

# 4207 BROADWAY

## OAKLAND, CA

FOR SALE FULLY  
ENTITLED MIXED-USE  
DEVELOPMENT



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**FOR SALE:** 143 RESIDENTIAL UNITS WITH RETAIL GROUND FLOOR  
6 STORIES ON A 0.98± ACRE LOT AT THE HIGH IDENTITY  
INTERSECTION OF BROADWAY AND 42ND STREET, OAKLAND  
**CONTACT FOR DETAILS**

Lee & Associates Oakland Commercial Real Estate \ 555 12th Street, Suite 1725, Oakland, CA 94607 \ [www.lee-associates.com](http://www.lee-associates.com)

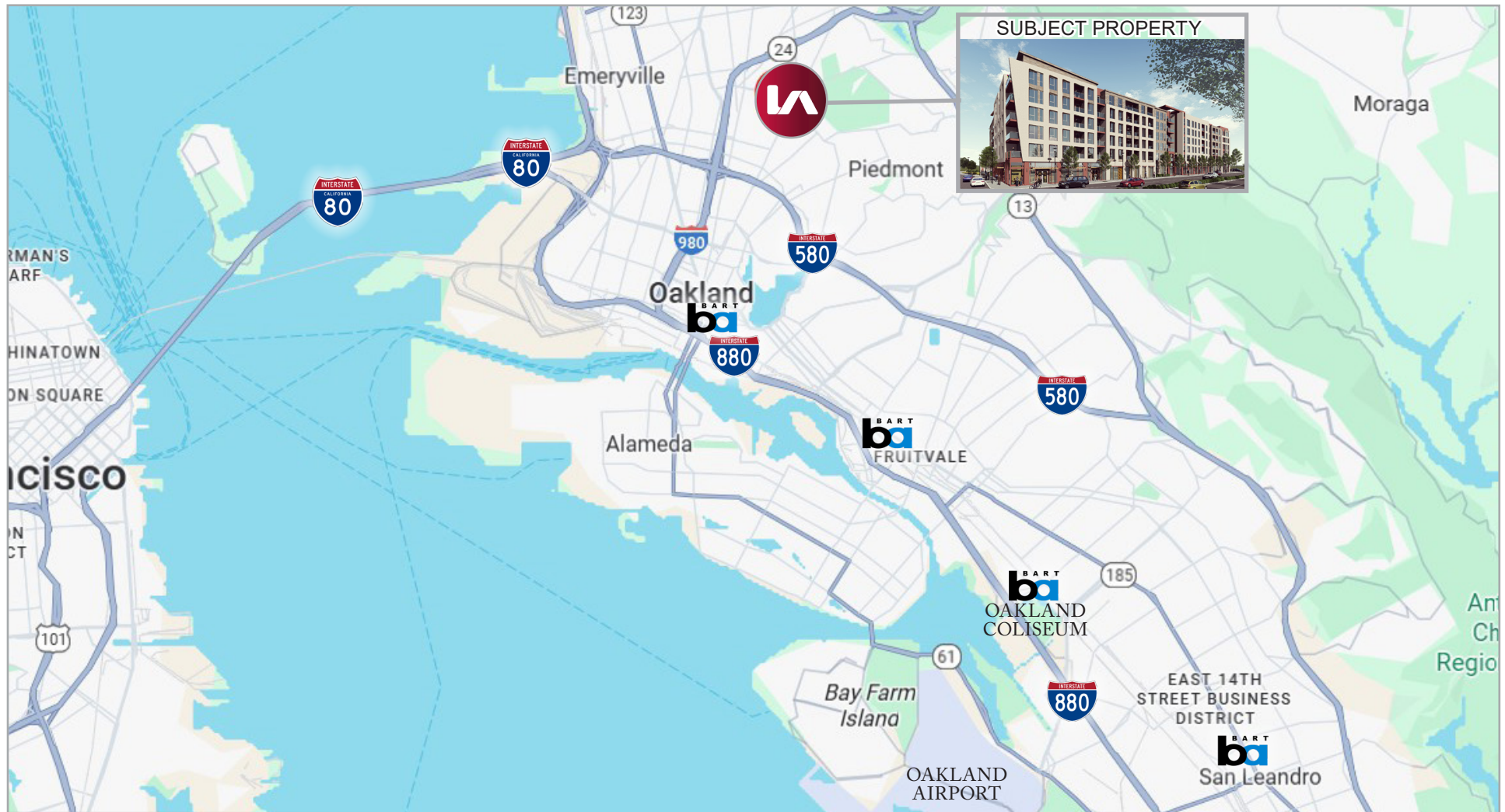
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# 4207 BROADWAY

OAKLAND, CA FULLY ENTITLED DEVELOPMENT SITE

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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The site currently consists of four buildings on five parcels at the following addresses: 4207 Broadway, 4225 Broadway, 4295 Broadway, 4299 Broadway, and 316-318 Garnet Street. The proposed new development is a six-story mixed-use building with 143 residential units and 2,994 square feet of ground floor retail.

**ASKING PRICE: \$8,500,000**

## PROJECT DETAILS:

Floors:	6
Zoning:	CC-2
Square Footage:	136,865
Height Area:	64' - 0"
# of Units:	143
# of V.L.I Units:	15
Parking Provided:	74 Spaces



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