

1215 High St. & 4244 E 12th St, Oakland, CA 94601

MIXED-USE | LAND DEVELOPMENT OPPORTUNITY | FOR SALE & LEASE



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.



EXECUTIVE SUMMARY

1215 HIGH ST. & 4244 E 12TH ST, OAKLAND, CA 94601

PROPERTY SUMMARY

Address:	1215 High St & 4244 E 12th St
City, State, Zip:	Oakland, CA 94601
Zoning:	CC-2
Type:	Mixed-Use Land Development Opportunity For Sale & Lease
APN#:	033-2153-008-01 033-2153-007-02 033-2153-017-03
Price:	\$3,400,000
Lot Price PSF:	±\$104 PSF
Lease Rate:	Negotiable
Total Lot SF:	±32,585 SF
Total Building SF:	±11,918 SF



PROPERTY FEATURES



Development Opportunity



Large Corner Lot



Seller Financing Available



Opportunity Zone and Green Zone (Delivery Only)



Recycling Market Development Zone
New Market Tax Credit

Sources:

<https://www.irs.gov/credits-deductions/businesses/opportunity-zones>

<https://www.oaklandca.gov/topics/equity-program>

<https://calrecycle.ca.gov/rmdz/>

<https://cscda.org/new-markets-tax-credit-programs/>

Oakland Municipal code:

https://library.municode.com/ca/oakland/codes/code_of_ordinances

CC-2 Community Commercial:

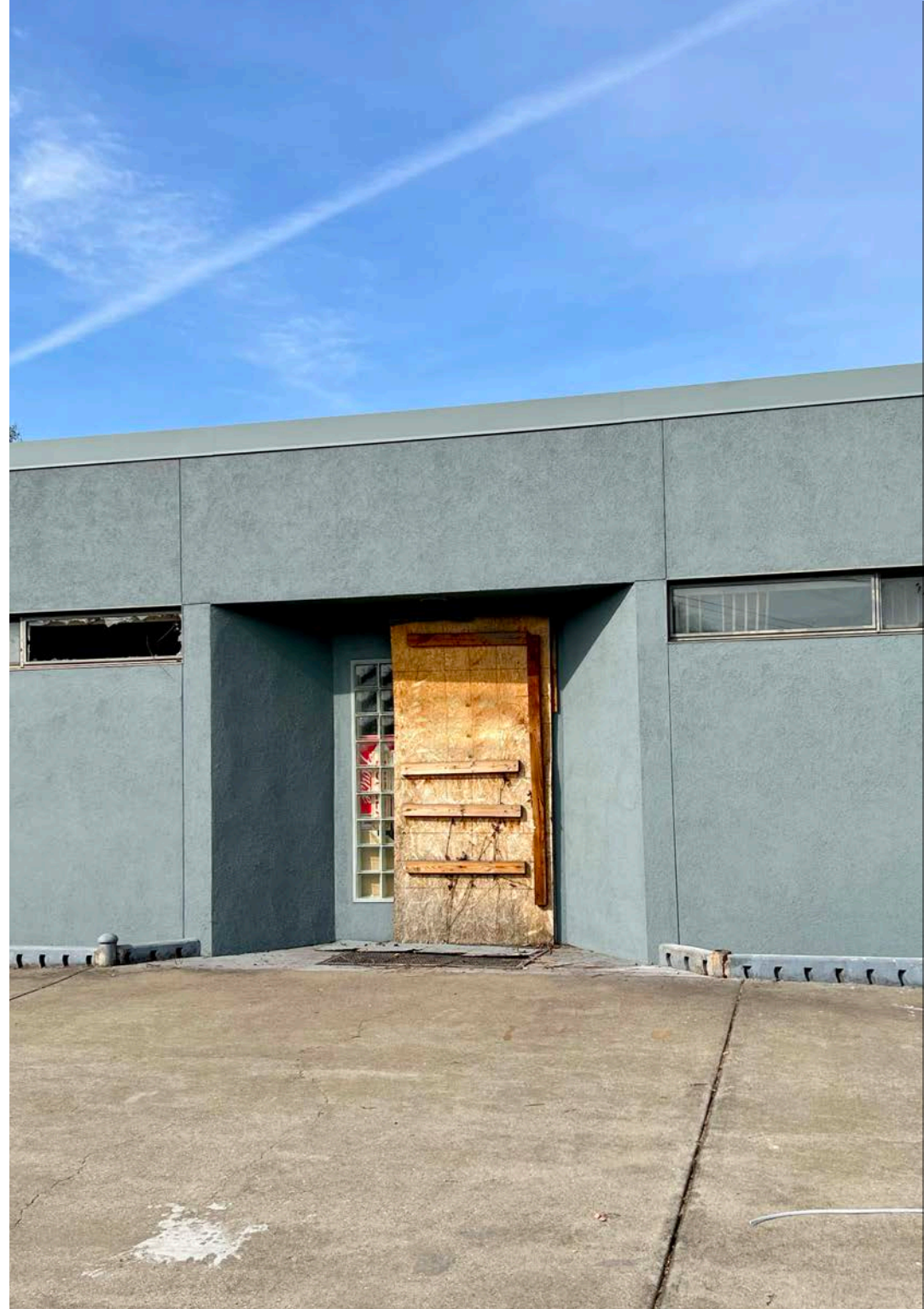
https://library.municode.com/ca/oakland/codes/planning_code?no-deld=TIT17PL_CH17.35CCCOCOZORE_17.35.010TIINDE



