



VILLAS OF IRVINGTON



**THE KHO TEAM
REAL ESTATE**

LIC # 01759705

EXECUTIVE SUMMARY

Previously approved for 11 tri-level townhomes ranging in size from 1938 sf to 2329 sf, each with 4 bedrooms, 3 bathrooms, and side-by-side 2-car garage. The development is located at the corner of Adams and Roberts, within walking distance of the Irvington Business District/Five Corners. Walk Score of 78, Bike Score of 76. Schools are Grimmer ES, Horner MS, and Irvington HS (buyer to check with Fremont Unified).

OFFERING SUMMARY

ADDRESS	3800 Adams Ave Fremont CA 94538
COUNTY	Alameda
OFFERING PRICE	\$5,500,000
PRICE PSF	\$208.62
LAND SF	26,364 SF
LAND ACRES	0.61
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	R-3-18
# OF PARCELS	1
APN	525-605-22

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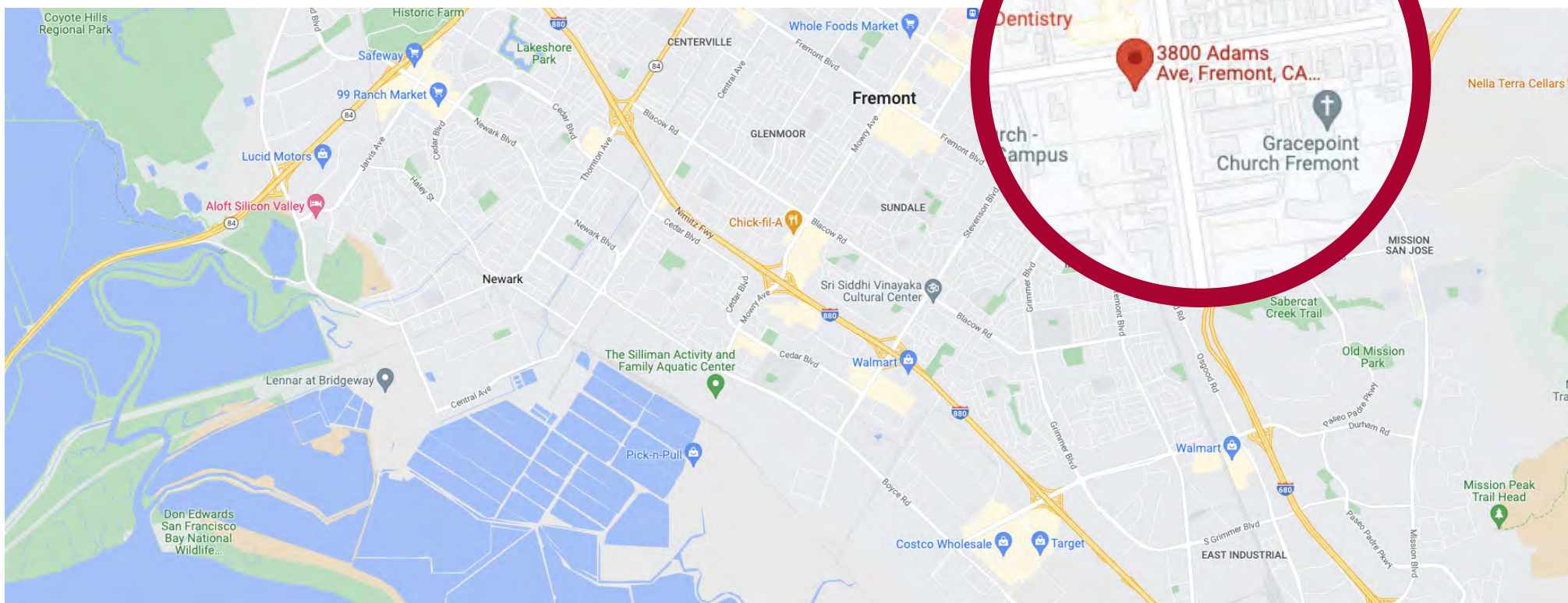


