



CALIFORNIA
CAPITAL & INVESTMENT
GROUP

556 W Grand Ave Oakland, CA 94612

Excellent High Density Development Site Or Owner/User Opportunity

Sale Price: \$3,500,000
(\$107/SF land)
(\$235/SF Building)

Building Size: +/- 14,877 RSF

Lot Size: +/- 0.75 acres
(+/- 32,670 SF)



Links:

Assessor's Map



Zoning: D-DT-CX & S-13



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556 W Grand Ave Property Summary



California Capital & Investment Group is pleased to present this excellent high density development site or owner/user opportunity located in Oakland California. 556 W Grand Avenue features a +/- 32,670 SF corner lot with +/- 14,877 SF of commercial structures. The property also has two billboards producing monthly rent and revenue sharing. 556 W Grand is the ideal high density development site just a couple blocks away from major freeways and less than a 10 minute walk from BART. The site is also a great owner/user opportunity with significant building frontage on the busy W Grand Avenue corridor. Property has street frontage on three sides.

Property Details

Address: 556 W Grand Ave, Oakland, CA 94612

County: Alameda

Assessor's Parcel: 8-660-43-3

Year Built: +/- 1940

Building Size: +/- 14,877 SF

Lot Size: 0.75 acres (+/- 32,670 SF)

Parking: +/- 40 surface spaces

Zoning: D-DT-CX & S-13

Power: 1,597sf Warehouse – 200amp single phase 208/120V (active)

13,280SF Main Building temp service – 200amp single phase 208/120v (active, can be upgraded to 1,600amp)

Development Standards:

Height Area: 16

Maximum Density: Regular Dwelling Units – 100 SF of lot area per unit = *approximately 327 potential dwelling units.*

Maximum Nonresidential Floor Area Ratio: 14.0.

Maximum Height: 275 Ft.



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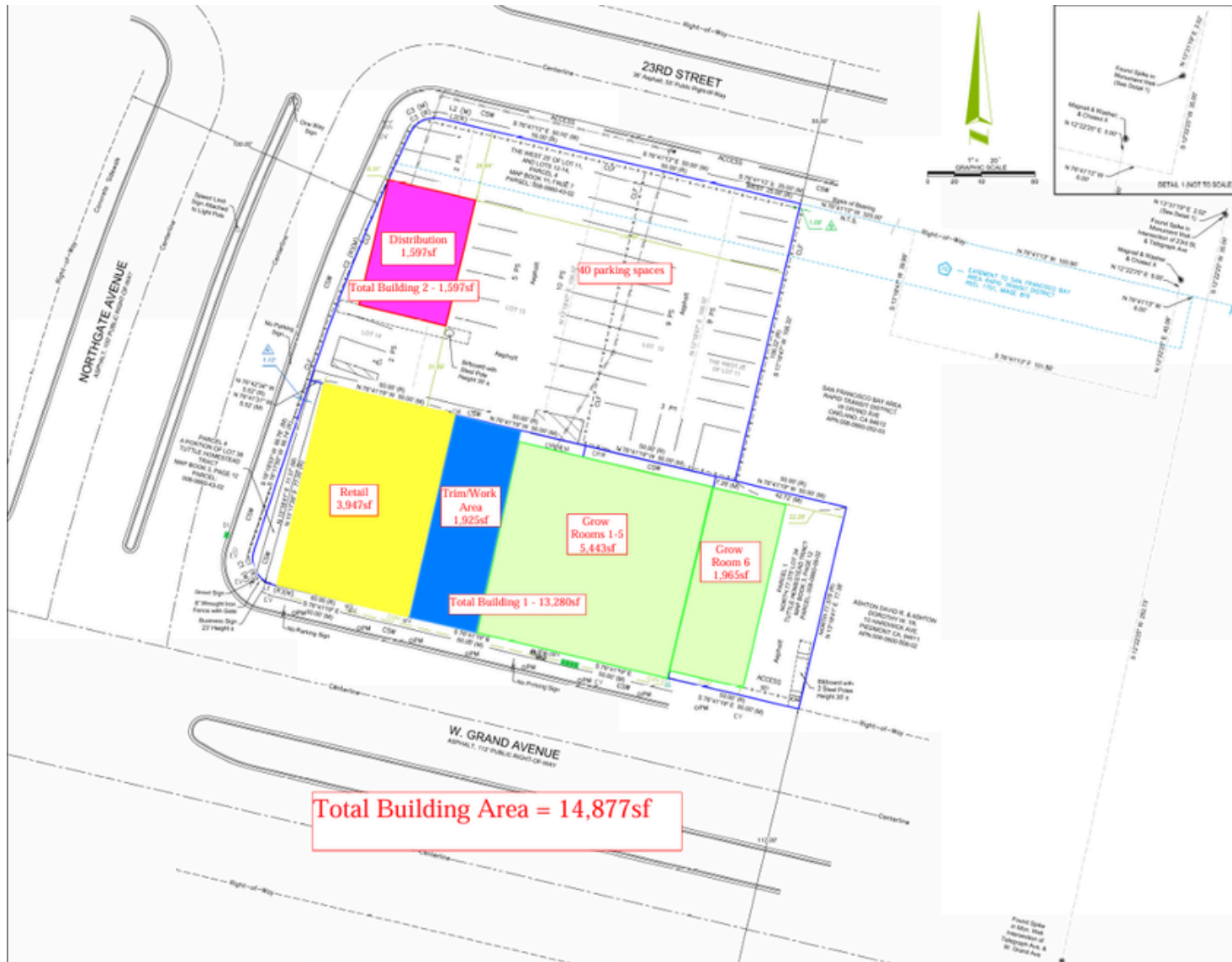