PROPERTY SUMMARY

Artizan Commercial Advisors presents 1215 High St. & 4244 E 12th St., a Mixed-Use Land Development opportunity consisting of three parcels totalling approximately 32,585 SF. Three buildings on the parcels +/- 11, 918 SF can be redeveloped for possible immediate cash flow.

The subject property is available for lease or purchase with seller financing. The property is zoned CC-2 allowing various uses including community education, Cannabis use, light industrial, residential, retail, and office. There are concept plans to build a +/-22,770 SF mixed-use building with ground floor retail, parking, retail, office, and Cannabis (Delivery only). Buyer or developer to confirm with the City of Oakland on development standards for this site.





PROPERTY PHOTOS

1215 HIGH ST. & 4244 E 12TH ST, OAKLAND, CA 94601

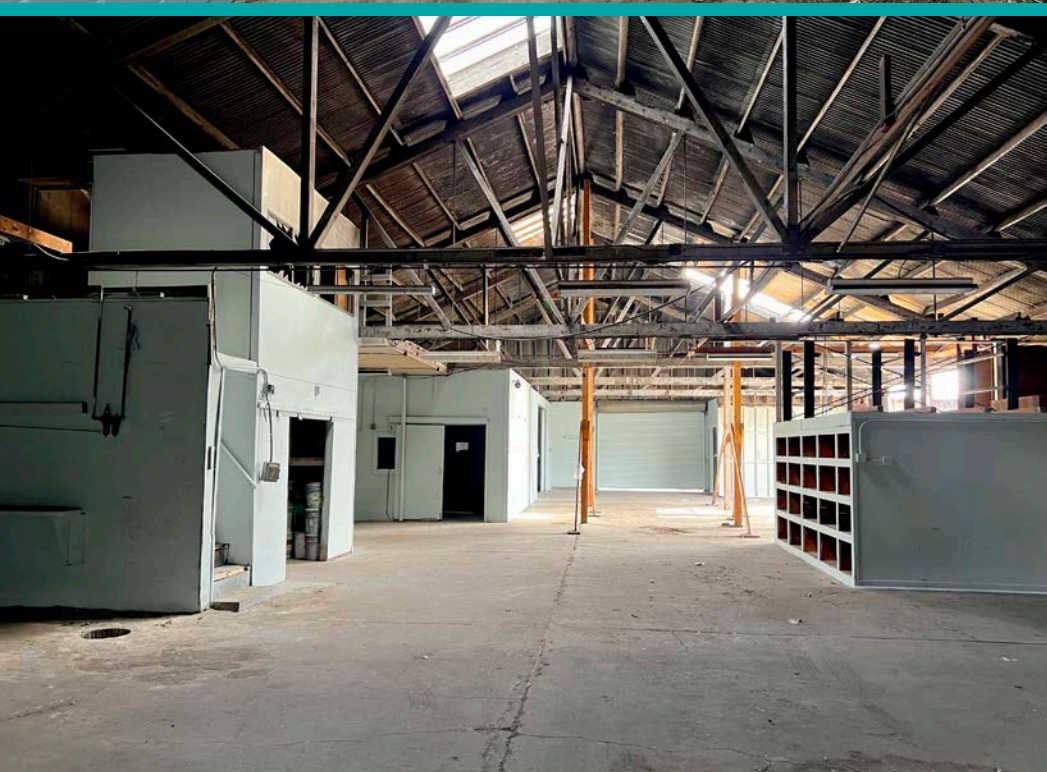


1215 High St.



4244 E 12th St.





An aerial photograph of an industrial district in Oakland, California. The area is characterized by numerous large, flat-roofed industrial buildings and extensive parking lots filled with vehicles. A set of railroad tracks runs diagonally across the upper left portion of the image. A specific building, located at the intersection of High Street and E 12th Street, is highlighted with a red dashed rectangular border. This building has a light-colored roof and a distinct structure compared to the surrounding industrial properties.