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LOCATION



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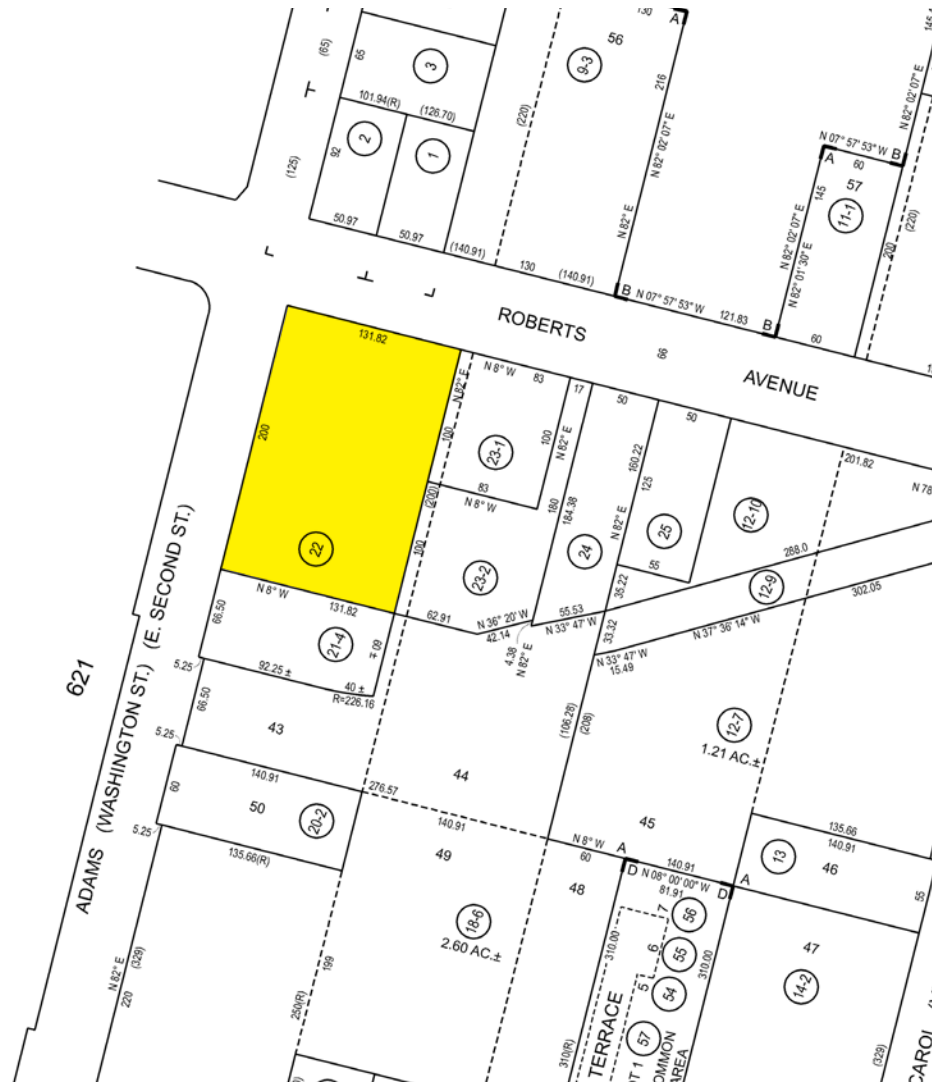


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PLAT MAP



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PHOTOS



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PREVIOUSLY APPROVED PLANS



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UNIT MIX SUMMARY

Unit #	1st FLR	2nd FLR	3rd FLR	Living Area	Garage	Lot Size	Beds	Baths
Lot 1	380	753	818	1,951	408	1,293	4	3.5
Lot 2	440	823	936	2,199	408	1,229	4	3.5
Lot 3	431	821	923	2,175	408	1,229	4	3.5
Lot 4	440	823	936	2,199	408	1,682	4	3.5
Lot 5	384	866	926	2,176	418	1,014	4	3.5
Lot 6	384	866	926	2,176	418	1,014	4	3.5
Lot 7	447	904	904	2,255	400	1,195	4	4
Lot 8	380	753	818	1,951	408	1,293	4	3.5
Lot 9	400	917	946	2,263	425	1,229	4	3.5
Lot 10	400	917	946	2,263	425	1,229	4	3.5
Lot 11	400	917	946	2,263	425	1,662	4	3.5

