

# 880 FRUITVALE

OAKLAND | CALIFORNIA

OFFERING MEMORANDUM

*Multifamily Mixed-use Urban Infill  
Transit-Oriented Development  
HBX-2 Zoning | Up to ±42,000 SF*



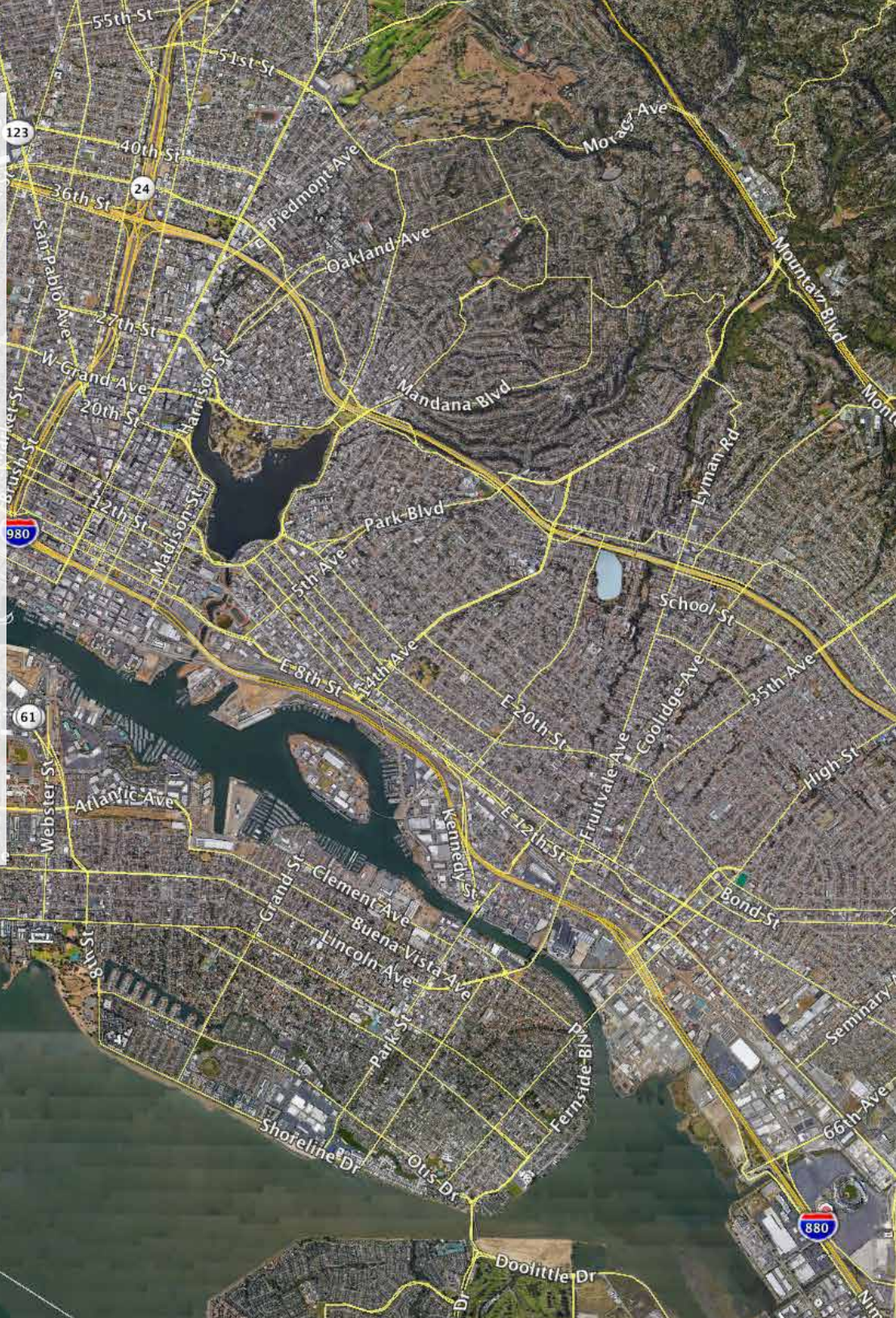
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## DISCLAIMER STATEMENT

This Offering Memorandum ("Memorandum") was prepared by Colliers International ("Colliers") as part of Collier's efforts to market for sale the real property commonly known as 880 Fruitvale, Oakland, California 94601 (the "Property" or "880 Fruitvale"). Colliers is the exclusive agent and broker for the owner of the Property (the "Owner"). Colliers is providing this Memorandum and the material contained in it to prospective buyer (each a "Buyer") solely to assist Buyer in determining whether Buyer is interested in potentially purchasing all or part of the Property. Colliers is also providing this Memorandum and the material in it to Buyer with the understanding that Buyer will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that Buyer will rely only on its own investigation, and not on Colliers, the Owner, or this Memorandum, in determining whether or not to purchase the Property.

