

SAN FRANCISCO BAY

SAN PABLO  
LYTTON CASINO



SAN PABLO DAM RD (22,176 VPD)

INTERSTATE 80 (212,753 VPD)

19A

**San Francisco Bay Area Development (3.8 AC)**  
High Density Residential (226 Units max) / Commercial  
3436 - 3440 San Pablo Dam Rd. San Pablo, CA 94803





## SF BAY AREA DEVELOPMENT (3.8 AC)

3436-3440 San Pablo Dam Rd San Pablo, CA 94803

### EXCLUSIVE LISTING AGENTS:

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## PROPERTY SPECIFICATIONS

**Asking Price:** \$2,995,000  
**Price per SF:** \$18  
**Address:** 3436 - 3440 San Pablo Dam Rd San Pablo, CA  
**Land Area:** 3.8 Acres (165,528 SF)  
**APN:** 420-130-025-0, 420-130-020-1, 420-130-020-3  
**Traffic Counts:** San Pablo Dam Rd: 22,176 VPD  
Interstate 80: 212,753 VPD

## DEMOGRAPHICS

Source: Costar 2023	3 Mile	5 Miles	10 Miles
Population	156,155	237,832	495,896
Average HHI	\$103,641	\$117,273	\$131,692
Employees	33,159	60,293	230,607



# LAND USE SUMMARY

## **Zoning: R-4 District:**

The R-4 high-density multifamily residential district is intended to implement the high-density multifamily residential land use designation in the general plan by providing opportunities in select locations, such as near transit stops or neighborhood retail centers, for residential development characterized by a mix of housing types, including single-family homes, two-family homes, townhouses, apartments, and condominiums. The maximum density allowable in this district is 48 dwelling units per acre. Accessory dwelling units and accessory uses are also allowed.

**General Plan:** High Density Residential for apartments and townhomes. Residential density allowed up to **60 dwelling units per acre.**

**Partial List of Permitted Uses:** Most Retail/ Restaurants, Residential, Multi-Family, Office, Residential Care Facilities

**Partial List of Permitted Uses with CUP:** Hotel, Community Care Facilities, Day Care Centers, Fast Food Restaurants, Hospitals

**Full List of Zoning Allowed Uses (Table 17.32-A):** <https://www.codepublishing.com/CA/SanPablo/#!/SanPablo17/SanPablo1732.html%2317.32>