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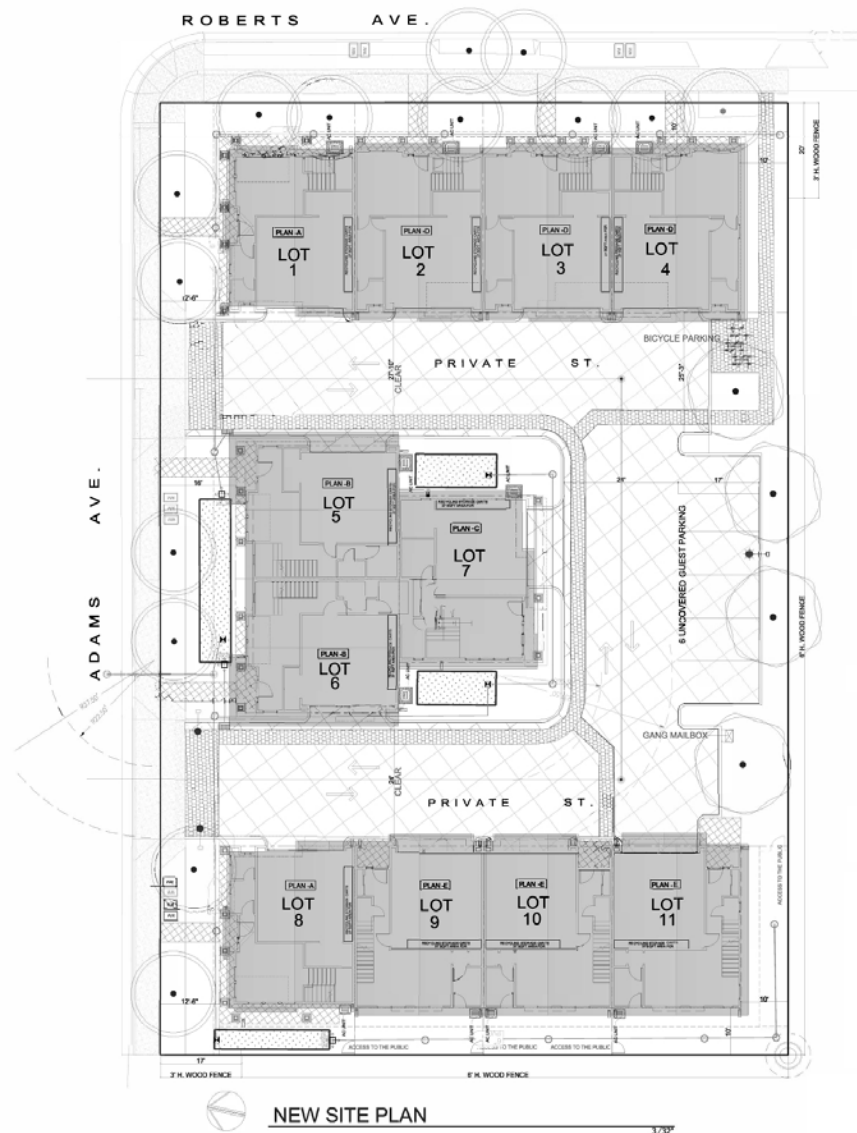
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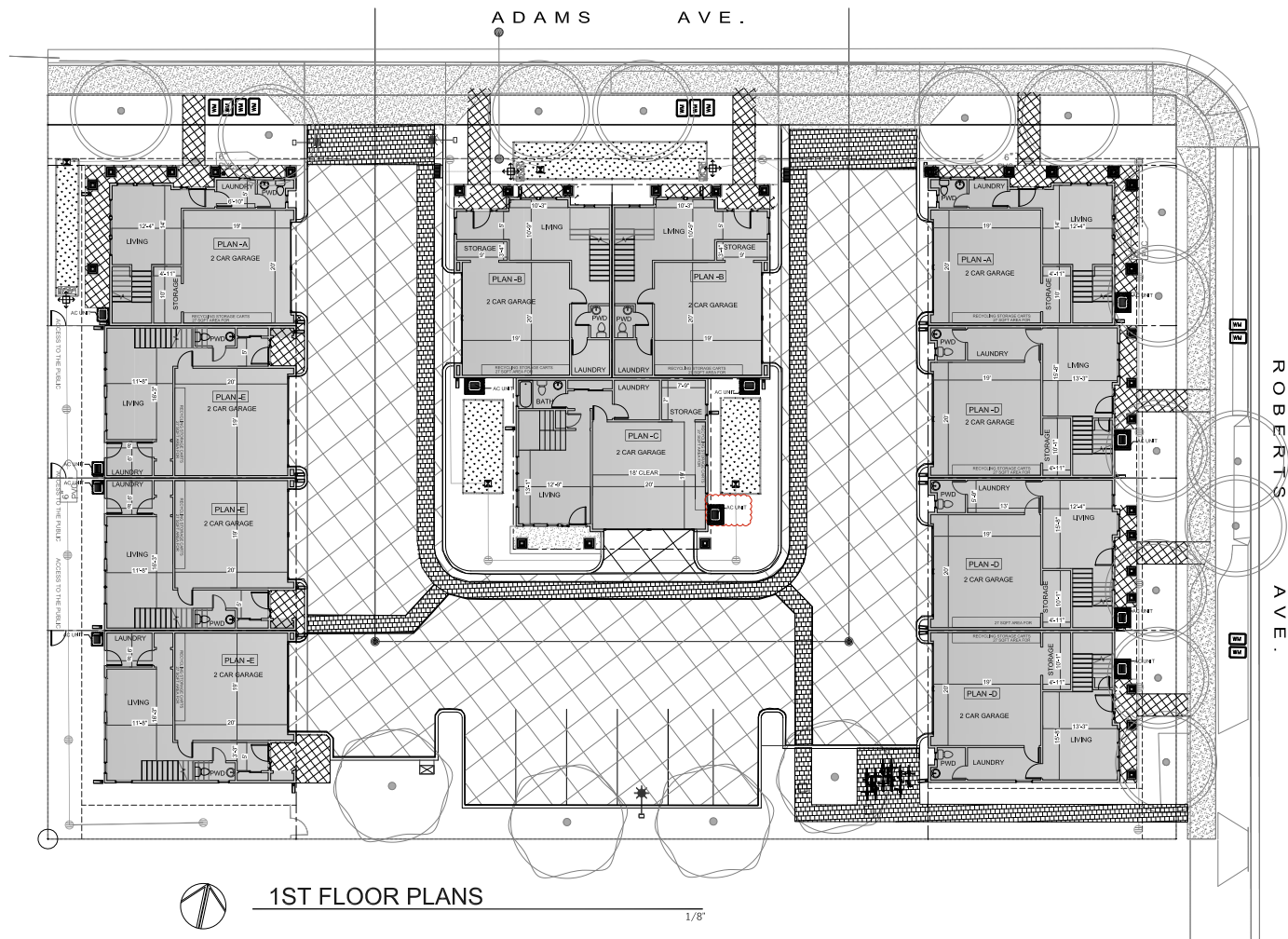
