



MADISON PARK



AVAILABLE FOR SALE

71 UNITS | ± 1.47 AC | ± 132 K GROSS SF

**SHOVEL READY LAND IN
DOWNTOWN LAFAYETTE**



ACARA

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UNIT MIX [Click Here For Architectural Plans](#)

#	Unit Type	Net SF
6	Townhome, 3/3.5	1320-1770
22	3 bed / 2 bath	1185-1390
14	2 bed / 2.5 bath	1160-1250
22	2 bed / 2 bath	890-1115
5	1 bed / 1 bath	705-730
2	0 bed / 1 bath	350

EXECUTIVE SUMMARY

ACARA is pleased to present this unique opportunity to acquire a shovel ready development site in the heart of Downtown Lafayette. This 4 story project, designed specifically as a for sale product by Levy Design Partners, includes 6 townhomes, 65 condominium units, an underground vehicular parking garage with 86 parking spaces and 70 bike spaces, and a new public plaza and parklette.

The current Owner has completed all entitlement work and obtained permit approvals, recently completed demolition of the prior structure and has paid for a significant portion of A&E, permits and fees to the City. Construction is Type V-A over Type 1-A podium. There will be 10 Below Market Rate (BMR) units with 4 units at low and 6 units at very low income levels.

HIGHLIGHTS

- Shovel ready 71 unit for sale project in the highly affluent submarket of Lafayette
- Walking distance to everything - Whole Foods & Safeway, restaurants, retail, BART
- Larger units specifically designed as condominiums plus 6 coveted townhomes
- The Owner has completed demolition of prior structure and paid for a significant portion of A&E, permits & fees to the City





SUBJECT PROPERTY
3483 Golden Gate Way



Subject Property
Golden Gate Way
71 Condos (10 BMR)
4 Stories / 53'6"
Shovel Ready

A



Woodbury
56 Condos
3 Stories / 41'
Completed

B

ACARA

Oak Hill Grove
114 - 155 Units
3 Stories / 35'
Prospective/For Sale

C



Woodbury Highlands
99 Condos (15 BMR)
2-3 Stories / 35'
Under Construction

D



The Brant
66 Condos (2 BMR)
3 Stories / 35'
Under Construction

E



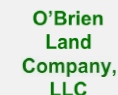
Oak Hill
94 Luxury Sr. Units
6 Stories / 63'
Under Review

F



Lafayette Lane
166 Units (38 BMR)
4 Stories / 56'
Approved

G



Terraces of Lafayette
315 Units (63 BMR)
3 Stories / 35'
Approved

CONCEPTUAL ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

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The information contained herein has been given to us by sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All information should be verified prior to purchase or lease. ©ACARA 2023

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