

1546-80 FRUITVALE AVE

Fruitvale Ave

E 16th St

OFFERING MEMORANDUM

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

DISCLAIMER AND CONFIDENTIALITY AGREEMENT

The material contained herein is confidential and is presented strictly as confidential information related to the possible sale by the owner ("Owner") of certain property located in the city of Oakland, California, at 1546, 1558, 1580 Fruitvale Ave, Oakland, California (the "Property").

In order to evaluate the Property, Recipient has requested certain information regarding the Property. Owner is willing to provide such information, either directly or through its agents, contractors, advisors, or consultants (collectively referred to hereafter as "Provider"), under the condition that "Recipient" (defined below) agrees to keep the information strictly confidential in accordance with this agreement. As used in this agreement, the term "Recipient" shall refer collectively and individually to the undersigned, and any other employees or agents or consultants of the undersigned who review the confidential information in connection with the evaluation of the Property by the undersigned. Recipient acknowledges and agrees that the Agreement is being executed for the benefit of Owner and the undersigned Broker. Recipient agrees that it will maintain in strictest confidence all information provided by Provider regarding the Property, including without limitation, financial information, leases, environmental investigations, title reports, surveys, and any other information provided by Provider to Recipient that is not generally known to the public (collectively, the "Confidential Information").

Recipient also agrees not to disclose or divulge the Confidential Information to any person or entity other than the undersigned's employees who are actively and directly participating in the analysis of the property, and in such cases only to the extent reasonably required for such analysis. The recipient also agrees to inform all such employees of the confidential nature of the Confidential Information and to provide a copy of this agreement to such employees. Recipient agrees to be fully responsible for any breach of this agreement caused by such employees. In the event that Recipient is required or requested by subpoena or judicial or other governmental authority to disclose any Confidential Information, Recipient agrees to provide to Provider prompt notice of such requirement or request in order to give owner time to seek an appropriate protective order or otherwise control the required disclosure. In such event, Recipient shall disclose confidential Information only to the minimum extent necessary in order to comply with legally binding requirements, and shall exercise its best efforts to ensure that the Confidential Information shall be held in confidence by the party to whom it is required to be disclosed.

Recipient agrees that Provider shall be entitled to equitable relief, including without limitation injunction and specific performance, in the event of a violation or threatened violation of this agreement, in addition to all other remedies available at law or in equity. This agreement is governed by the laws of the State of California. No failure to exercise any right, privilege or remedy hereunder shall be deemed to be a waiver thereof. If any provision of this agreement is adjudged to be unenforceable, the balance of the agreement shall be endorsed to the maximum extent permissible under applicable law. This agreement contains the entire agreement of the parties with respect to the subject matter hereof, and can only be amended by a writing signed by both parties. If any legal action or other proceeding of any kind is brought for the enforcement of this agreement or because of any alleged breach, default or any other dispute in connection with any provision of the agreement, the successful or prevailing party shall be entitled to recover all reasonable attorney's fees and other costs incurred in such action or proceeding, in addition to any relief to which it may be entitled.

David Alan Klein is a California licensed attorney at law [92787] on inactive status. Klein cannot practice law, does not practice law, and is not practicing law for any person who reviews this Offering Memorandum. By its request and receipt of this Offering Memorandum, the recipient represents they have not relied on Klein's writings and representations as the practice of law and have sought and received independent legal counsel prior to taking any action, or inaction, or executing any legally binding document based upon this Offering Memorandum.



FRUITVALE AVE

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PROPERTY HIGHLIGHTS

\$5,000,000

ASKING PRICE

1546 FRUITVALE AVE

APN: 33-2121-30 ±0.16

Acres (±6,750 SF)