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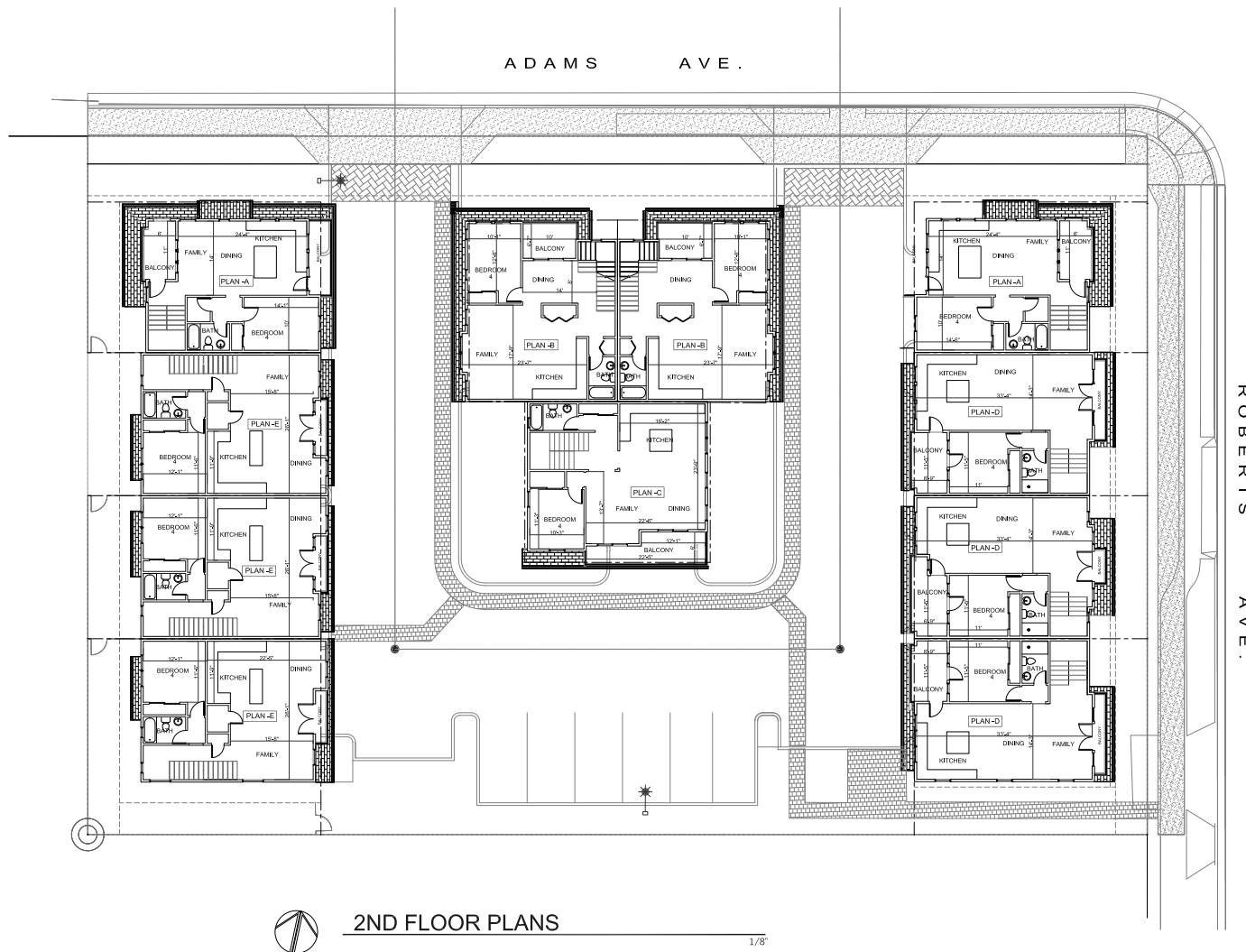
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3RD FLOOR PLANS