This Memorandum is a solicitation of interest only and is not an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, in its sole and absolute discretion, to terminate discussions with any potential Buyer at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing the Memorandum or making an offer to purchase the Property unless and until a written real estate purchase and sale agreement is executed by Owner and Buyer. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to Buyer concerning the Property.







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# EXECUTIVE SUMMARY

Colliers International (“Colliers”), as exclusive representative, is pleased to offer for sale or lease 880 Fruitvale Avenue (“880 Fruitvale”, or the “Property”), located in the Fruitvale District of Oakland, California. The +/-42,148 square foot (+/-0.97 acres) property is currently undeveloped with short-term leases in place generating \$36,000 per year (\$3,000 per month) of revenues. Excluding Parcel #3, which is encumbered by a railroad signboard easement, the total land available is +/-32,094 square feet (+/-0.74 acres). Potential to buy-out abandonment of the easement has been confirmed.

The Property is zoned HBX-2 and located less than ¼-mile walking distance of the Fruitvale BART Station. Current zoning allows for multifamily, live/work, retail, office, industrial and civic uses, in addition to many others (*see zoning code for more detail*).



## OFFERING TERMS

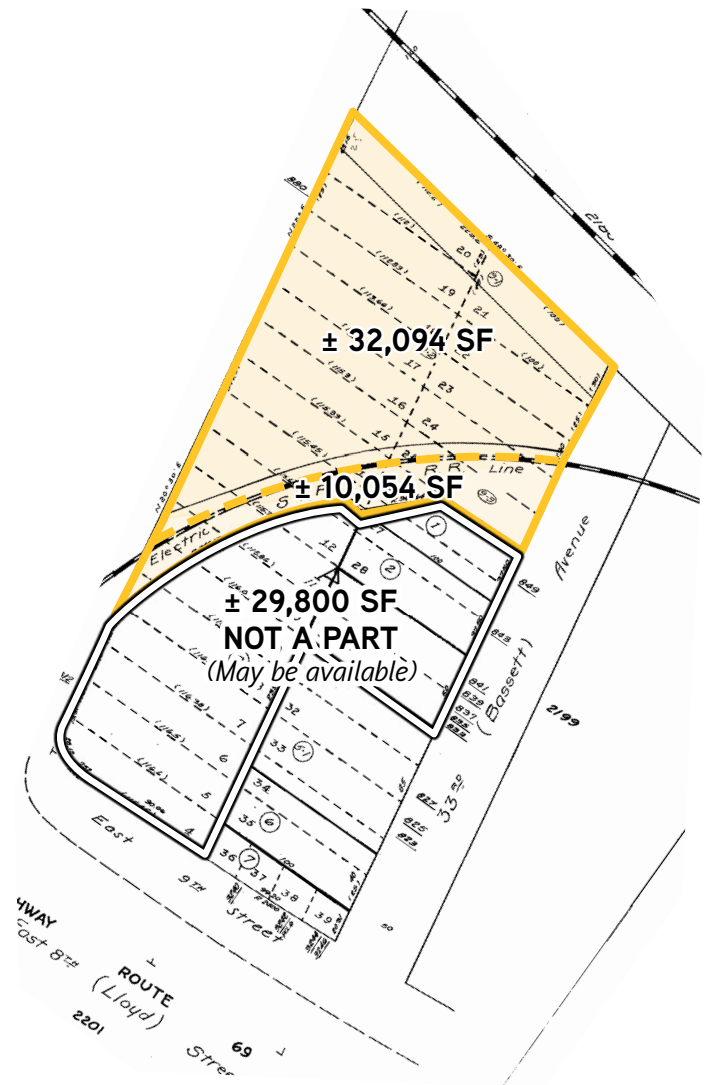
The 880 Fruitvale site is being offered for sale at \$3,000,000 or lease at \$15,000 per month. All investors should base their offer on the property in its “as-is” condition. In order to assist with underwriting, qualified investors will be provided access upon request to online due diligence information.

