

1523

HARRISON STREET | OAKLAND, CA

PREMIER URBAN INFILL DEVELOPMENT OPPORTUNITY

*with no height limit
and 232 residential units
under current zoning*



Accelerating success.





RESTAURANTS/ENTERTAINMENT

1 Aroma Cafe	10 The Hive with Drakes Brewing	19 Pho 84
2 Awaken Café	11 Ichiro	20 Pican
3 Axtlan Taqueria	12 Luka's Taproom & Lounge	21 Starbucks
4 Bar 355	13 Lunch Box	22 The Terrace Room
5 Club 21	14 Max's	23 Tribune Tavern
6 Donut Savant	15 19th Street Station	24 Unami Burger
7 Duende	16 Ozumo	25 Uptown Cafe
8 Flora	17 Plum Bar	26 Farley's East
9 Fox Theater	18 Ozumo	

FINANCIAL

27 Bank of America
28 Chase Bank
29 Mechanics Bank
30 Wells Fargo
31 Union Bank

TRANSPORTATION

12th Street BART
19th Street BART

SIGNIFICANT RESIDENTIAL PROJECTS

32 The Grand - 22 Stories
33 The Essex - 20 Stories
34 2270 Broadway - 23 Stories (planned)
35 1640 Broadway - 33 Stories (planned)
36 1900 Broadway - 33 Stories (planned)

EXECUTIVE SUMMARY

Colliers international (“Colliers”), as Exclusive Broker, is pleased to offer for sale 1523 Harrison Street (the “Property”) and the two (2) adjacent parcels, a 0.48-acre property located in Downtown Oakland, California. The Property, 1523 Harrison, presents an exciting opportunity for an investor or developer to acquire 20,904 SF of unimproved land in the hottest real estate market in the country. The property is situated conveniently within walking distance of 12th Street, 19th Street and Lake Merritt BART stations providing easy access to San Francisco and to all major freeways including I-80, I-880 and I-580.

The Property is zoned CBD-C which allows for multifamily development by right of up to approximately 232 units in a high-rise project with no maximum height restrictions.

1523 Harrison represents a truly unique urban infill development opportunity where a new multifamily project may be developed in walking distance to Downtown and Uptown as well as Chinatown in Oakland. This is a one of a kind development opportunity given its location to large employers like Pandora, Kaiser Permanente and Uber as well as its proximity to local transportation. In addition, the Property provides for stable interim cash flow while entitlements and permits are obtained for construction and development.

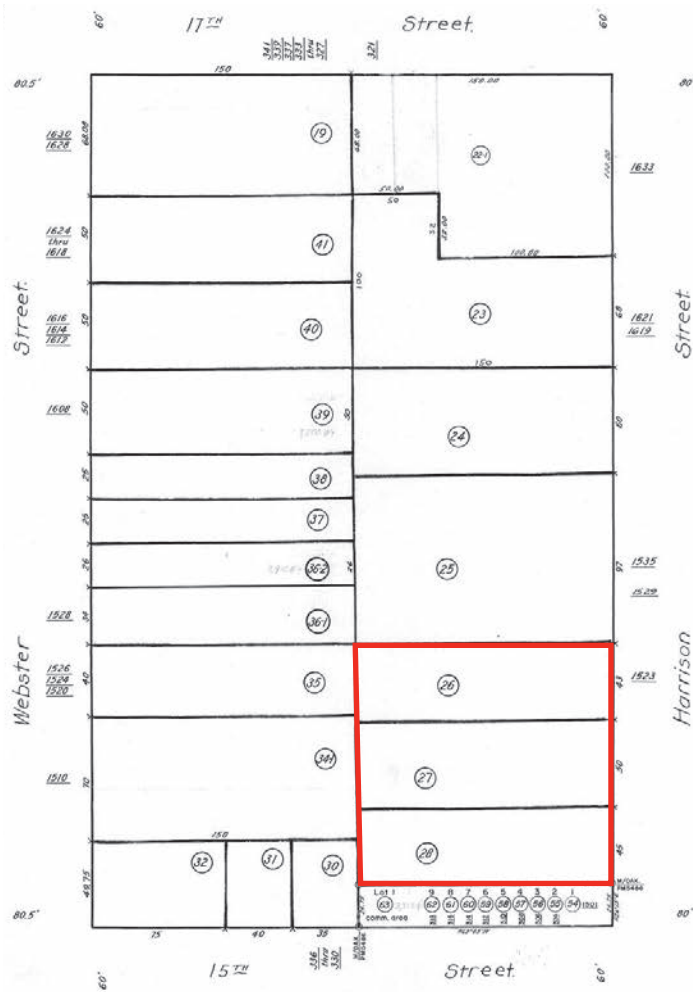
OFFERING TERMS

1523 Harrison is being offered for sale without an asking price. All interested parties should base their offer on the “As-is, where-is” condition of the Property. The owner is seeking all-cash offers from experienced, well-funded investors or developers. The owner will review all offers but will give preference to purchasers with a “standard” due diligence and close period.