1/8"

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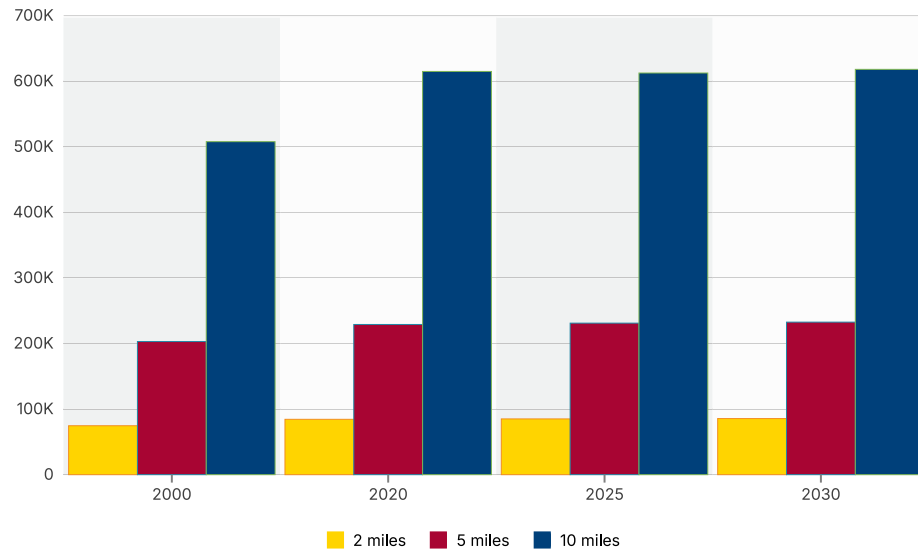
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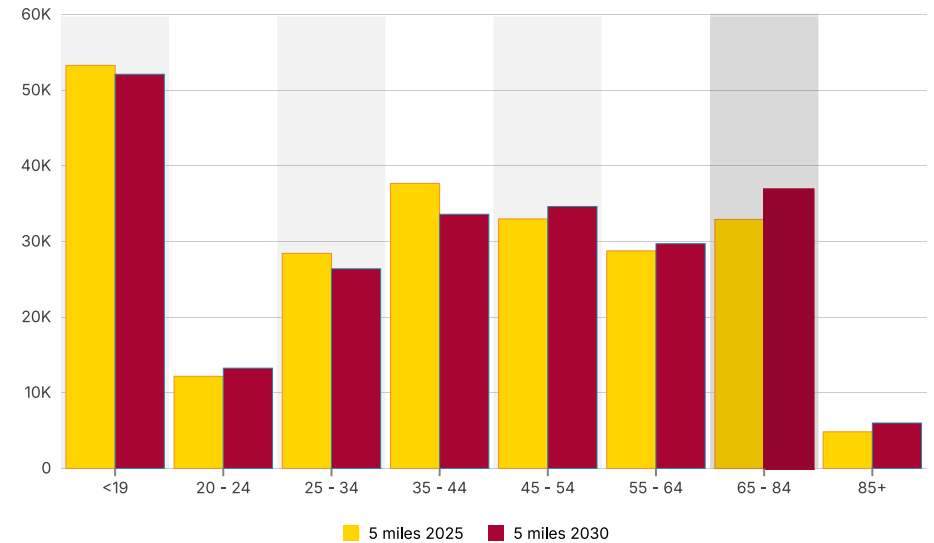
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DEMOGRAPHICS