The Owner requests that all interested, qualified parties provide Colliers with a formal letter of intent outlining the terms and conditions under which Buyer proposes to acquire the site. In addition, a summary providing background information on the company, its principals and its transaction history, is requested.



# PROPERTY SUMMARY

ADDRESS	880 Fruitvale Avenue Oakland, California 94601
APN'S	33-2198-9-1 33-2198-9-2 33-2198-9-3
SITE AREA	±42,148 square feet (±0.97 acres) ± 32,094 square feet (±0.74 acres) (excluding Parcel #3)
GENERAL PLAN DESIGNATION	Housing and Business Mix
ZONING	Housing and Business Mix Commercial (HBX-2)
STREET FRONTAGE	±460 feet
CURRENT USE	Vacant, Yard Storage
ALLOWED USES	Residential, Retail, Office, Industrial, Civic (See zoning code for more detail)
DEVELOPMENT POTENTIAL	To be determined by market
CURRENT REVENUES	\$36,000 per year (\$3,000 per month)
EXISTING IMPROVEMENTS	Fencing, Concrete foundation from prior use





# INVESTMENT HIGHLIGHTS

- Excellent transit-oriented development opportunity.
- 1/4-mile close walking distance to Fruitvale BART Station.
- 1/3-mile walking distance to approved AC Transit Fruitvale Rapid Transit Bus Station.
- No maximum density limit for “Work/Live” development.
- Across the street from Fruitvale Station Shopping Center (159,000 SF).
- Convenient freeway access and visibility from I-880 with 215,000 ADT.
- Adjacent to Jingletown Arts District.
- 10 minutes to Downtown Oakland.
- 15 minutes to Oakland International Airport.
- 20 minutes to Downtown San Francisco.
- Additional ±29,800 SF may be available for total 1.65 acres land assemblage.





# AERIAL OVERVIEW









# ZONING INFORMATION

## GENERAL

<b>MAXIMUM FAR</b>	3.0
<b>MAXIMUM DENSITY (RESIDENTIAL)</b>	1 unit per 930 square feet of lot area (46.9 units per acre)
<b>DENSITY BONUS</b>	Up to 35% increase for affordable housing
<b>MAXIMUM HEIGHT LIMIT</b>	55 feet
<b>MINIMUM PARKING REQUIREMENT</b>	Residential 1 space per unit Commercial 1 space per 600 SF (ground floor) 1 space per 1,000 SF (upper floor)
<b>PARKING REQUIREMENT REDUCTION</b>	Up to 30% reduction for proximity to mass transit Up to 35% reduction for affordable housing
<b>MINIMUM OPEN SPACE REQUIREMENT</b>	150 square feet per unit
<b>IMPACT FEE ZONE</b>	Fee Zone 3
<b>ADDITIONAL REQUIREMENTS/ LIMITATIONS</b>	See zoning code 17.65 for more detail

## WORK/LIVE

<b>MAXIMUM DENSITY (WORK/LIVE)</b>	No maximum
<b>MINIMUM UNIT SIZE</b>	800 square feet
<b>MINIMUM OPEN SPACE</b>	75 square feet per unit
<b>MINIMUM PARKING REQUIREMENT</b>	1 space per unit
<b>GROUND FLOOR ENTRANCES</b>	Ground floor units shall have at least 1 public entrance that is directly adjacent to nonresidential floor area
<b>BUSINESS TAX CERTIFICATE</b>	At least 1 tenant within unit operates a business
<b>DISCLOSURE STATEMENT AND SIGNAGE</b>	"The unit is in a Nonresidential Facility that allows and/or light industrial activities that may generate odors, truck traffic, vibrations, noise and other impacts at levels and during hours that residents may find disturbing."
<b>ADDITIONAL REQUIREMENTS/ LIMITATIONS</b>	See zoning code 17.65.150 for more detail



# PROPERTY PHOTOS



Property View (Looking Southeast)



Property View (Looking Southeast)