## **Summarized Development Standards:**

- Height Limit: 6 stories per zoning
- Site Coverage: 75% parcel coverage

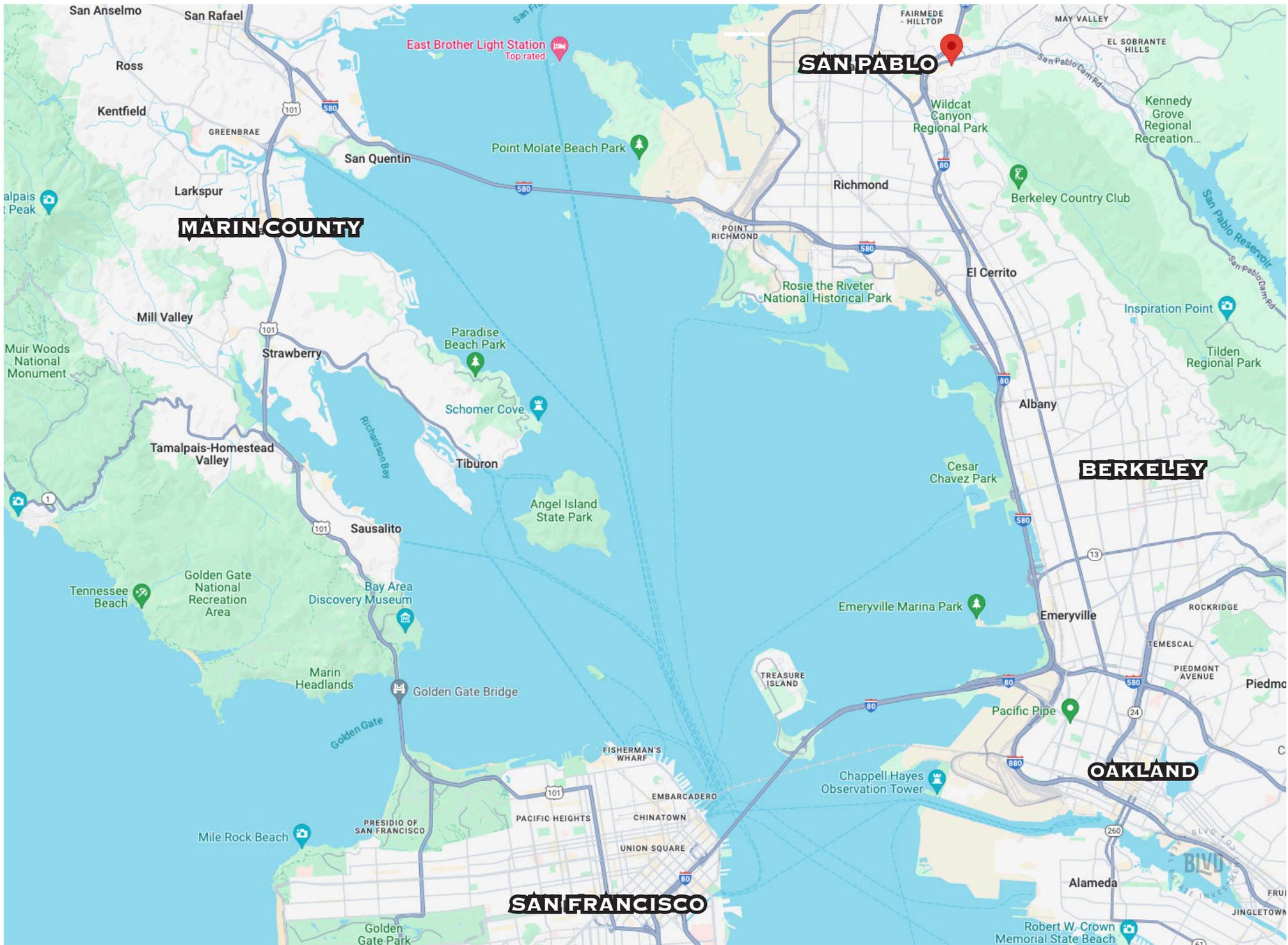
## **Full List of Zoning Development Standards (Table 17.32-B):**

<https://www.codepublishing.com/CA/SanPablo/#!/SanPablo17/SanPablo1732.html%2317.32>

**AB2345:** Additional 50% Density Bonus available



# MAP OVERVIEW



# AREA OVERVIEW

## Area Overview:

**Strategic Location:** San Pablo is located in the San Francisco Bay Area, providing residents with easy access to major cities like San Francisco, Oakland, and Berkeley. This prime location attracts people looking for affordable housing options close to urban centers, contributing to a low vacancy rate.

**Proximity to Employment Hubs:** The city's proximity to major employment hubs in the Bay Area means that residents have access to numerous job opportunities in various industries, including technology, healthcare, education, and finance. This access to employment drives steady incomes and high consumer spending.

**Affordable Housing:** Compared to other cities in the Bay Area, San Pablo offers more affordable housing options. This affordability attracts a diverse population, including young professionals, families, and retirees, leading to lower vacancy rates in residential properties.

**Diverse Community:** San Pablo boasts a culturally diverse population, which is reflected in the variety of local businesses and restaurants offering international cuisines and products. This diversity attracts visitors from surrounding areas, boosting local consumer spending.

**Economic Development Initiatives:** The city has undertaken various economic development initiatives to attract businesses and investments. Efforts to revitalize commercial areas and support local businesses have contributed to a vibrant local economy, higher employment rates, and increased consumer spending.

**Healthcare Services:** San Pablo has access to quality healthcare services, including Doctors Medical Center and other medical facilities. The availability of healthcare services ensures residents' health needs are met locally, supporting the community's stability and economic health.

