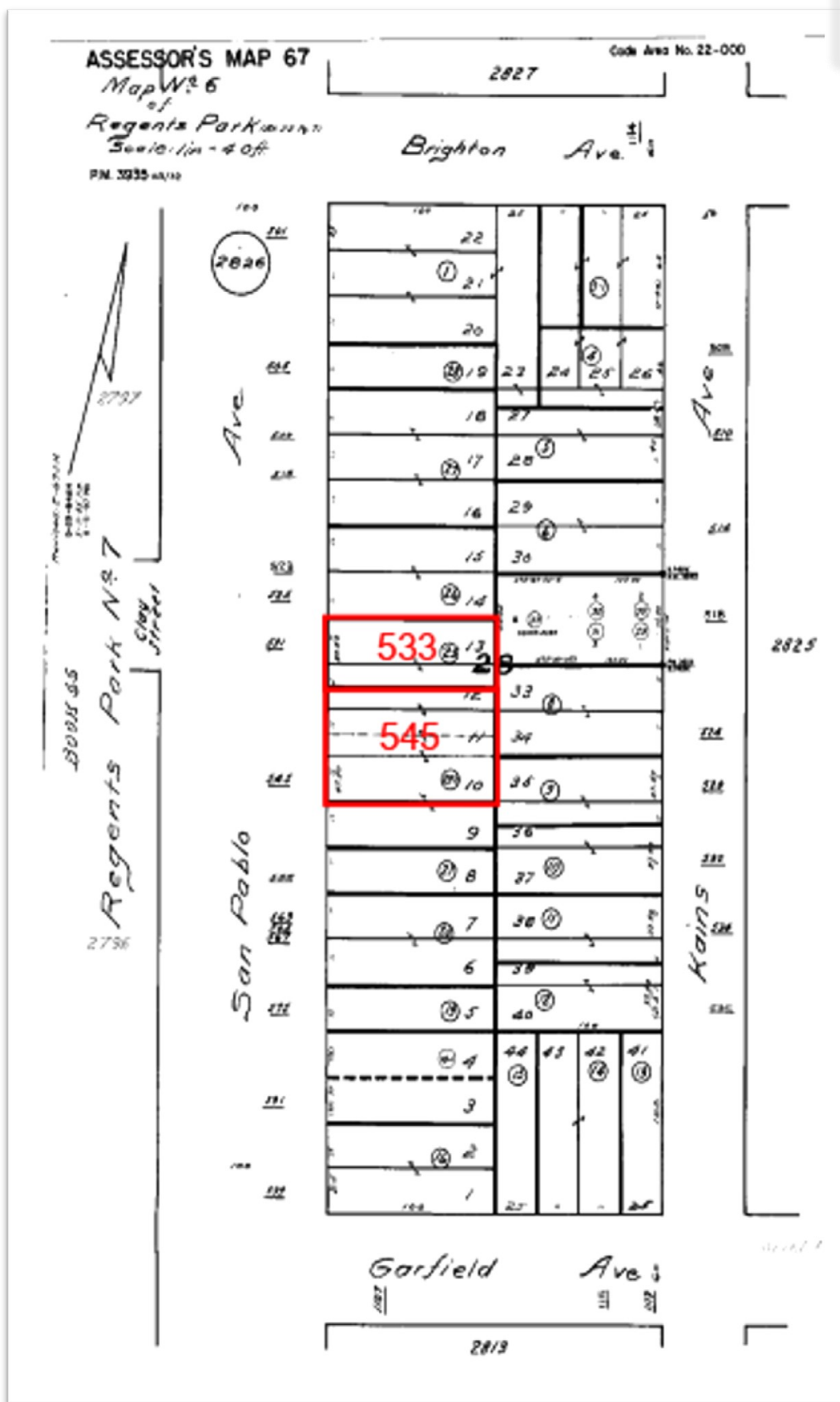
**Proposed Units:** 25

**Average Unit Size:** 646

%VLI	%DB
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%



COMMERCIAL REAL ESTATE





## Property Overview and Development Site

### Property Summary:

- Address: 545 San Pablo Ave, Albany, CA
- County: Alameda
- Parcel Number: 67-2826-23-2
- Lot Size: 8750 SF, 87.5' (Street Frontage) x 100' (depth)
- Building Size: 1134 SF
- Maximum Height: 38'
- Zoning: San Pablo Commercial (SPC)

Adjoining parcel 533 San Pablo is also on the market for sale with 3750 SF of lot 37.50' (street frontage) x 100' (depth) or a combined total of ±12,500 SF or 125' (Street frontage) x 100' (depth).

### Notable Destinations / Distances:

- .06 miles to El Cerrito Plaza Bart Station
- .04 mile to El Cerrito Plaza Center. Retailers include Trader Joes, CVS, Lucky's, Starbucks, Jo-Ann Fabrics, Barnes and Nobles, H&R Blocks, Petco, Citi Bank, Panda Express, Diaso
- .02 miles to AC Transit Stop (Bus Line G, LA, Z, 800)
- .9 miles to 580 Freeway on ramp
- 3 blocks from Solano Avenue

City of Albany is accessible to highway 580 and 80 as well as Bart and AC Transit. Close to San Francisco Airport and Oakland Airport.