Population



Population By Age



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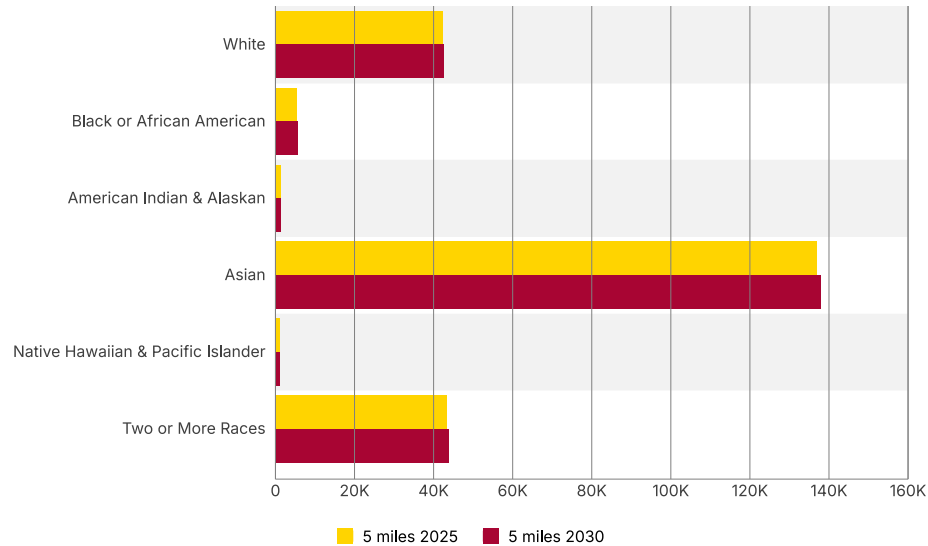


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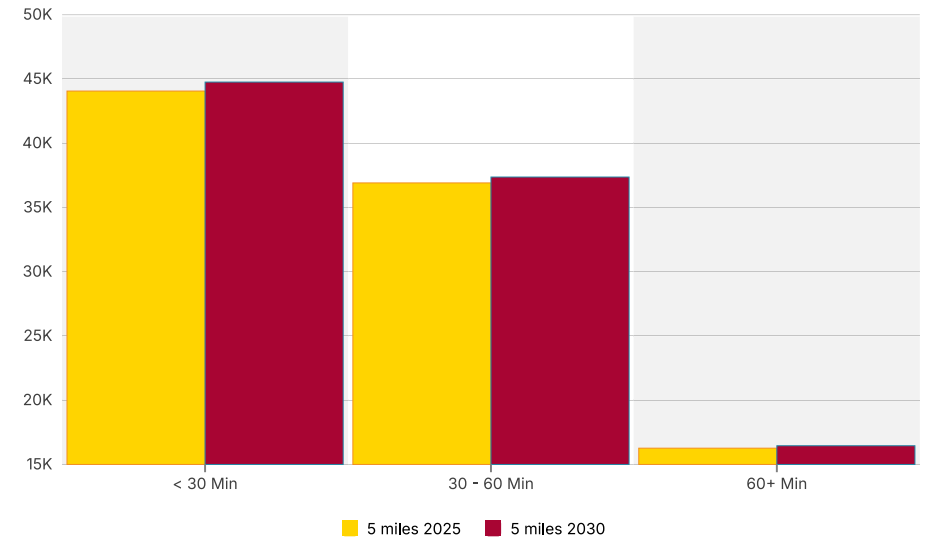
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Population By Race



Population Travel To Work



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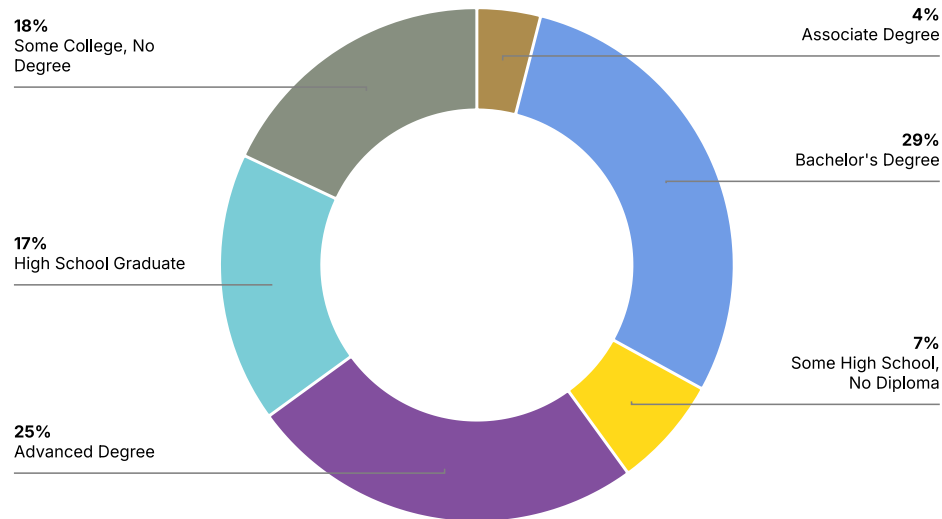