Property Street View (Looking East)

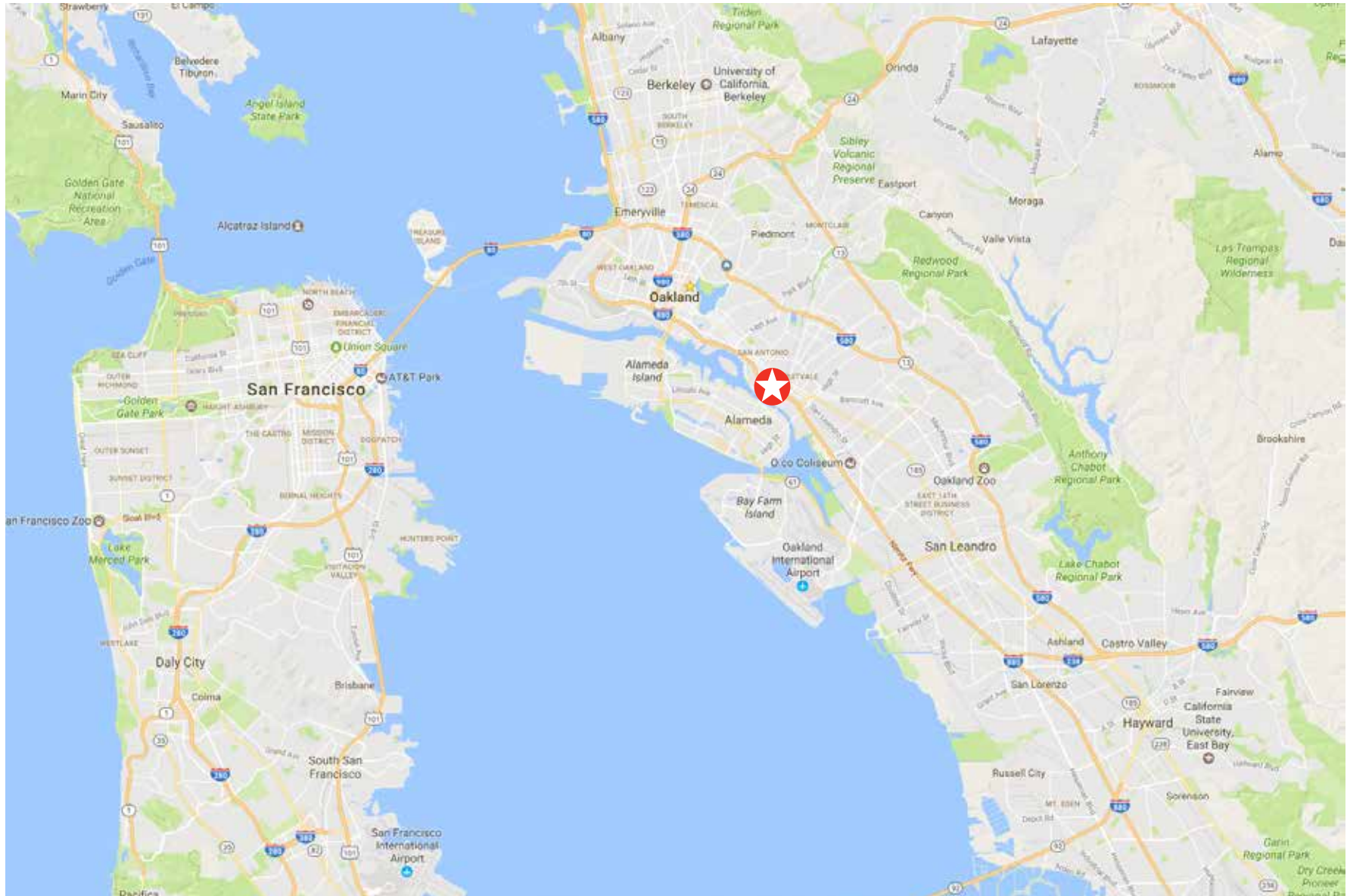


Fruitvale and E. 10th St. Intersection (Looking Southeast)



