



38TH & INTERNATIONAL

37TH AVE

E 12TH ST

38TH AVE

INTERNATIONAL BLVD

Commercial / Residential Land

38th & International

Fruitvale District | Oakland, CA

±0.88 Acres | Qualified Opportunity Zone

Contact

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Property Summary

	3751 International Blvd.	375 38th Ave.	1230 37th Ave.
APN:	33-2158-5-1	33-2158-8	33-2158-22-1
Land Area (SF):	±15,625	±4,687	±17,812
Acres:	±0.36	±0.11	±0.41
General Plan Land Use:	Neighborhood Center Mixed use	Neighborhood Center Mixed use	Neighborhood Center Mixed use
Zoning:	CN-2, S-13, S-14	CN-3, S-13, S-14	RM-4, S-13, S-14, S-15
Max Residential Density (Units/Acre):	217.8	217.8	43.56
Max Non-Residential FAR:	4.0	4.0	N/A
Max Building Height:	95 feet	95 feet	35 feet
Max Stories:	8	8	N/A
Condition:	Building to be Demolished	Asphalt Parking Lot	Asphalt Parking Lot

Asking Price: \$1,525,000



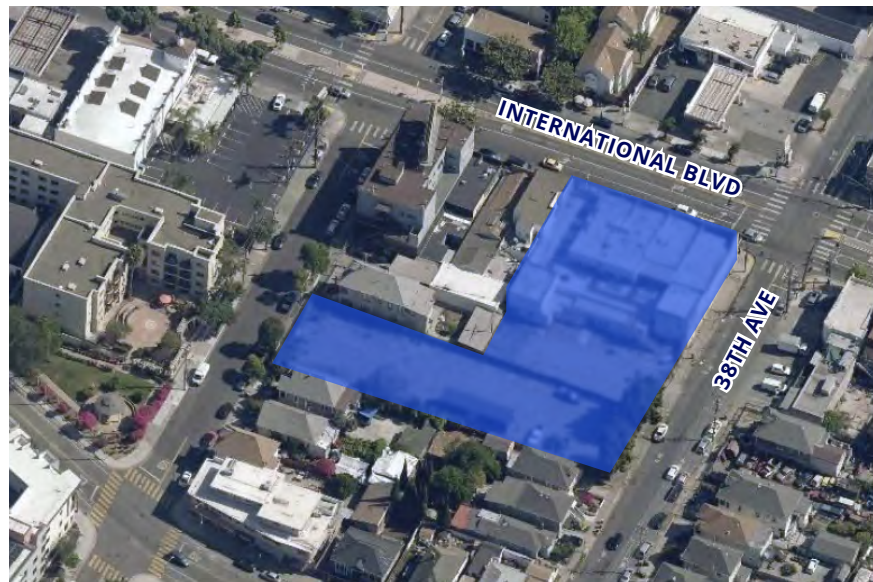
