

LAND FOR LEASE OR SALE > ± 8,100 SF

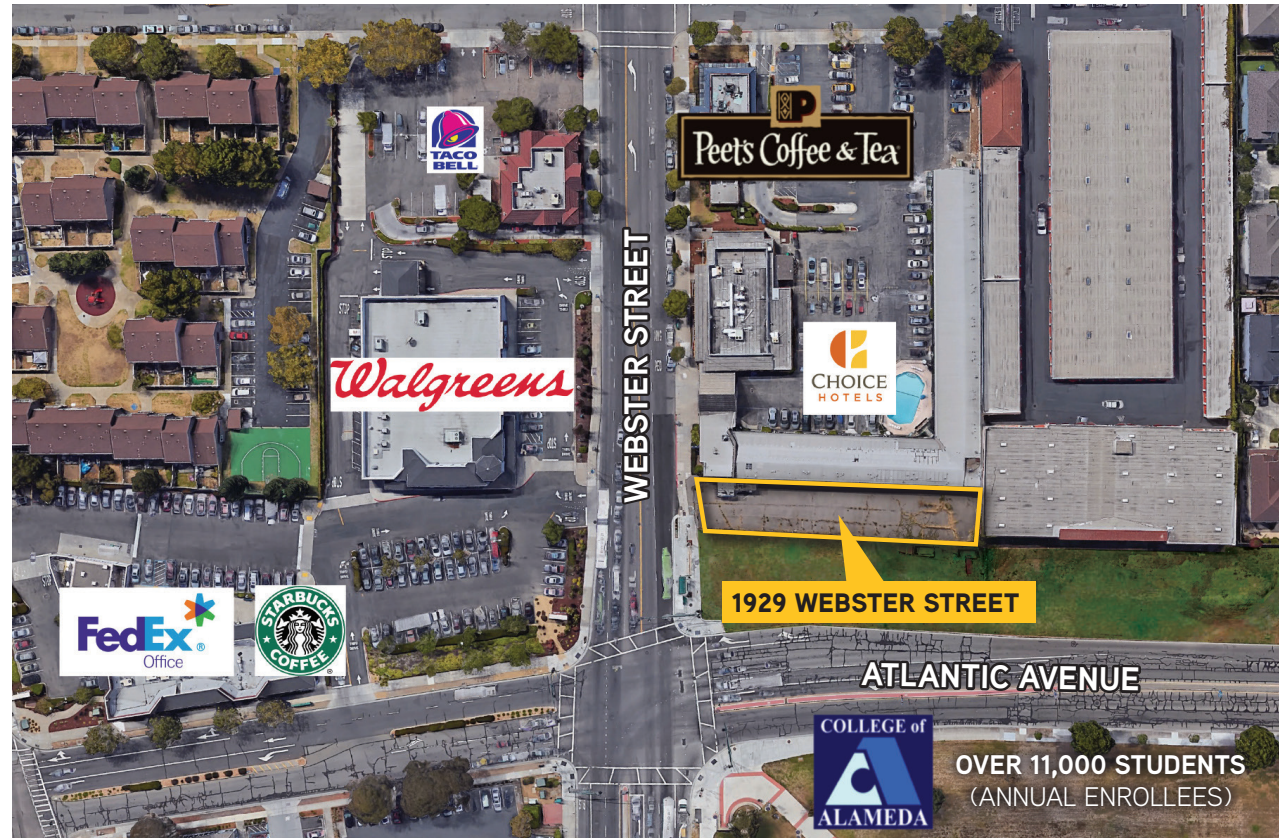
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Alameda Webster Street Gateway Location

Highlights

- > High Visibility and Identity at one of the busiest 4-way intersections in City of Alameda
- > 45,000+ AADT (estimated)
- > Parking Variance Allowed (to be verified)
- > Across the street from College of Alameda
- > Nearly 220 feet of frontage along Atlantic Ave.
- > Directly borders the Cross Alameda Trail/Bike Path - \$1.8 million in upgrades slated to begin in 2018
- > Located along AC Transit line 19 – bus stop borders entrance to property
- > 5 minutes to Downtown Oakland through Webster Street Tube



BEN EVES

Associate
+1 510 433 5851
ben.eves@colliers.com
CA License # 01738246

TONY PARK

Senior Vice President
+1 510 433 5824
tony.park@colliers.com
CA License # 01961368

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Zoning - General

- **ALLOWED USES** C-C Zoning allows for a wide range of permitted uses including but not limited to: Retail, Restaurant, Storefront, Medical, Office, Mixed-Use.

120.30' (T)

51.15'

19.05'

50.12'

19.05'

PARCEL 1
CITY OF ALAMEDA
2010-074484

120.30' (T)

51.15'

19.05'

50.12'

19.05'

PARCEL 2
CITY OF ALAMEDA
2010-074484

40.01'

218.12'

34.30'

VACANT PAVED LOT

APN: 74-433-1

372.14' (T)

406.92' (T)

RODEWAY INN

ROSHAN INVESTMENT COMPANY INC.
199-325166



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