

URBAN INFILL RESIDENTIAL DEVELOPMENT FOR SALE

2701 Market Street, Oakland, CA 94607



JOHN DUNNING

Dir: 510.622.8435

john.dunning@tricommercial.com

CalDRE #02024892

TRI Commercial Real Estate Services 1404 Franklin St, Penthouse, Oakland, CA 94612



FOR SALE URBAN INFILL RESIDENTIAL DEVELOPMENT

EXECUTIVE SUMMARY

2701 Market Street



OFFERING SUMMARY

Sale Price: \$350,000

Lot Size: 0.07 Acres

Zoning: CC-2

Market: West Oakland

Price / SF: \$120.36

PROPERTY OVERVIEW

MF development site in Prime West Oakland location

PROPERTY HIGHLIGHTS

- Urban infill development opportunity
- Up to 9 residential units with ground floor commercial
- 36' to 75' height
- 1 mile to 19th Street/Oakland BART Station
- AC transit connecting bus to BART or San Francisco outside front entrance
- Multifamily development site

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ADDITIONAL PHOTOS

2701 Market Street



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LOCATION MAPS

2701 Market Street



LOCAL AMENITIES MAP

Significant Residential Projects

1. 950 W. Grand - "Ice House" by City Ventures (126 Townhomes)
2. 277 27th St - by Holland Partner Group (437 Condominiums)

Restaurants/ Entertainment

3. 2801 Market St - Daniel's Caribbean Kitchen
4. 2600 Telegraph - Gogi Time
5. 2424 Telegraph - The Double Standard
6. 2414 Telegraph - Oakland First Fridays
7. 474 24th St - The New Parkway Theater
8. 2311 Magnolia St - Soba Ichi
9. 2635 San Pablo Ave - Stay Gold Deli
10. 2370 Telegraph Ave - KP Asian Market
11. 2236 Martin Luther King - Starline Social Club
12. 2040 Telegraph Ave - Lost & Found Beer Garden
13. 2025 Broadway - Paramount Theatre
14. 2325 Broadway - Drake's Dealership
15. 2050 Webster St - 24 Hour Fitness
16. 1807 Telegraph Ave - Fox Theater

Financial

17. 300 Lakeside Dr - Bank of America
18. 2040 Franklin St - Wells Fargo
19. 350 20th St - Chase
20. 1970 Franklin St - Union Bank

Transportation

21. AC Transit - NL (Transbay) and 88 (Connecting Line)
22. 19th Street/ Oakland BART
23. 12th Street/ Oakland City Center BART