Land Area

±38,124 square feet
±0.88 Acres



Frontage

125 feet on International Blvd.
75 feet on 37th Avenue
230 feet on 38th Avenue



Zoning



Zoning Map



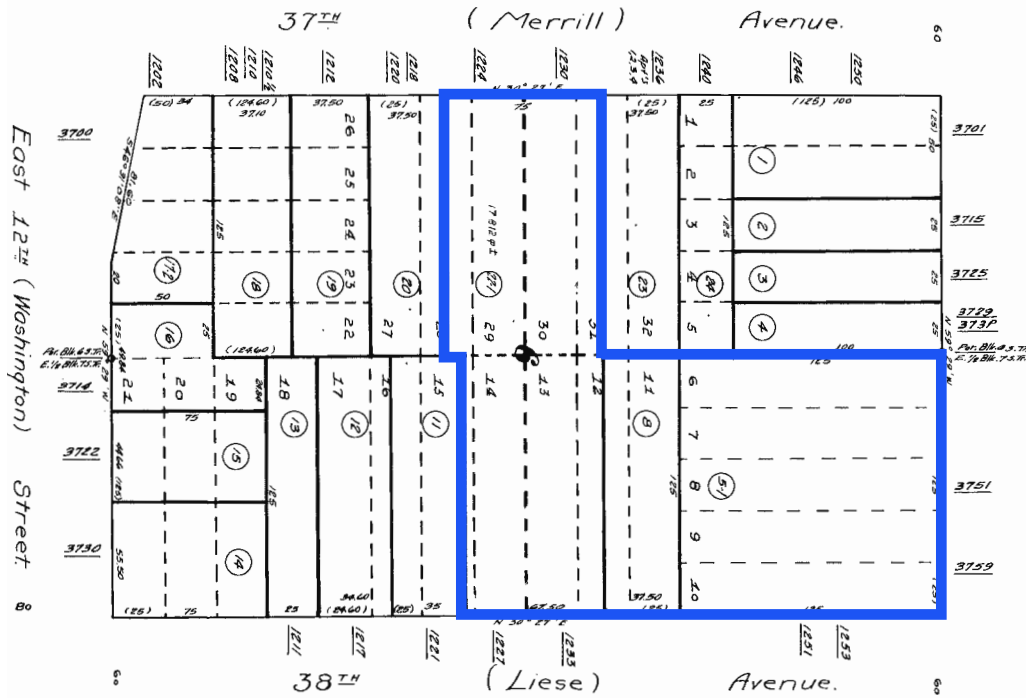
CN Zoning Code



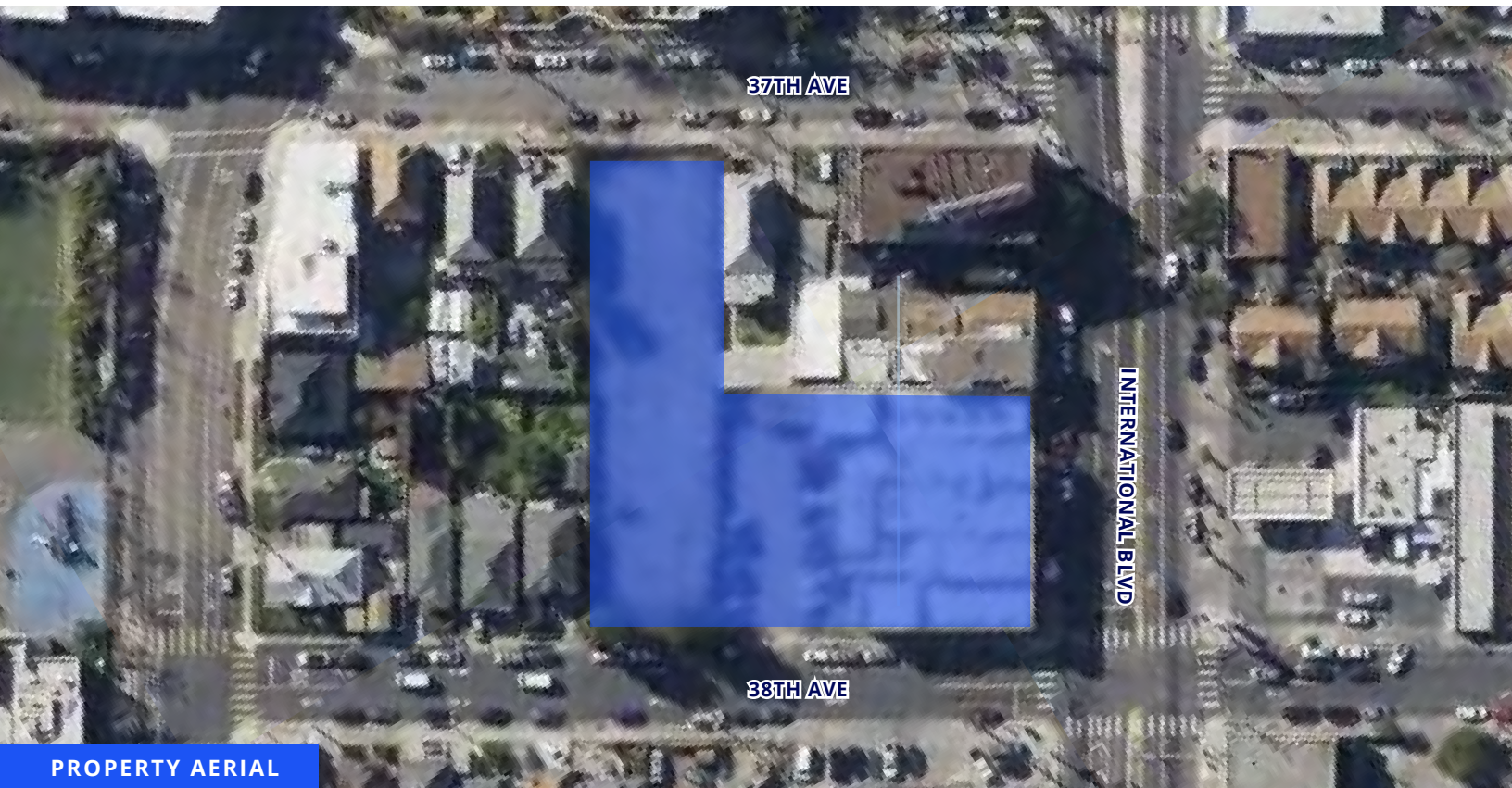
RM Zoning Code

Click Icons to Learn More

Property Summary



PARCEL MAP



PROPERTY AERIAL

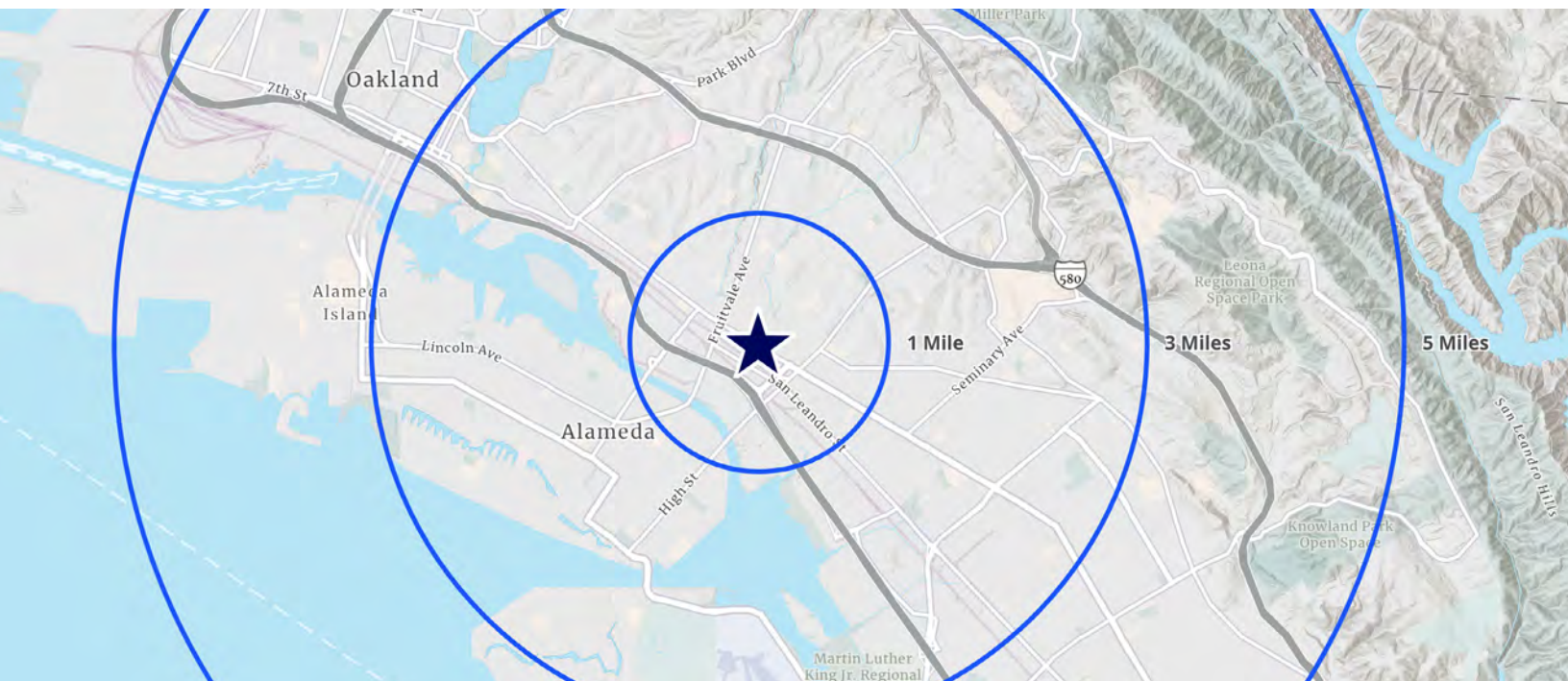
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Location Highlights