1215 HIGH ST. & 4244 E 12TH ST, OAKLAND

Map showing location of 1215 High St. & 4244 E 12TH ST, Oakland, CA 94601.
Google Earth, <https://tinyurl.com/rjn5z6by>



1215 HIGH ST. & 4244 E 12TH ST, OAKLAND







Map showing location of 1215 High St. & 4244 E 12TH ST, Oakland, CA 94601.
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LOCATION OVERVIEW

1215 HIGH ST. & 4244 E 12TH ST, OAKLAND, CA 94601

TRANSIT HIGHLIGHTS

-  0.1 mi International Blvd BRT
-  0.3 mi Interstate 880
-  0.6 mi Fruitvale Bart Station
-  4.6 mi OAK International Airport
-  1.8 mi Coliseum BART station
-  1.8 mi Amtrak station

OAKLAND, CA

Over the past decade, most new units added to the East Oakland submarket have been rent-restricted or rent-subsidized affordable housing complexes. Recently, however, developers have become more active in bringing market-rate units to East Oakland. There are currently 760 units under construction in the East Oakland.

Most Diverse Cities
in America

#2 of 228

POPULATION

425,097

MEDIAN HOUSEHOLD INCOME

\$80,143

NUMBER OF HOUSEHOLDS

74,479

MEDIAN HOME PRICE

\$937,835

MEDIAN RESIDENTIAL RENTAL

\$2,200 1 Bedroom

\$2,860 2 Bedroom

TOP 7 NEW DEVELOPMENTS COMPLETING IN 2023-2024

PROJECTS

1900 BROADWAY

452 UNITS, RETAIL/OFFICE AND PARKING

OAKLAND WATERFRONT, PARCEL J

378 UNITS AND GROUND-LEVEL RETAIL

SALTAIRE (BROOKLYN BASIN)

191 UNITS SENIOR HOUSING

CASA SUEÑOS

181 AFFORDABLE HOUSING UNITS

FOON LOK EAST

124 UNITS SUPPORTIVE HOUSING

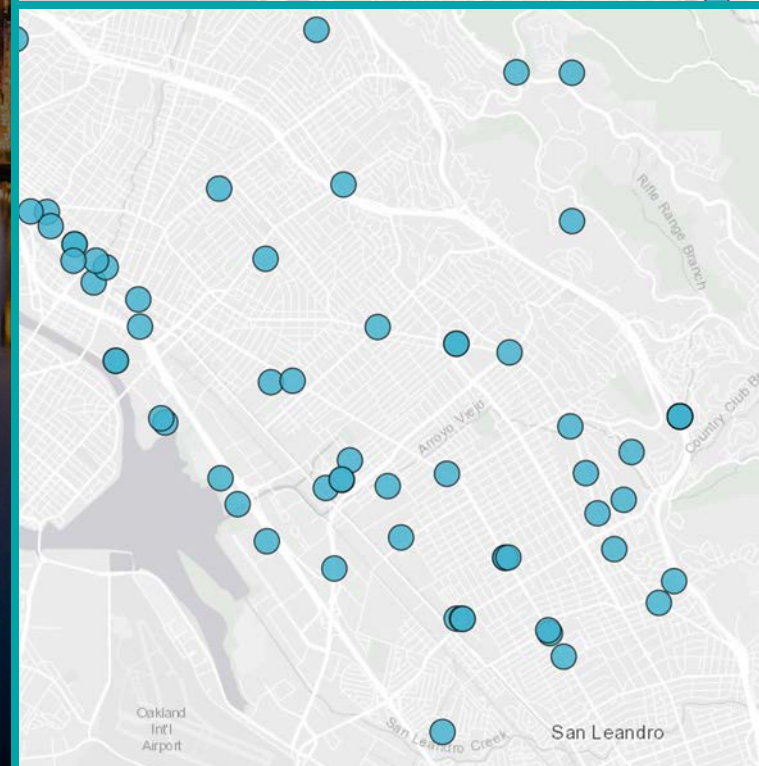
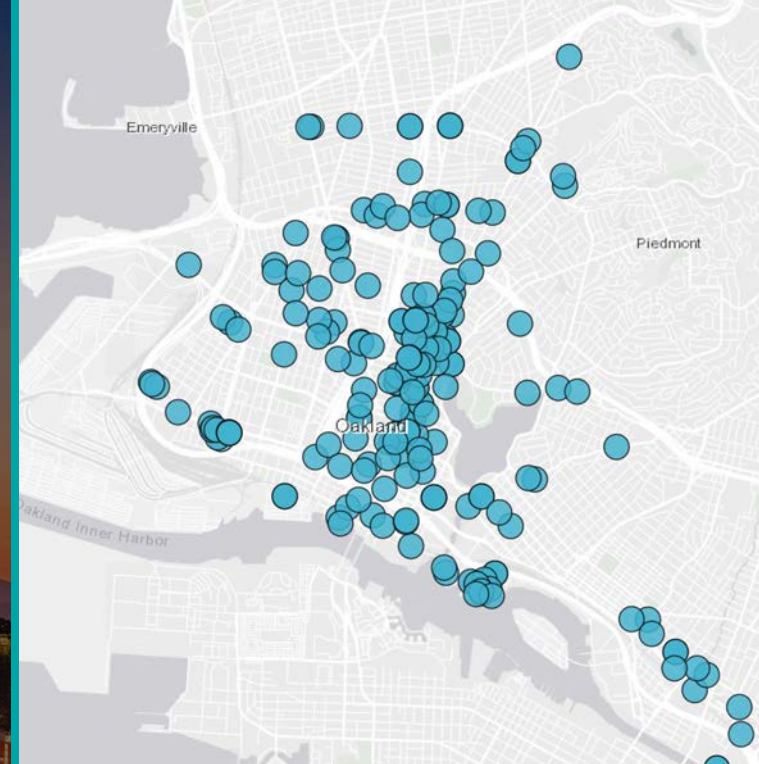
ANCORA PLACE