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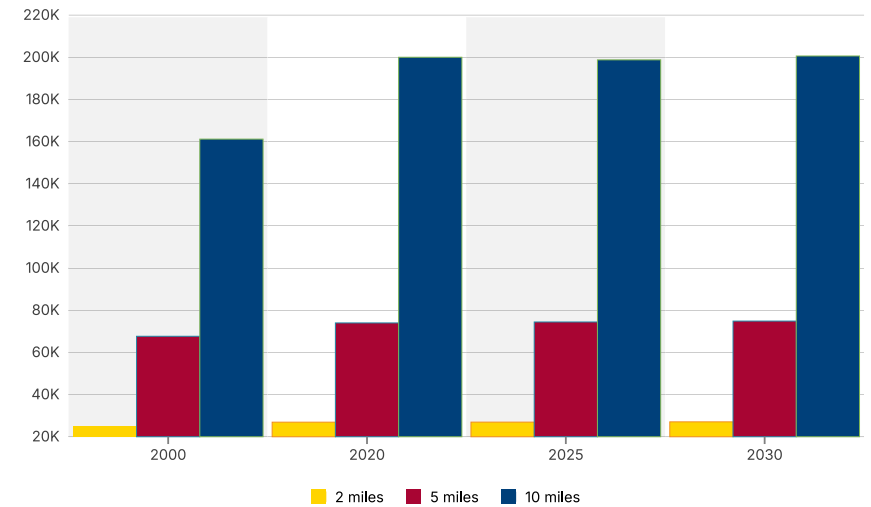
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Educational Attainment



Households



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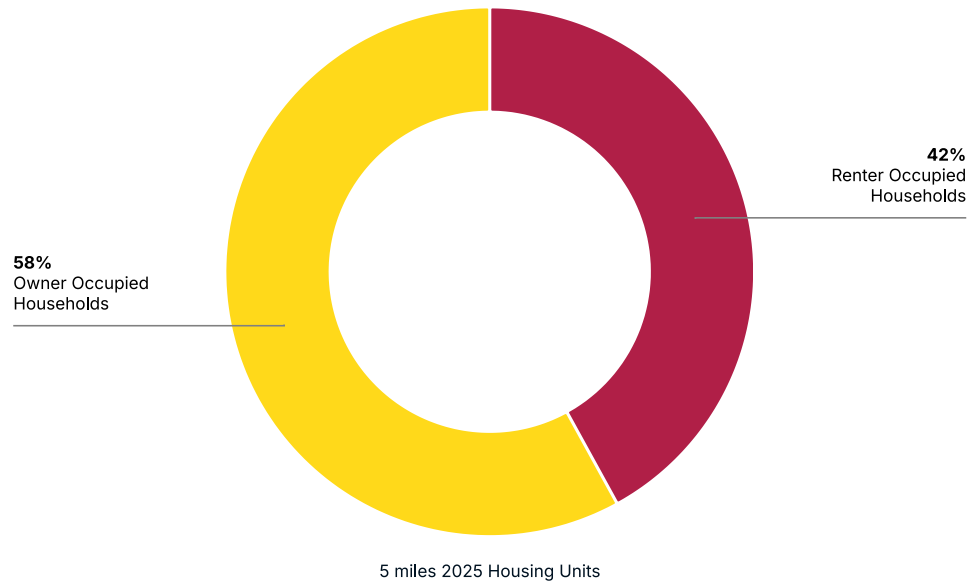