**Community Programs and Events:** The city hosts various community programs and events that foster a strong sense of community and attract visitors. These events, such as festivals, farmers' markets, and cultural celebrations, encourage local spending and support small businesses.

**Recreational Opportunities:** San Pablo offers numerous parks, recreational facilities, and community centers that provide residents with opportunities for outdoor activities and social engagement. These amenities contribute to a high quality of life and attract new residents, keeping vacancy rates low.

**Public Transportation:** The city is well-served by public transportation, including bus services and proximity to BART (Bay Area Rapid Transit) stations. Reliable transportation options make it easier for residents to commute to work and access amenities, contributing to the attractiveness of living in San Pablo.





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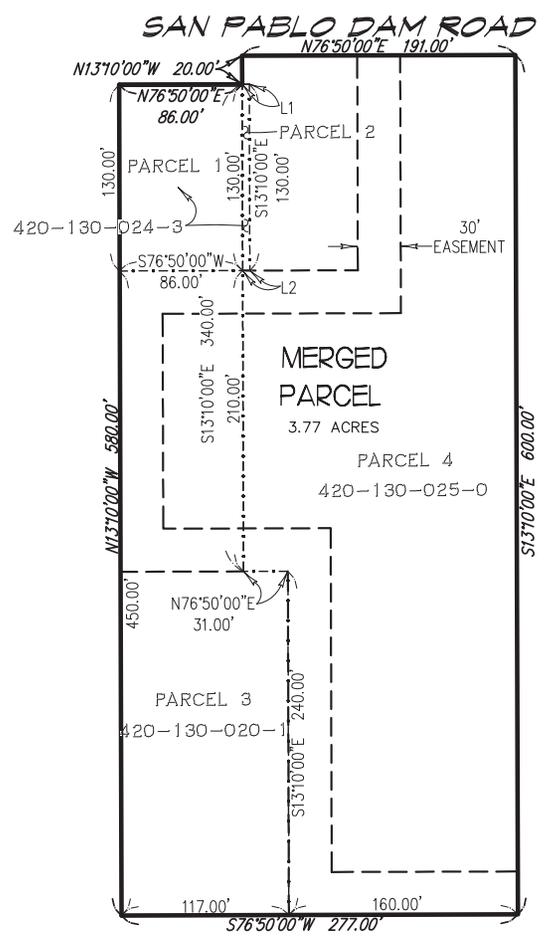


INTERSTATE 80 (212,753 VPD)

SAN PABLO DAM RD (22,176 VPD)



**EXHIBIT "C"**  
**VOLUNTARY PARCEL MERGER No. \_\_\_\_\_**  
 CITY OF SAN JOSE, CALIFORNIA

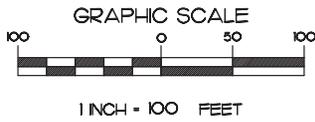


**EXISTING PARCELS**  
 EXISTING PARCEL '1' - AREA = 11,179 SQ FT  
 EXISTING PARCEL '2' - AREA = 651 SQ FT  
 EXISTING PARCEL '3' - AREA = 1.05 ACRES  
 EXISTING PARCEL '4' - AREA = 2.44 ACRES

**MERGED PARCEL**  
 MERGED PARCEL - AREA = 3.77 ACRES

**LEGEND**  
 ——— SUBJECT PROPERTY BOUNDARY  
 - - - - - EXISTING PARCEL LINE TO BE REMOVED  
 - - - - - EXISTING EASEMENTS

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S75°02'00"W	5.00'
L2	S76°49'39"W	5.00'



NOTE: THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THIS PROPERTY.



**BY: ADRIAN V. - 09/09/15**  
**DMA CADFILE: 14-021VPM**

PLOTTED BY: ADRIAN VILLALPANDO - 9/16/2015 4:05:19 PM C:\MY DOCUMENTS\14-021VPM.DWG





**Excluding Listing Agents:**

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