77 UNITS AFFORDABLE HOUSING

BROOKLYN BASIN

356 UNITS, RETAIL AND PARKING

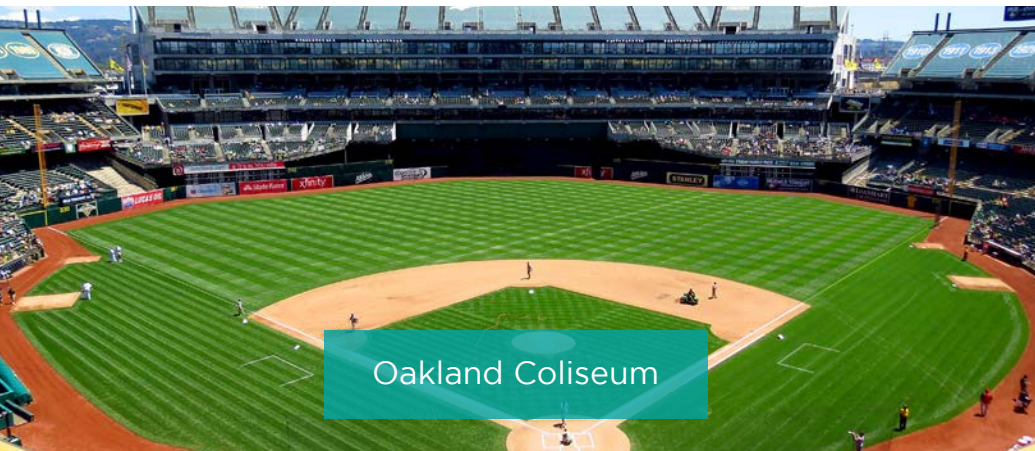
* RANKED BY CONSTRUCTION COST.
SOURCE: *SAN FRANCISCO BUSINESS*



SURROUNDING NEIGHBORHOODS