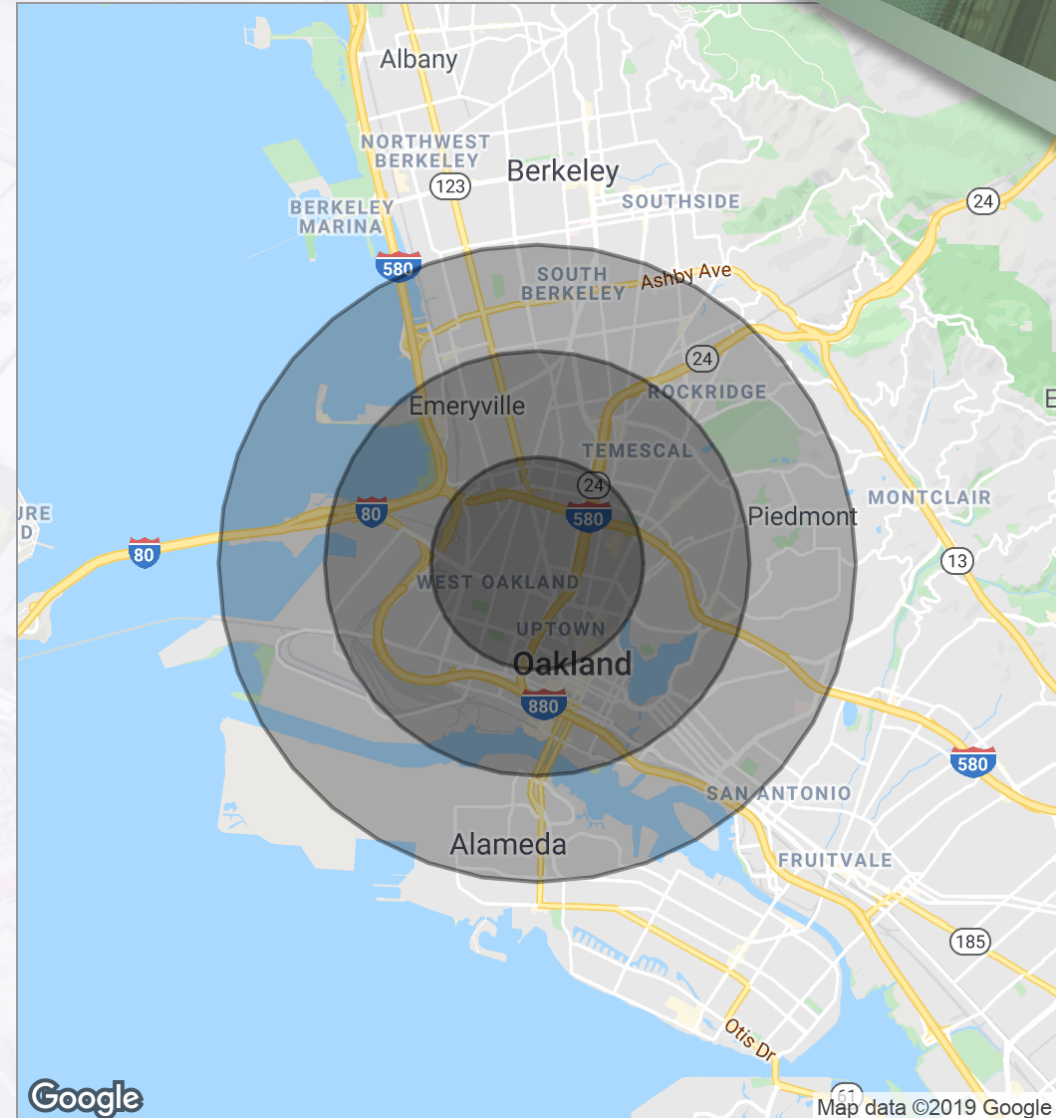
FOR SALE URBAN INFILL RESIDENTIAL DEVELOPMENT

DEMOGRAPHICS MAP

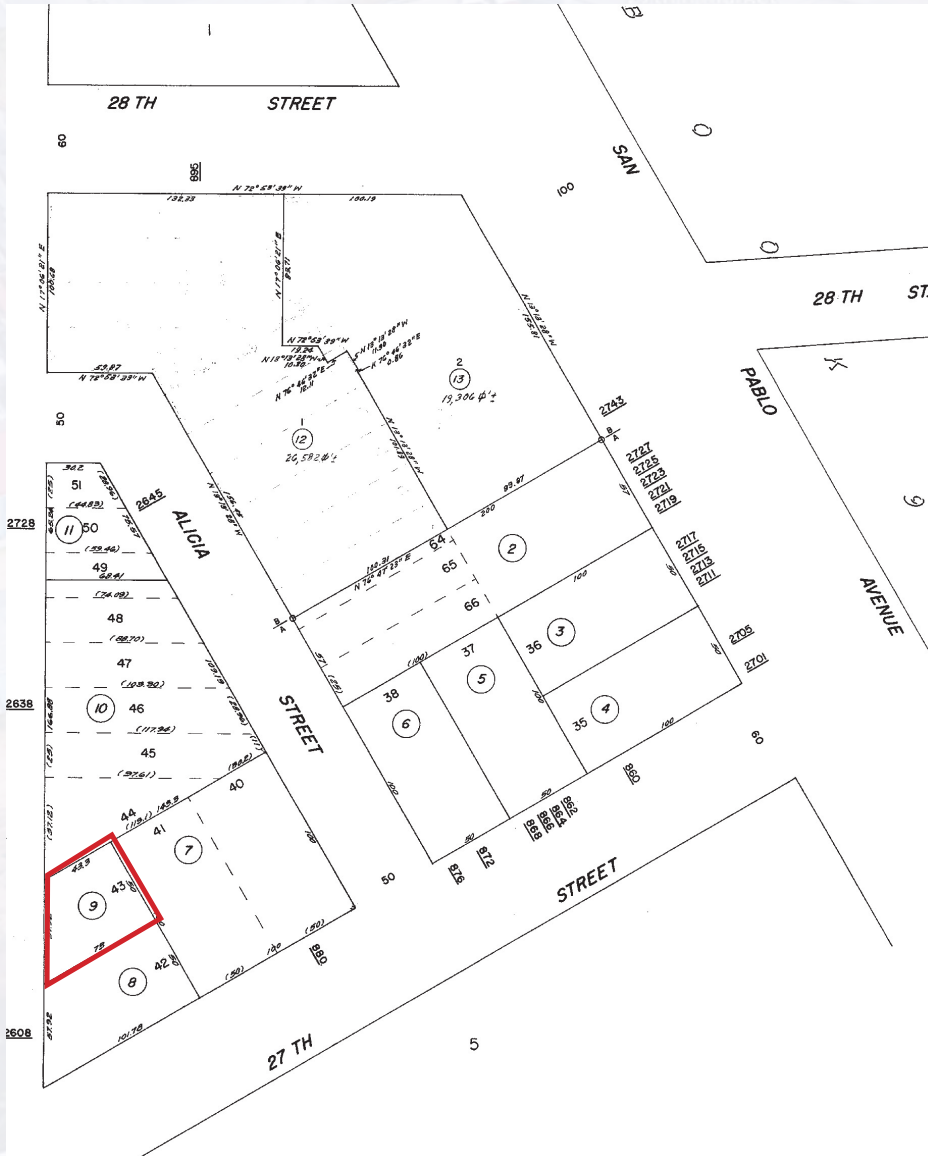
2701 Market Street

POPULATION	1 MILE	2 MILES	3 MILES
Total population	31,214	115,662	223,989
Median age	35.9	37.2	37.4
Median age (Male)	34.5	35.8	36.4
Median age (Female)	35.8	37.9	38.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	14,235	59,233	108,691
# of persons per HH	2.2	2.0	2.1
Average HH income	\$41,765	\$57,810	\$69,688
Average house value	\$420,713	\$485,650	\$609,777

* Demographic data derived from 2010 US Census



DEVELOPMENT POTENTIAL



GENERAL PLAN DESIGNATION: West Oakland Development Plan
ZONING: CC-2 (Community Commercial)
MULTI-FAMILY RESIDENTIAL: Up to 9 units (considers "Usable Open Space" requirement)
MAXIMUM HEIGHT LIMIT: 75'
SETBACK REQUIREMENTS: Min. Front: 0 feet
 Min. Interior Side: 0 feet
 Min. Street Side: 0 feet
 Min. Rear: 10/15 feet
MAXIMUM RESIDENTIAL DENSITY: 275 square feet of lot area per one dwelling unit for Regular Units per Current Zoning

WALK SCORE: 83 - "Very Walkable"
BIKE SCORE: 92 - "Bikers Paradise"
TRANSIT SCORE: 62 - "Good Transit"

Phil Kerr, CEO of City Ventures, said "West Oakland's proximity to San Francisco and ease of transportation make it an unbeatable location for many looking to buy." - SF Business Times, June 29, 2018

by Fiona Kelliher

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