- High visibility, signalized hard corner with estimated 25,000+ ADT
- Short walking distance to Fruitvale BART Station (5 min)
- Convenient freeway access to I-880 (less than 5 min)
- Directly fronts International Boulevard, the primary commercial corridor of the Fruitvale District with an estimated 150+ businesses
- Located directly in front of AC Transit Tempo Bus Rapid Transit (BRT, Line 1T) with direct access to Downtown Oakland and Downtown San Leandro
- 1 block to ASCEND K-8 public charter school
- Directly adjacent to Las Bougainvilleas Senior Housing (67 units), Casa Arabella Apartments (94 units), Casa Suenos (181 units)
- Short driving distance to Fruitvale Station Shopping Center anchored by Foodmaxx and Bridgeside Shopping Center anchored by Nob Hill Foods
- Close proximity to South Shore Center and Downtown Alameda Park Street District with 450+ shops, restaurants, bars and eateries

Key Stats (3-mile Radius)

POPULATION	DAYTIME POPULATION	HOUSING UNITS	HOUSEHOLDS	MEDIAN HOUSEHOLD INCOME	MEDIAN HOME VALUE	BUSINESSES
274,569	123,162	106,515	99,578	\$98,951	\$1,100,697	8,421



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Market Overview

OAKLAND

- Located in the popular Fruitvale District that is home to the largest Hispanic community in Oakland
- Very diverse community with 31.4% Hispanic, 22.3% Asian and 16.3% Black in 3-mile radius
- Urban infill site with high population density of 15,400 per square mile (1-mile radius)
- Fruitvale BART Station is the fourth busiest station in the East Bay with 4,000+ average weekday riders
- Significant market voids for automotive, beauty supplies, childcare, electronics, footwear, hair, physical therapy, fast casual restaurants, and QSR restaurants



Past Entitlements



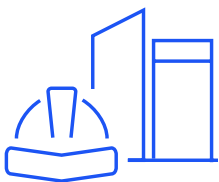
UNIT MIX

Unit Type	#	%	SF
Studio	109	54.8%	400
1-Bedroom	40	20.1%	645
2-Bedroom	25	12.6%	1,120
3-Bedroom	25	12.6%	1,120
Total / Average	199	100.0%	630

*Past entitlements included 1236 and 1240 37th Ave. totaling ±7,750 SF.

PROJECT SUMMARY

# of Floors	6
Building Height	71 feet (top of roof)
Construction Type	Five levels residential Type IIIA over one level Type I
Residential Parking	5 Surface Spaces 51 Mechanized Spaces 56 Total Spaces
Commercial Space	±5,000 square feet
Commercial/Guest Parking	14 Spaces
Bicycle Parking	120 Spaces
Total Net Rentable Area	±125,400 SF



PROJECT TEAM

Architect:	KTGY
Civil:	Ackland International
Landscape:	PGA Design
Structural:	Axiom PLLC
MEP Engineer:	DC Engineering
Modular Fabrication:	Prefab Logic