Fruitvale



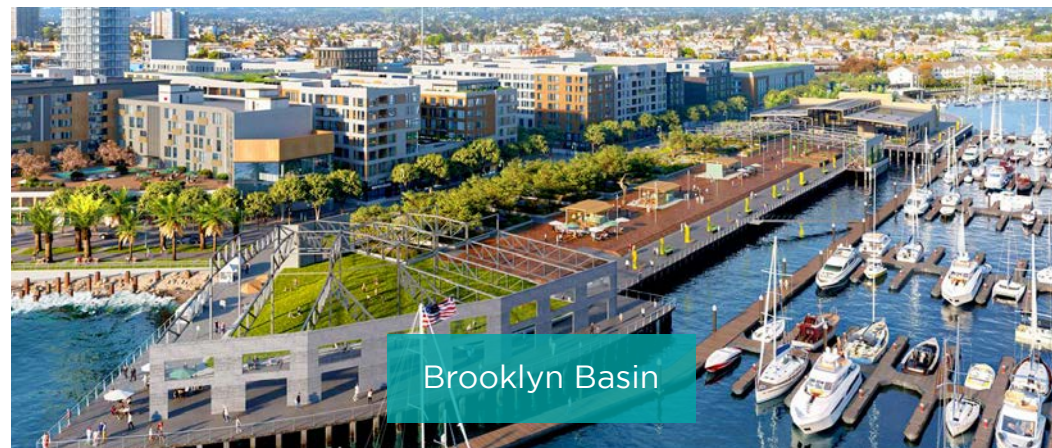
Oakland Coliseum



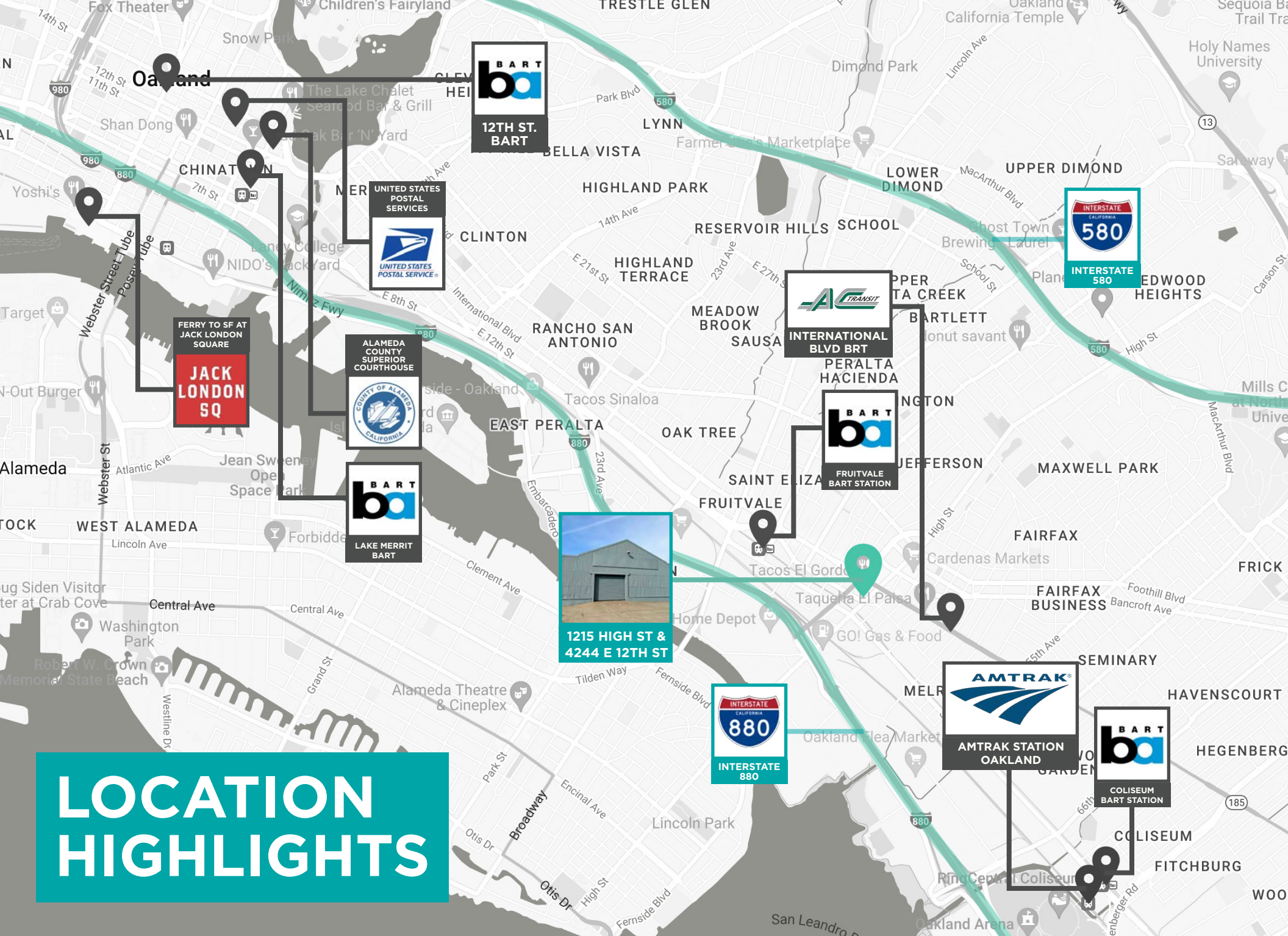
Fruitvale BART



Alameda



Brooklyn Basin



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