OFFERING SUMMARY

PRICE:	TO BE DETERMINED BY MARKET
SITE AREA:	20,904 SF (0.48 ACRES)
PERMITTED USES:	MULTIFAMILY, RESIDENTIAL, CIVIC, COMMERCIAL
DEVELOPMENT POTENTIAL:	UP TO 232 UNITS

DEVELOPMENT POTENTIAL



GENERAL PLAN DESIGNATION: Central Business District - Commercial

ZONING: CBD-C

MULTI-FAMILY RESIDENTIAL Up to 232 units

MAXIMUM HEIGHT LIMIT: Unrestricted, subject to design review

SETBACK REQUIREMENTS:

- Min. Front: 0 feet
- Min. Interior Side: 0 feet
- Min. Street Side: 0 feet
- Min. Rear: 0 feet

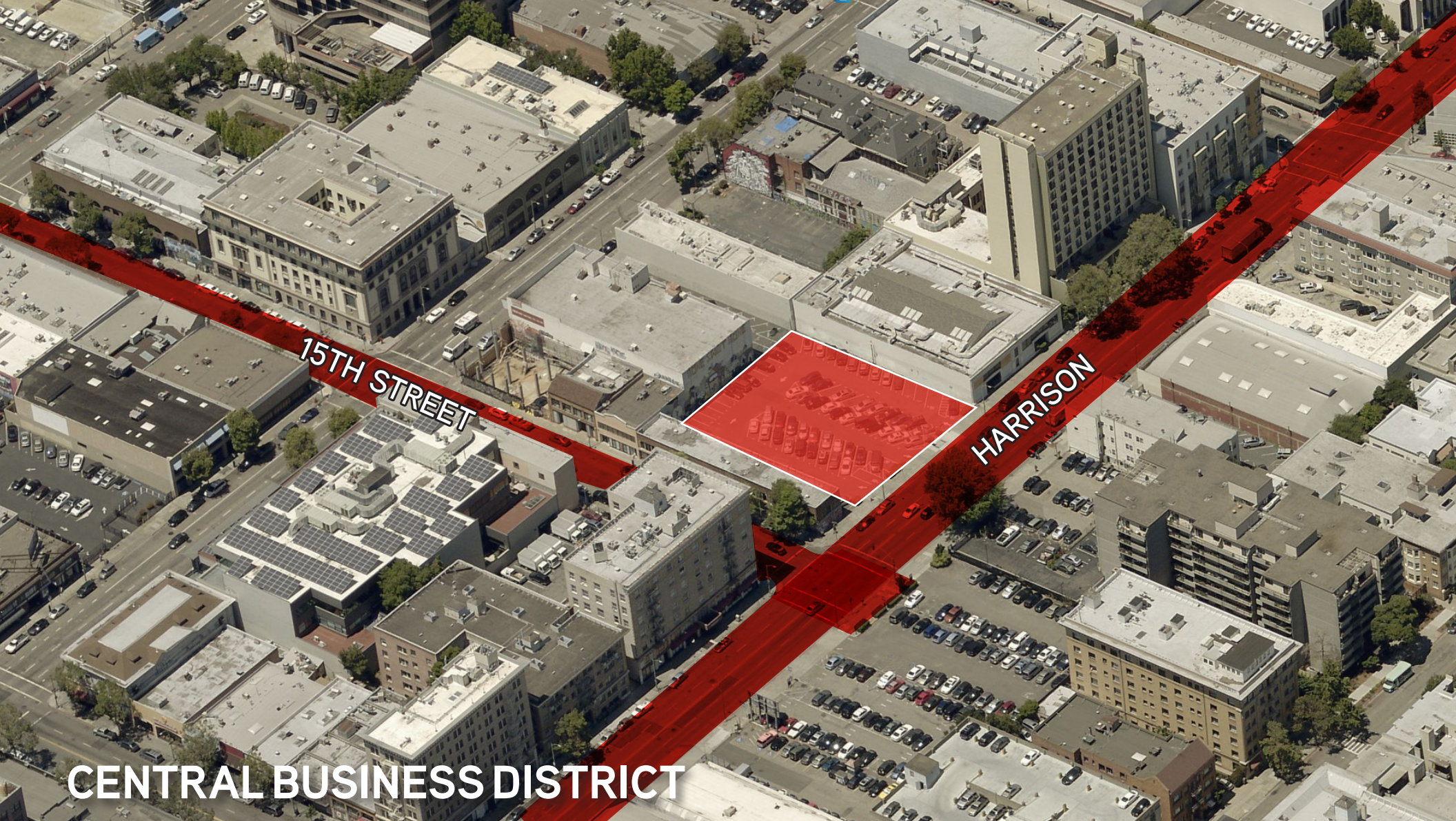
MAXIMUM RESIDENTIAL DENSITY: 1 Dwelling Unit per 90 SF of Land Area per Current Zoning

WALK SCORE: 99/100 - "Walker's Paradise"

BIKE SCORE: 90/100 - "Very Bikeable"

TRANSIT SCORE: 85/100 - "Excellent Transit"

www.walkscore.com/score/1523-harrison-st-oakland-ca-94612



CENTRAL BUSINESS DISTRICT

CBD-C CENTRAL BUSINESS DISTRICT GENERAL COMMERCIAL ZONE

The intent of the CBD-C zone is to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities. There is no height limit.

DISCLAIMER

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1523 Harrison Street

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