Paved Land

1554 FRUITVALE AVE

APN: 33-2121-31 ±0.26

Acres (±11,256 SF) ±4,060 SF

Four (4) Unit MultiFamily Building

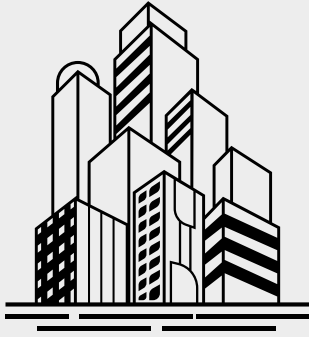
1580 FRUITVALE AVE

APN: 33-2121-1 ±0.48

Acres (±20,900 SF) ±12,827 SF

Commercial Building

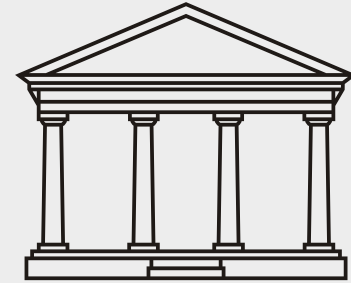




Zoned RU-2-Urban Residential



Prominent Fruitvale Location



Not Designated Historic



Excellent Redevelopment/Reposition Candidate



Phase 1 Available

SITE HIGHLIGHTS

FINANCIALS

3,554 SQ FT

BUILDING SIZE

1938

BUILDING SIZE

4 1-BEDROOM

UNITS

.26 ACRES

LAND AREA

INCOME

BUILDING	MONTHLY RENT	UNIT TYPE	MOVE-IN DATE
1554 Fruitvale	\$977.46	1 BD/1 BR	9/25/2009
1556 Fruitvale	\$632.05	1 BD/1 BR	2/1/2007
1558 Fruitvale	\$1,371.60	1 BD/1 BR	4/1/2004
1560 Fruitvale	\$559	1 BD/1 BR	5/1/1986
Total Monthly Income	\$3,540.11		
Annual Income	\$42,481.32		
Laundry	\$437		
Total Annual Income	\$42,918		

EXPENSES

Trash	\$1,784
Sewer	\$1,550
Water	\$2,888
Repairs	\$2,150 (5% of Gross Income)
Total	\$8,372
Insurance	\$2,483
Taxes	\$19,718
Total Annual Income	\$30,933
Net Income	\$11,985



Lee & Associates is pleased to present a .9 of an acre property comprised of three separate parcels at 1546, 1554, 1580 Fruitvale Avenue located in Oakland, California. The property is situated in Fruitvale neighborhood, the core urban market in Oakland, with easy access to the 880 freeway. With the RU-2-Urban Residential Zoning and height limits of 50 feet, a multifamily building with retail storefronts can be built on the site. This property is a great opportunity for a buyer or a developer looking to take advantage of this prime opportunity.

PROPERTY OVERVIEW



Fruitvale Ave

Fruitvale Ave

E 16th St

E 16th St

Fruitvale Ave





35th Ave

35th Ave

E 16th St

Fruitvale Ave

Fruitvale Ave

E 16th St



Multifamily and Retail Rendering



Multifamily and Retail Rendering



OAKLAND

MARKET OVERVIEW

Fruitvale, nestled in the heart of Oakland, California, is a vibrant and culturally diverse neighborhood teeming with history and character. Once an agricultural hub renowned for its orchards and vineyards, it has evolved into a thriving community with a unique blend of old and new. Fruitvale's bustling commercial district bustles with vibrant murals, family-owned businesses, and lively street vendors, reflecting its Latinx heritage. Residents cherish the tight-knit community spirit and take pride in their cultural festivals, such as Dia de los Muertos. With easy access to public transportation, including the Fruitvale BART station, and proximity to Lake Merritt, Fruitvale remains a cherished destination, exuding an irresistible charm that draws both locals and visitors alike.

STRATEGIC LOCATION



Oakland's strategic location at the heart of the Bay Area positions it as a crucial transportation and logistics hub, facilitating easy access to major markets in Northern California and beyond. With a well-developed network of highways, ports, and airports, the city offers unparalleled connectivity for businesses operating on a regional and global scale.

BOOMING ECONOMY



Oakland's economy is flourishing across multiple sectors, including technology, healthcare, manufacturing, and tourism. The city has experienced a surge in innovation-driven businesses, fostering a robust ecosystem of startups and established corporations alike. This diverse economic landscape ensures stability and resilience in the face of market fluctuations.

THRIVING ARTS & CULTURAL SCENE



Oakland's rich cultural heritage is evident in its vibrant arts and music community, drawing artists, creatives, and enthusiasts from around the world. The city's commitment to promoting a lively cultural scene not only enhances its appeal but also contributes significantly to the growth of the local economy.

SUSTAINABILITY INITIATIVES



Oakland has established itself as a leader in sustainability and green initiatives. The city's commitment to eco-friendly practices not only aligns with global trends but also attracts businesses and investors seeking socially responsible and environmentally conscious opportunities.





COMMERCIAL REAL ESTATE SERVICES

Local Expertise. International Reach. World Class.

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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