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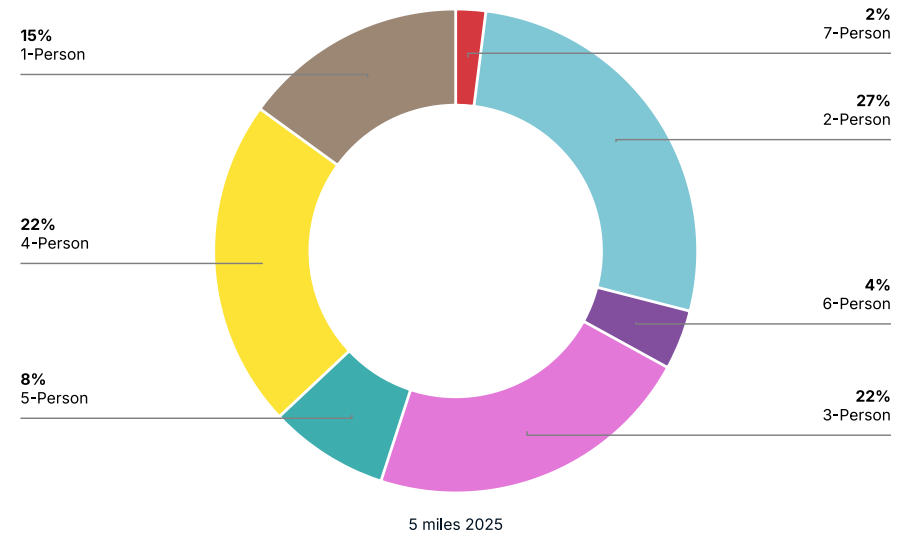
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Housing Occupancy



Household Size



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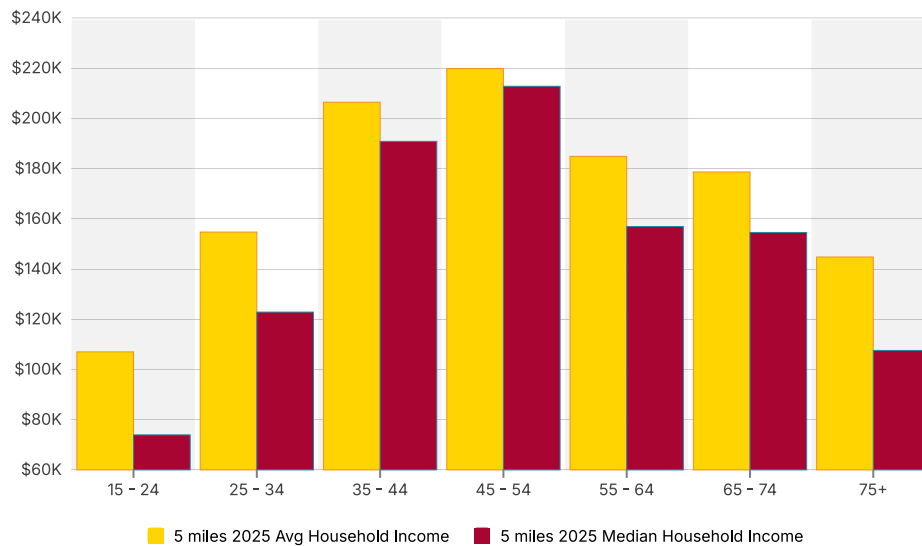
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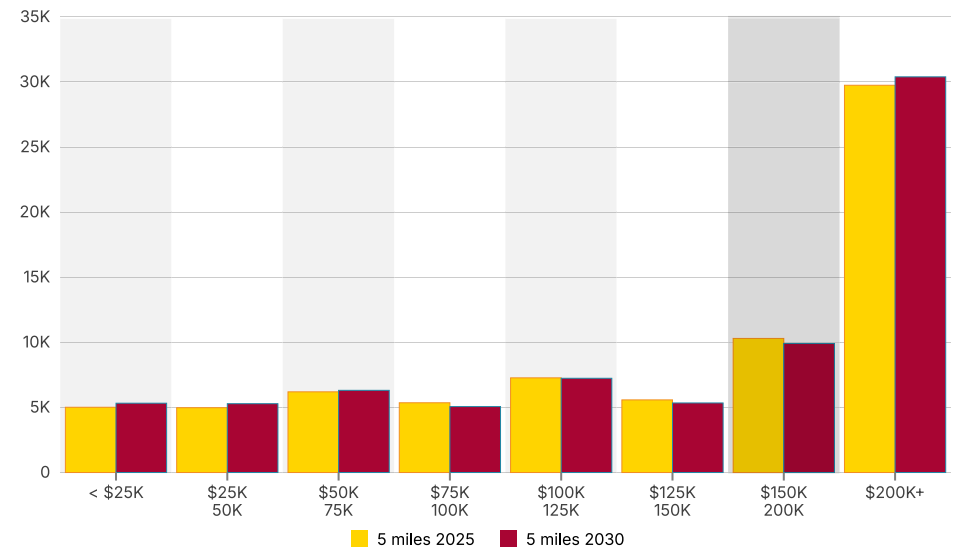
Household Income By Age

Currency: USD (\$)



Households By Income

Currency: USD (\$)



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