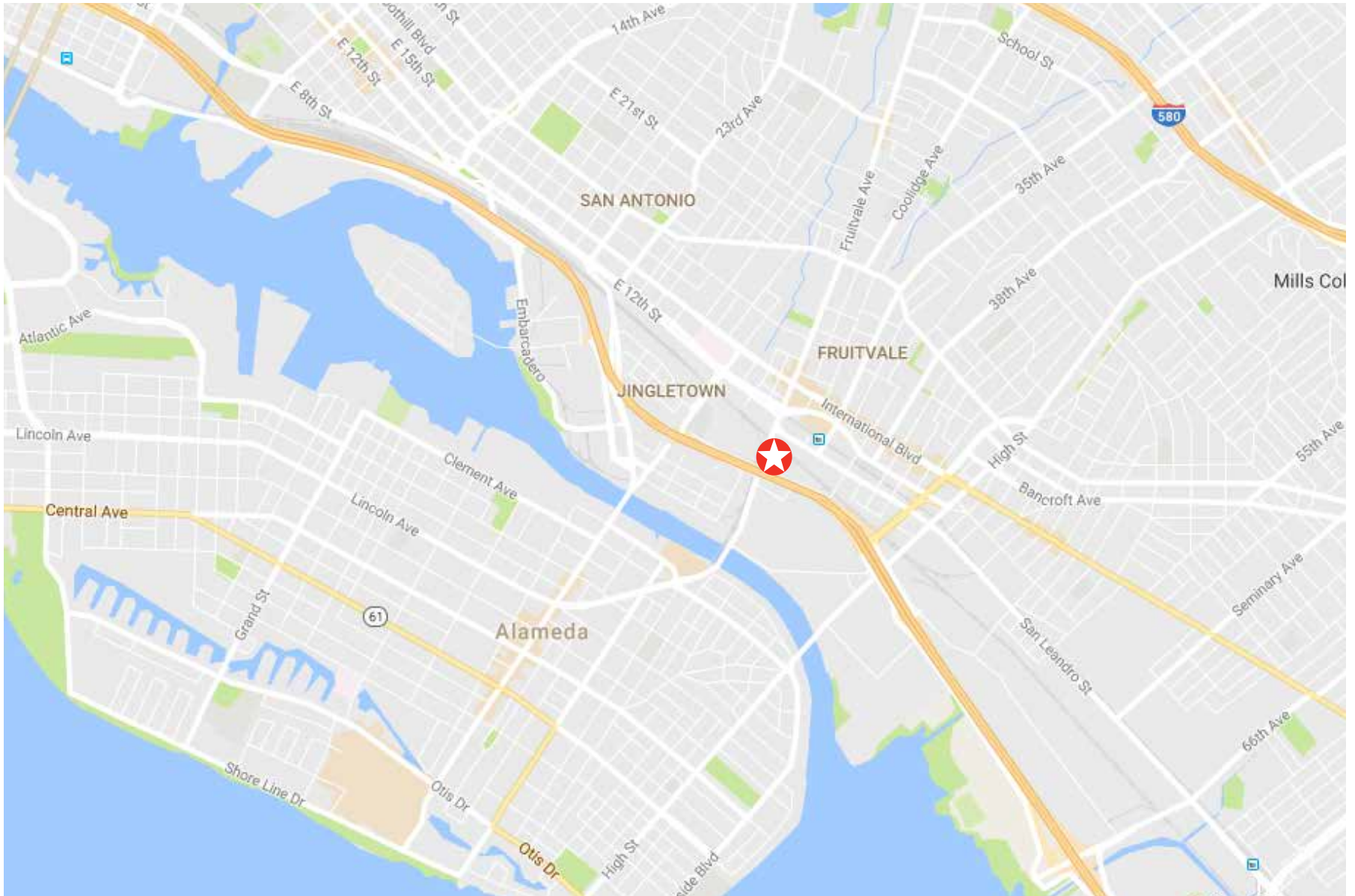
# MAPS & AERIALS

## REGIONAL MAP

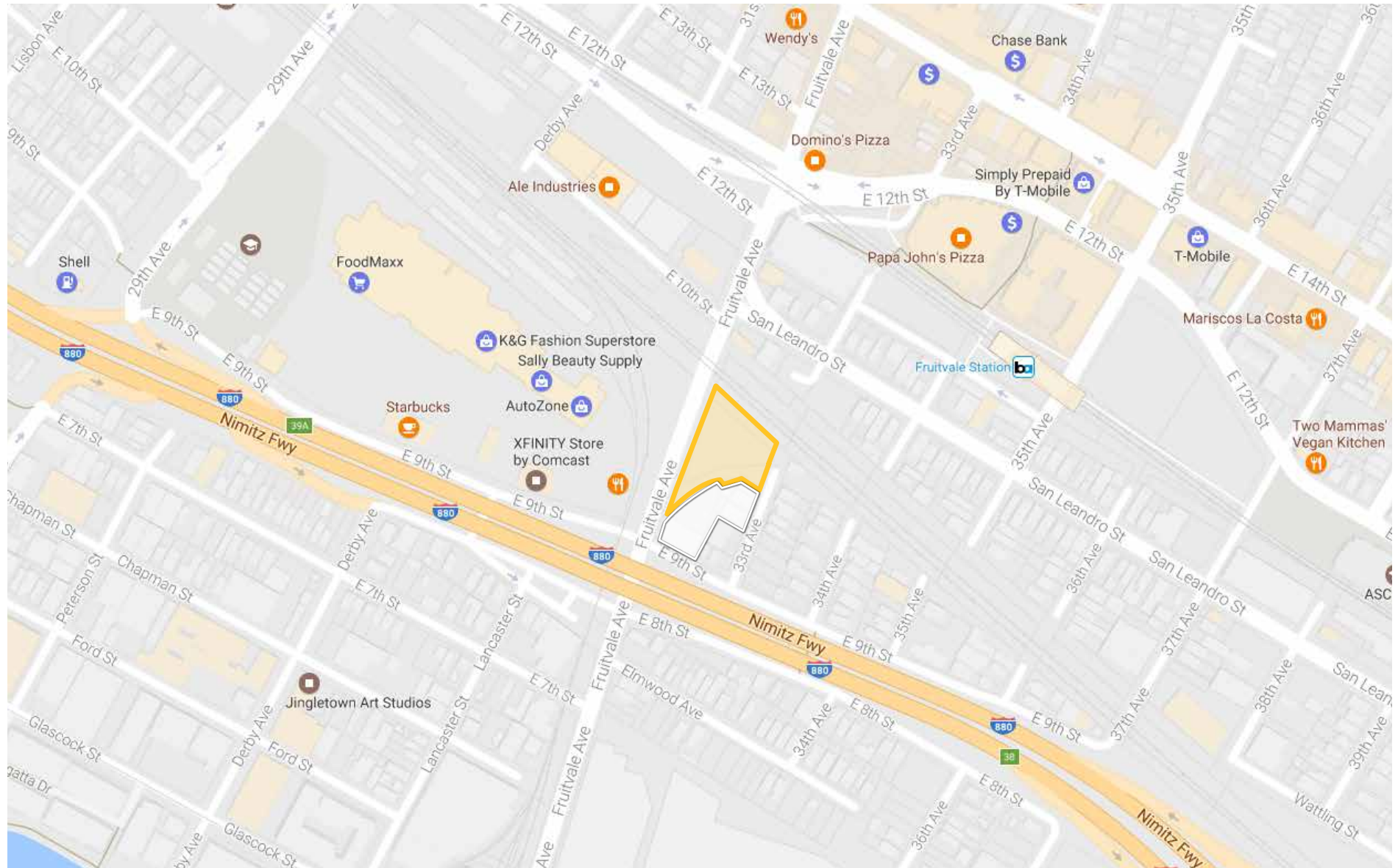




## AREA MAP



# LOCATION MAP





This aerial map shows a neighborhood in Oakland, California, centered around the intersection of Fruitvale Avenue and the Nimitz Freeway (I-880). A specific parcel, outlined in yellow, is located at the corner of Fruitvale Ave and E 9th St. The map is densely populated with street names and business labels. To the west of the highlighted parcel, along E 9th St, are businesses such as Starbucks, XFINITY Store by Comcast, and K&C Fashion Superstore. To the east, along Fruitvale Ave, are Domino's Pizza, Papa John's Pizza, and T-Mobile. Further east, the map shows more residential streets and businesses like Taqueria El Farolito and Mariscos La Costa. The Nimitz Freeway runs diagonally across the lower half of the map, with several on-ramps and off-ramps visible. The overall area is a mix of commercial and residential development.





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