**About:** [City Website](#) • [Wikipedia](#) • [City Data](#)

**San Francisco Chronicle:** "[A tale of two Solano Avenues: Did Albany steal Berkeley's thunder?](#)"

**Major Employers:** Albany Unified School District, Target, Agricultural Research Service, Golden Gate Fields, City of Albany, St. Mary's College High School, Albany Ford Subaru, Safeway, California Orientation Center for the Blind, Albany Bowl

**Nearby Schools:** UC Berkeley, Albany High School, Albany Middle School

**Daily Traffic Count ([San Pablo and Brighton](#)):** ±29,000 Vehicles • **Walk Score:** 89 • **Transit Score:** 60 Estimated

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Total Population:	31,792	148,999	333,714
2024 Population:	33,288	155,039	348,275
Pop Growth 2019-2024:	4.71%	4.05%	4.36%
Average Age:	39.90	39.30	37.90
<b>Households</b>			
2019 Total Households:	13,112	63,345	132,315
HH Growth 2019-2024:	4.51%	4.00%	4.12%
Median Household Inc:	\$96,605	\$87,366	\$77,933
Avg Household Size:	2.40	2.20	2.30
2019 Avg HH Vehicles:	2.00	1.00	1.00
<b>Housing</b>			
Median Home Value:	\$778,388	\$823,850	\$736,436
Median Year Built:	1953	1954	1956

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## About Albany

### History

In 1908, a group of local women protested the dumping of Berkeley garbage in their community. Armed with two shotguns and a twenty-two-caliber rifle, they confronted the drivers of the wagons near what is now the corner of San Pablo Avenue and Buchanan Street. The women told the drivers of the horse-drawn garbage wagons to go home, which they did quickly and without complaint. Shortly thereafter, the residents of the town voted to incorporate as the City of Ocean View. In 1909, voters changed the name of the city, primarily to distinguish the city from the adjacent section of Berkeley which had previously been named Ocean View. On a vote of 38 to 6 the city was re-named in honor of Albany, New York, the birthplace of the city's first mayor, Frank Roberts.

### Economy

The major retail and business areas in Albany are Solano Avenue, which is a pedestrian-oriented street lined with mainly small shops, restaurants, and services; San Pablo Avenue, which is more automobile-oriented; and an area near the Eastshore Freeway, which currently houses a two-story Target store.

Albany is the site of Golden Gate Fields, the only horse racing track in the Bay Area.

Real estate prices have been rising steeply in recent years. The median price of a single family home and condo in Census 2000, June 2007, November 2009, July 2011, August 2013 and August 2014 were \$334,800, \$687,500, \$610,000, \$590,000, \$625,750 and \$820,050 respectively.

### Education

Public schools in Albany are operated by the Albany Unified School District, a special-purpose district whose borders match the city's. The school district operates three elementary schools (Marin Elementary School, Ocean View Elementary School and Cornell Elementary School), one middle school (Albany Middle School), one traditional high school (Albany High School), and one continuation high school, in addition to an adult school. Albany High School is known as one of the best public schools of the San Francisco Bay Area for its academic excellence. The high school had a graduation rate of 92.1%, according to the 2009–10 School Accountability Report Card for the prior academic year.

There are two private high schools in Albany: Tilden Preparatory School (formerly School for Independent Learners) on Solano Avenue and St. Mary's College High School, whose campus straddles the border with Berkeley, CA.

The University of California, Berkeley owns a large student housing complex in Albany, University Village, which is primarily used for family housing.

### Arts and Culture

The Solano Avenue Stroll, an annual street festival held on Solano Avenue in Albany and Berkeley, attracts more than 250,000 visitors on the second Sunday of September. The event was started in 1975 by The Iris store owner and Solano Avenue Association founder Ira Klein as a "thank you party" from Solano Avenue business owners to customers. The Library of Congress designated the Solano Stroll as a "National Local Legacy" in 2001.

Albany provides both the locale and the title for one of the best-known poems in language poetry, by former long-time Albany resident, poet Ron Silliman.

Albany also has a large little league, which draws children from around the area. The Albany Little League has gone to state tournaments with their junior and Majors levels. In 2008, Albany won its first championship in the Little League. Albany is home to Golden Gate Fields, the only commercial racetrack in the Bay Area, as well as the Eastshore State Park which skirts the San Francisco Bay, and the Albany Bulb.

Albany has a strong school music program. High school music groups, both instrumental and choral, have performed at the CMEA, Reno Jazz, and other festivals. The Albany High School Jazz Band was also accepted at the Essentially Ellington festival at the Lincoln Center in 2010. Albany was one of 15 schools accepted into the festival. Albany Strollers & Rollers is a volunteer group dedicated to service and advocacy for bicycling and walking.

Friends of Five Creeks is an all-volunteer group working hands-on for clean water and healthy watersheds.

The Albany Sauna is one of the oldest Finnish-style Sauna open to the public in North America. Built in 1934 by Finnish-American Henry Walter Lundgren (a founding member of the Finnish Lodge in West Berkeley), the original furnace and rooms have been maintained to produce one of the most authentic sauna experiences outside of Finland. Albany Sauna & Hot Tubs.

Source: [Wikipedia](#)