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556 W Grand Ave Site Plan



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556 W Grand Ave


Property & Location Highlights

1. Near I-880, I-580 and H-24.
2. High Density Development Site.
3. Busy W Grand Corridor.
4. Less than 1 mile away from BART.
5. Excellent Owner/User Opportunity
6. Ample Parking; +/- 40 Parking Spaces.
7. Multiple roll-up doors.
8. Barreled Ceiling.
9. Rear Warehouse behind Retail Buildings.
10. Mezzanine.
11. Concrete block, brick, and timber.





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556 W Grand Ave Pictures



Retail Space #1



Retail Space #1



Retail Space #1



Retail Space #1



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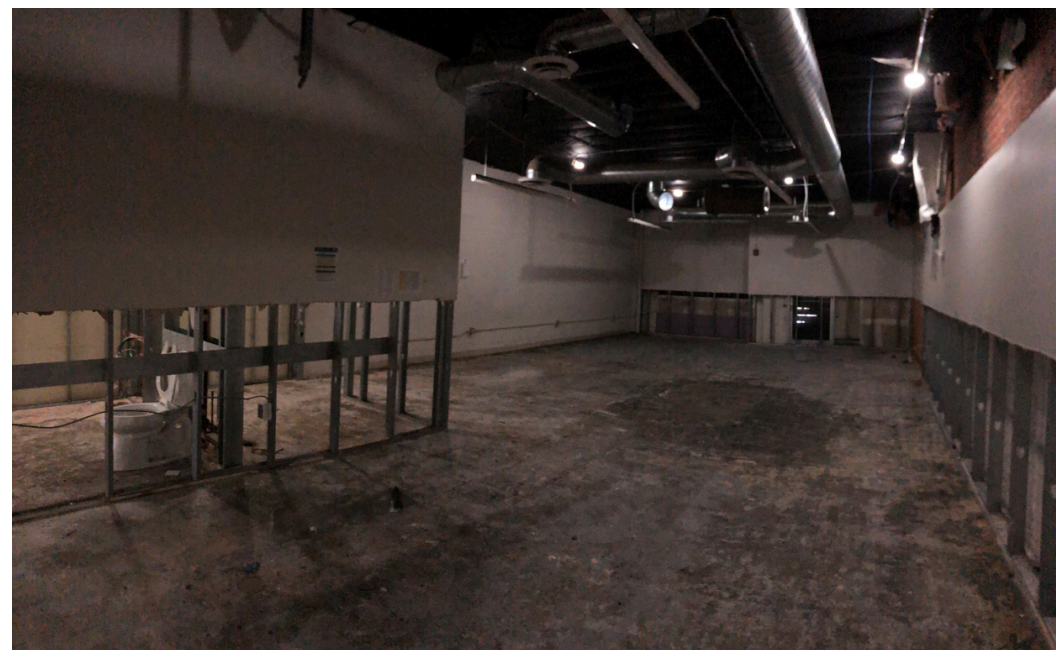
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556 W Grand Ave

Pictures



Retail Space #2



Retail Space #2



Retail Space #2



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556 W Grand Ave Pictures



Rear Building



Rear Building



Rear Parking



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