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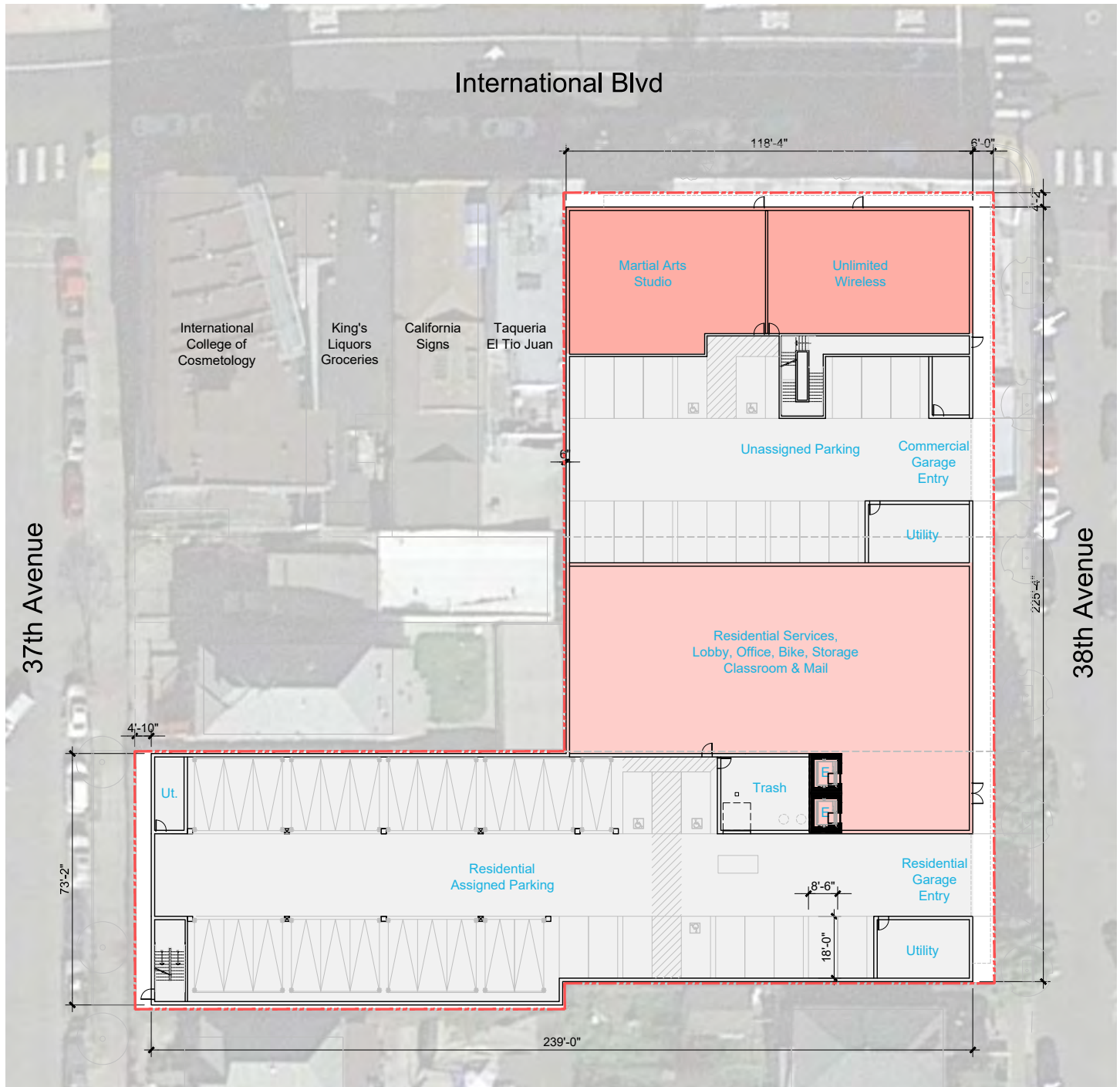
Architectural Renderings



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Floor Plans

GROUND FLOOR PLAN LEVEL 1



* Schematic design drawings used for initial city design submittal review.

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Floor Plans

PODIUM FLOOR PLAN LEVEL 2

International Blvd



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Floor Plans

TYPICAL FLOOR PLAN
LEVELS 3-6

International Blvd



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Property Aerials



VIEWING WEST



VIEWING EAST

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Property Aerials



VIEWING SOUTHEAST



VIEWING NORTHWEST

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